

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.5817** Parcel number(s):
  - 2. Temporary resource number: **525410010**
  - 3. County: **Pueblo**
  - 4. City: **Pueblo**
  - 5. Historic building name: **Saunders, Miles G., House**
  - 6. Current building name: **Mullans, Piersel and Reed, P.C., Attorneys at Law**
  - 7. Building address: **1311 N Greenwood Street**
  - 8. Owner name: **Thomas J. Mullans, Douglas D. Piersal, and Shannon Reed**
- Owner organization:
- Owner address: **301 W Mangrum Dr  
Pueblo West, CO 81007**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input 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: **533822** Northing: **4236668**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 15 and 16; Block 38**  
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): **3,604 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**  
**Roof Treatment/Dormer**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the east, this house rests on a concrete foundation. Cream stucco clads the exterior walls. Windows range from 4- to 10-over-1-light, double-hung sash, with brown-painted wood frames. The windows opening on either end of the nearly symmetrical front (east) façade have round-arch transoms with elaborate, beveled and leaded glass. A 3-sided, canted bay protrudes from the south side of the façade's second story. Beneath it are stucco-clad scroll brackets. A hipped-roof, single-story room spans the south elevation. Surrounding it are round-arch windows hosting 3-part, divided-light casements. Six-light hopper or awning windows flank an engaged hearth and chimney protruding from the east end of the north elevation. Opening in the center of the rear (west) elevation and corresponding to an interior staircase landing is a round-arch, stained-glass window. The window depicts a woman in a garden accompanied by a pair of winged cherubs. Piercing the second story above the front porch are 6-light casement windows. A hipped-roof porch protrudes from the center of the façade. It has a red, terra-cotta tile floor and a wood balustrade with heavy, turned balusters. Stucco covers the square porch supports. Tile-covered steps approach the center of the porch, while a concrete ramp descends to the north. The principal doorway is offset south of center. It hosts a single-panel oak door, opening behind a brown, aluminum-frame storm door. Flanking it on either side are single-light sidelights, with frosted glass. Another doorway opens in the center of a rectangular, single-story structure**

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protruding from the north end of the rear elevation. It hosts a 3-panel, 1-light door, painted white. Above this room is a balcony, accessed through a doorway in the north end of the elevation. Another doorway opens beneath a round-arch opening in the west elevation of the single-story room across the south elevation. Red, terra cotta tiles cover the hipped main roof and all other roof surfaces. The heavy rafter ends are exposed. Another chimney protrudes near the top of the roof's north-facing slope. A shed-roofed dormer, protruding from the east edge of the roof's east slope, is concealed behind a shaped parapet, outlined in coping, hosting a round-arch casement window.

22. Architectural style: **Late 19th And 20th Century Revivals/Mission**

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 and large one- and two-story houses. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the northwest corner of North Greenwood and West 13th streets. Separating the streets from the sidewalks is a gravel-covered strip, planted with shady elm trees. A planted-grass yard, with mature landscaping, covers the lot. Enormous pink sandstone slabs approach the front porch, and a concrete parking lot is located along the northern edge of the property.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1914**

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: **Miles G. Saunders**

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 1940. However, city directory listings for this address date to 1914, suggesting a 1914 date of construction. An analysis of the style and materials corroborates this date. The only notable alteration has been construction of the concrete ramp descending from the north elevation of the front (east) porch. A coach house existed where the parking lot is now located, but was torn down sometime after 1995.**

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Single Dwelling**

33. Current use(s): **Professional**

34. Site type(s): **legal offices**

35. Historical background:

**The first owner and resident of this house, constructed in 1914, was prominent Pueblo attorney Miles G. Saunders. He was born on July 18, 1867, in Maryville, Missouri. Saunders was educated in public schools in Missouri, studying law under the preceptorship of Judge Ramsay, in Maryville. He was admitted to the bar in Missouri in 1887, moving to Colorado that same**

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year. He initially worked at the U.S. Land Office in Lamar before settling in Pueblo in June 1888.

Saunders was elected city attorney in 1891 and, in 1897, became district attorney. He also served several years as the Colorado representative on the Democratic National Committee. In 1912, Saunders became the attorney for the Railway Savings & Loan Association, becoming a director of the financial institution in 1923. By 1925, Saunders gave up his law practice to become vice president of the association and the head of its operations. He remained in that position until the Great Depression forced the financial institution into receivership, in 1932.

Miles Saunders married Laura Jackson, of Maryville, in December 1891. Their only child was a daughter, Esther. On May 12, 1937, Miles Saunders suffered a stroke while attending to business at his office in the Thatcher Building. He died the following night. Laura Saunders remained at this address until her own sudden death, in this house, on December 16, 1940.

The owner and resident in 1945 was Burton C. Rawlins. From around 1950 through 1956, the owner was dentist Dr. Fredrick W. Dickson, who resided here with his wife, Hazel.

In the spring of 1956 prominent local automobile dealer J. Roland Faricy passed by the house with his family while returning from church. His wife, Teresa Mae Faricy, fell in love with the dwelling and asked Roland to see if Dr. Dickson would be willing to sell it. Coincidentally, Dr. Dickson was at that time listing the property for sale. Following the death of their live-in maid, the Dicksons found it too difficult to maintain the large house themselves and desired to purchase a smaller residence. While the Faricys initially could not afford the property, they eventually put together a deal based on Roland Faricy's experience in swapping trade-in automobiles for new cars—except here they dealt with houses. The Faricys closed on the house on October 12, 1956. The family remained here for nearly two decades.

