

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6531** Parcel number: **525120013**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Nancy J. Mize House**
- 6. Current building name: **Srini Vasan House**
- 7. Building address: **1912 North Greenwood Street**
- 8. Owner name: **Srini Vasan**
- Owner organization:
- Owner address: **1912 N Greenwood St
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 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**
NE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533881** Northing: **4237305**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 11 and 12; 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: **990 square feet**
16. Number of stories: **1 1/12**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Fence
Ornamentation/Decorative Shingles
Porch
Window/Stained Glass
Roof Treatment/Dormer
21. General architectural description:
Oriented to the west, the house rests on a foundation of random-coursed, rusticated, pink rhyolite ashlar. White-painted wood siding, with cornerboards, clads the exterior walls of the first story. White-painted, square-cut wood shingles cover the rest of the wall surface. A band of green-painted, decorative shingles separate the stories. Parallel to this band, but corresponding to the sills of second-story windows, are red-painted decorative shingles. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and green-painted wood surrounds. Some of the surrounds, particularly on the north and rear (east) elevations are painted white. A pair of these windows open in the first story of a front-gabled, rectangular bay protruding shallowly from the south elevation. Above them is a small, hipped-roof hood, on scrolled knee brackets. Also hosting 1-over-1-light windows, wall dormers protrude above the rooflines on the front (west) facade and north elevation. Piercing the west end of the south elevation's first story is an 8-light, diamond-shaped window, with stained glass. Enclosing a nearly flat-roofed porch across the rear elevation is a band of windows alternating between 8-light casement and single-light picture windows. A two-story, front-gabled porch protrudes from the southern half of the asymmetrical facade. It has a wood floor, shingle-covered kneewalls, and Doric columns. Approaching the center of the porch are four wood steps. They align to the principal doorway, which hosts a single-light, paneled wood door, with protruding locking rail. It opens beneath a single-light transom. Another doorway opens in the story above the principal doorway and provides access to the second-story porch, which has round-arch openings. A secondary doorway opens low in the north end of the rear elevation. Near the center of the elevation, beneath the enclosed porch, is an open but recessed area. Gray-green asphalt shingles cover the centrally-hipped main roof and all other roof surfaces. White-painted wood soffit and green-painted fascia, with projecting cornices, box the eaves. The front (west-facing) gable hosts eave returns. A pair of red-brick chimneys protrudes near the east and west ends of the roof ridge.
22. Architectural style: **Late 19th And 20th Century Revivals**
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 Greenwood Street are generally the same on this block. This property is situated on the east side of the street, between 425 West 19th Street to the south and 1914 North Greenwood Street to the north. Separating the street from the concrete sidewalk is a brick-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the back yard is a wood picket fence.

24. Associated building, features or objects:

GARAGE

A single-car garage is located just east of the house. Oriented to the east, the building rests on a concrete foundation. White-painted, horizontal wooden composition siding clads the exterior walls. A white-painted, wood, overhead pivot-type garage door opens in the east elevation. There are no windows visible from the public right-of-way. Green asphalt shingles cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1903** 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: **Nancy J. Mize**

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 1903. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the construction of the enclosed rear porch or addition. Based on Sanborn maps, this modification occurred after 1952.

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 1903, was Nancy J. Mize. She was the widow of William A. Mize, and it is unclear whether he ever lived at this address. Mrs. Mize lived here with her daughter, Edith, who was a schoolteacher. Nancy Mize was born around 1833 in Illinois, making her about 70 years old when she moved into this residence. She moved from here around 1918 and the house was vacant in 1919.

By 1920, the residents here were land baron Edward Garnett and his large family, who had moved to this house from 1925 North Elizabeth Street (5PE.6474). He was born around 1854 in Missouri and moved to Pueblo County in 1898, where he owned about 40,000 acres in the southeastern part of the county. The *Pueblo Chieftain* described Garnett as a "pioneer cattleman" who engaged in the cattle business at his Gilpin Ranch. Garnett was one of the original members of the First Baptist Church; he even donated the use of his men and wagons to haul materials for the construction of the congregation's first church building. At the time he lived here, Garnett was employed at Grand Farm. Garnett resided here with his wife, Louise, and her three children: Darwin, Katherine, and Louis Nelson. All were adult stepchildren to Garnett, and held their own jobs. Garnett's sister-in-law, Mae Sappington, also lived here with the

family. Garnett was 66 years old when he first moved into this house and was still employed;. By 1930, Garnett had moved to 110 West 8th Street while the rest of the family, including Mrs. Garnett, still lived here. Darwin Nelson, one of Garnett's stepsons, was listed as the property owner in 1930. The elder Garnett died on May 27, 1935, while living with relatives at 724 West 12th Street (5PE.517.31).

Charles N. McMahan purchased the property from Darwin Nelson prior to 1940. McMahan was the manager of Pueblo's Sears store and lived here with his wife, Gail, for about 15 years. The McMahans moved prior to 1955.

The next owner and resident of this house was Francis Walter Grimes. He was born around 1906 and attended the University of Minnesota, ultimately graduating from the School of Banking at the University of Wisconsin. He then worked at the Fidelity State Bank in Minneapolis. He later moved to Pueblo and became the auditor for Pueblo Bank & Trust. Grimes lived here with his wife, Rosalie, and two of their daughters: Ann and Susie. The couple also had one daughter, Mary Ann, who resided in California. Francis Grimes died on June 16, 1964, at the age of 58. Rosalie Grimes continued to live here for 31 years following her husband's death, selling the property in 1995.

The Eagle III, LLC, purchased the house and lot from Mrs. Grimes, selling it less than a month later to Srimi Vasan, who remains the current 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 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 3B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 9A.

U.S. Census of 1910. Precinct 7, Pueblo, Pueblo County, Colorado. Sheet 11A.

"Garnett (Edward)" [obituary]. *Pueblo Chieftain*, 28 May 1935, p. 5.

"Edward V. Garnett, Early Land Baron Of Region, Passes Away At Age 83." *Pueblo Chieftain*, 28 May 1935, p. 16.

"Nelson (Lewis P.)" [obituary]. *Pueblo Chieftain*, 21 July 1934, p. 3.

"Charles N. "Scotty" McMahan" [obituary]. *Pueblo Chieftain*, 20 December 1996, p. 2B.

"F.W. Grimes Dies Following Heart Attack." *Pueblo Chieftain*, 16 June 1964, p. 5A.

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 1903; Social History, ca. 1920-1958**

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 has been home to land baron Edward Garnett, store manager Charles N. McMahan, and banker Francis Walter Grimes. As well, the house is architecturally significant as an example of a late Victorian style. Character-defining features include the second-story porch, Doric columns, bracketed hood, and protruding cornices. 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1903, 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. An addition has altered the original form of the house but is entirely isolated to the rear elevation. As well, almost all of the original 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

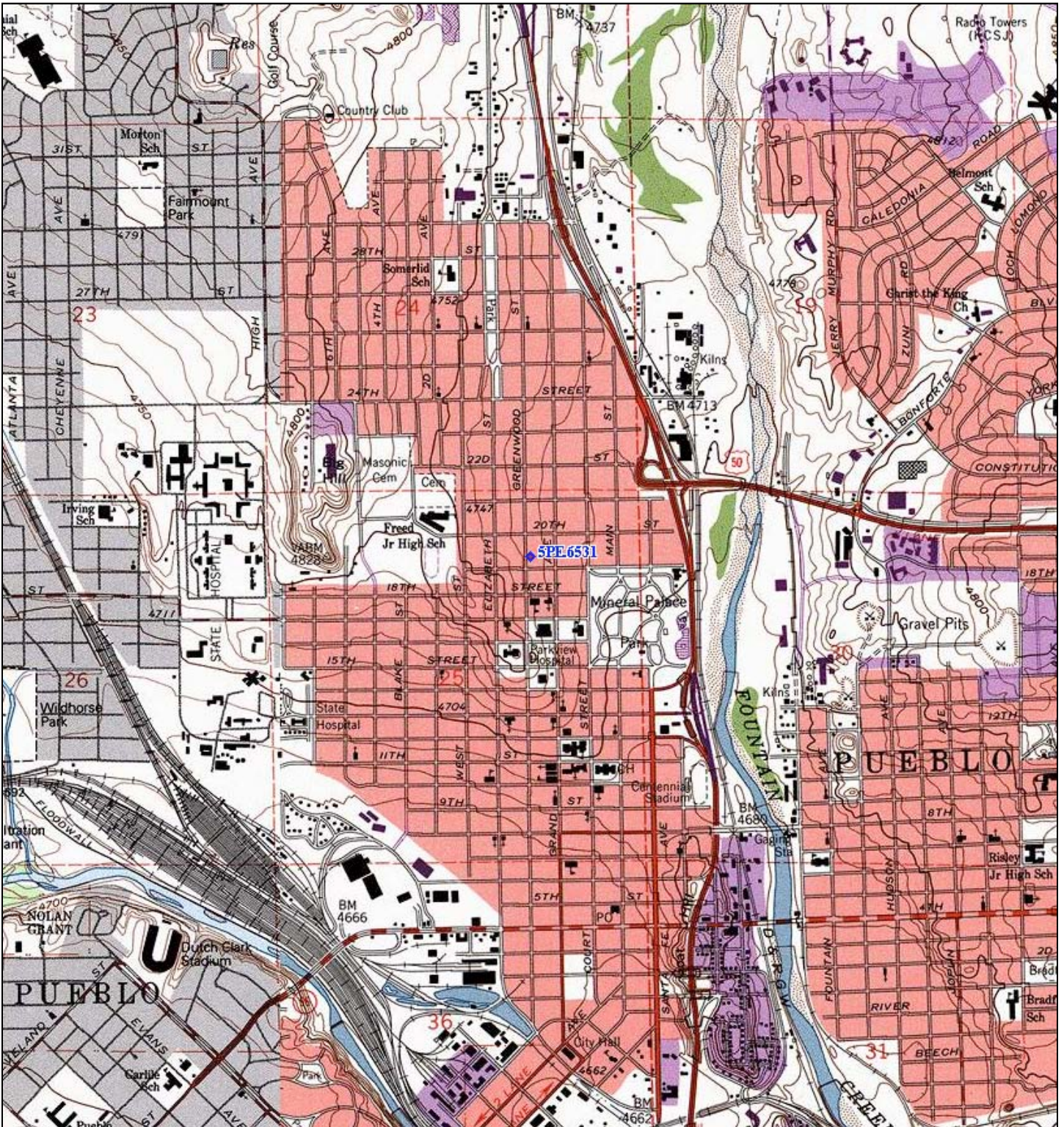
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenwoodstn1912 - 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): **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)

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com