Thomas Annarella, an engineer for the CF&I Steel Corporation, purchased this property from the Faricys in late 1976. Alan N. Jensen bought the house and lot in 1979, selling them to Charles Dale Esquibel in 1987. In 1992, Karen G. Mullans purchased this property. A few months later, she quit-claimed it to Thomas J. Mullans. In 1998, Mullans transferred the house and lot to himself and his other law partners, Douglas D. Piersel and Shannon Reed. The former residence currently houses their law practice, Mullans, Piersel and Reed, P.C., Attorneys at Law.

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.

"Stroke Fatal for Saunders." Pueblo Chieftain, 14 May 1937, p. 1.

"Miles G. Sauders." In History of Colorado, vol. II, Wilbur Fisk Stone, 14-15. Chicago: S.J. Clarke Publishing Co., 1918.

"Mrs. Laura J. Saunders Dies Suddenly in Home." Pueblo Chieftain, 17 December 1940, p. 3.

Faricy, J. Roland and Teresa Mae. "Chronology of Faricy Family Occupancy of 1311 Greenwood." July 2006.



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42. Statement of significance:

This property is significant under National Register Criterion A (Pueblo Local Landmark Criterion 1A--history) 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 large homes in the latest contemporary suburban styles. The house was home to prominent Pueblo attorney and financier Miles G. Saunders. The property is also significant under Local Landmark Criterion 1C (important individuals) for its direct association with Saunders. As well, the house is significant under National Register Criterion C (Local Landmark Criterion 2A--architecture) as an intact example of the Mission style. Character-defining features include the curvilinear-shaped parapet with coping, round arches, tile roof, and stucco finish. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could 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 any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1914, 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 alteration has been the construction of ramp along the side of the front porch. 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 dataLocal landmark eligibility field assessment:  Individually eligible  Not eligible  Need data45. 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): greenwoodstn1311**

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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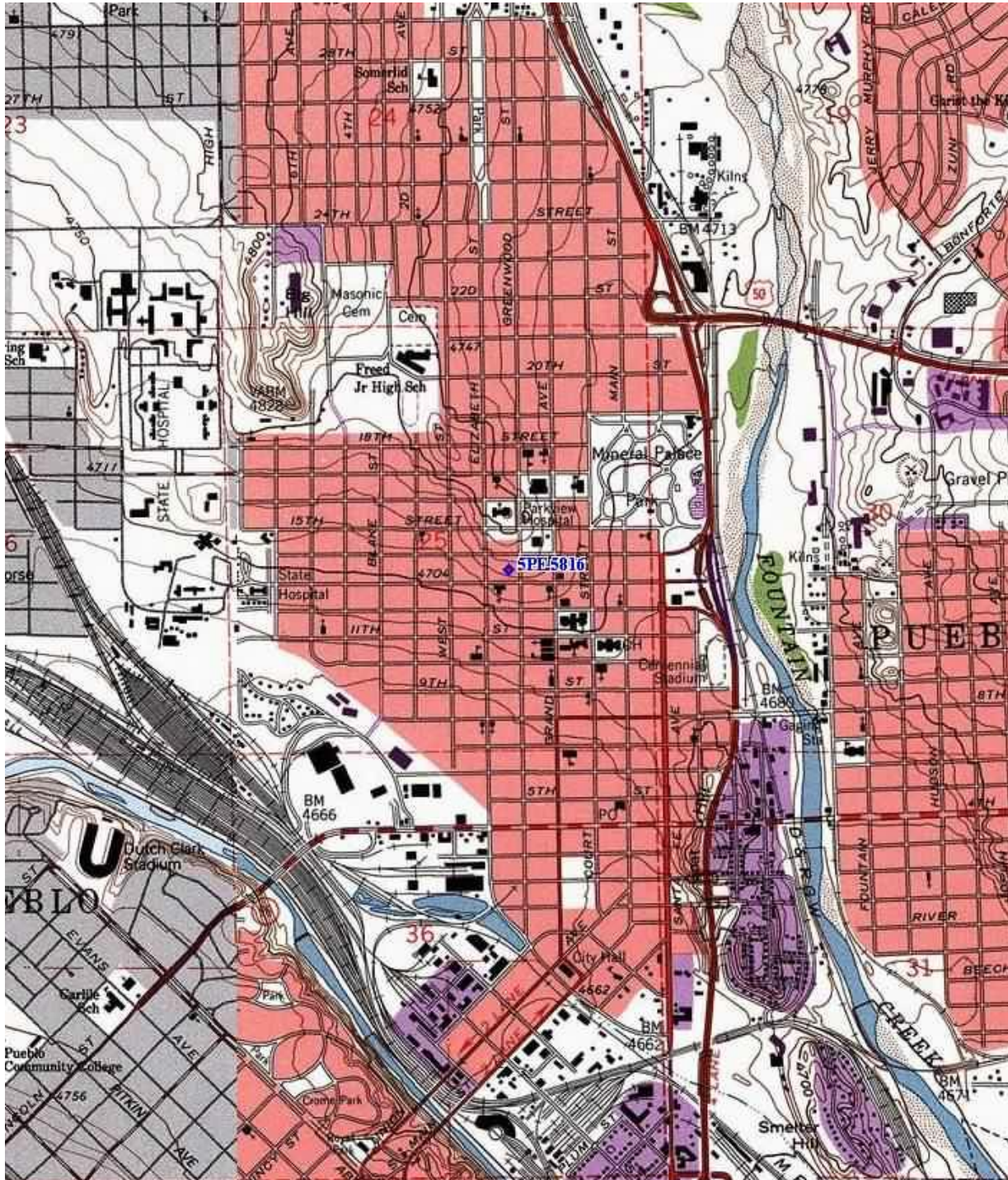
#### SITE SKETCH MAP





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## LOCATION MAP



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