

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6535** Parcel number: **525121004**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **William Peach House**
- 6. Current building name: **Aaron R. and Charlotte Martinez House**
- 7. Building address: **1925 North Greenwood Street**
- 8. Owner name: **Aaron R. and Charlotte Martinez**
- Owner organization:
- Owner address: **1925 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 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**
NE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533839** Northing: **4237376**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 29 and 30: Block 22**
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): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet: **952 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
Synthetics/Vinyl
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
Porch
Roof Treatment/Flared Eave
Window/Segmental Arch

21. General architectural description:

Oriented to the east, this house rests on a foundation of random-coursed, rusticated-faced buff sandstone ashlar. Brick segmental arches crown the basement windows. The walls consist of red, pressed bricks set in a 6-over-1 Flemish bond, with tight, pink mortar. The brickwork features a protruding belt course aligned to the sills of the second-story windows. The northeast corner of the second story is corbelled inward. White-painted, horizontal wooden composition siding clads the exterior walls of a single-story addition to the southern half of the rear (west) elevation. Windows are generally 1-over-1-light, double-hung sash, with cream-painted wood frames and aluminum-frame storm windows. They open above rock-faced, sandstone sills. A tripartite window dominates the southern half of the asymmetrical front (east) facade's first story. Canvas awnings shade the windows opening in the second story of the facade. The extreme north end of the facade's second story hosts a small, round-arch casement window, opening behind a wrought-iron grille. The brick archivolt features corbelled springers and a projecting keystone. Wrought-iron grilles also cover hopper or awning windows opening in the east end of the north elevation's first story. They open beneath segmental arches, as do the windows in the first story of the south elevation. A band of small, 1-over-1-light windows enclose a second story porch within the northwest corner of the house. The west elevation of the rear addition hosts a tripartite picture window consisting of single-light casements flanking a fixed frame. A hipped-roof porch, with flared eaves, spans the facade. It has a concrete floor; wood balustrades; and square, paneled columns, with gold-painted Corinthian capitals. Enclosing the space beneath the porch are decorative concrete blocks. The porch roof features a dentiled cornice. Brick steps, flanked by wrought-iron railings, approach the porch north of center. They align to the principal doorway, which hosts a wide, 13-panel wood door, opening beneath a transom. A secondary doorway opens in the rear elevation and provides access to an unsheltered wood deck. Brown-painted wood fascia and beadboard soffit box the broadly overhanging, flared eaves. A brown-painted friezeband separates the walls from the soffit. Gray-green asphalt shingles cover the centrally hipped main roof and all other roof surfaces. A tall, red-brick chimney, with a corbelled cap and three terracotta chimney pots, emerges just west of the roof's apex. Another hearth and chimney, also constructed of red bricks, is engaged to the southwest corner of the rear addition.

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 Greenwood Street are generally the same on this block. This property is situated on the west side of the street, between 1919 North Elizabeth Street to the south and 1927 North Greenwood Street to the north. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. A driveway connects the street to a garage northwest of the house. A wood privacy fence encloses the back yard.

24. Associated building, features or objects:

GARAGE

A garage is located just west of the house. The building is oriented to the east. A red, pressed-brick veneer clads the exterior walls and no doors or windows were visible from the public right of way. Gray asphalt shingles cover the shed 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: **William Peach**

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 alterations have been the enclosure of the second story sleeping porch and the construction of the rear addition. Both modifications appear to date to after 1980.

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 1903, was Pueblo city engineer William Peach. He was born in England in 1862, immigrated to the United States in 1882, and became a naturalized citizen in 1903. Peach and his family lived in Cheyenne, Wyoming, before settling in Pueblo around 1890. William Peach initially worked as a draftsman for the civil engineering practice of Victor G. Hills. By 1892, Peach had become the assistant city engineer. He moved between the public sector and private practice until the 1930s; he was city engineer from 1899 to 1900, 1901 to 1902, 1907 to 1908, and in 1911. A lasting memorial of Peach's engineering and drafting talents are two enormous maps of the City of Pueblo, drawn in 1900 and in 1926, on display on the third floor of the Robert Hoag Rawlings Public Library.

With his wife, Alertina, William Peach had two daughters: Catherine and Florence. Alertina Peach died on August 10,

1891. However, Catherine and Florence continued to reside with their father. Florence Peach moved to England in 1914, but returned to Pueblo by 1919 to live again with her father. Catherine Peach married Will D. Grisard, who would serve three terms as the Pueblo County Treasurer, appointed to his first term due to the previous treasurer's death. He was then twice elected to the office. Grisard was an honored Mason, rising to become the Grand Master of the Grand Council of Colorado by 1910. He was also prominent in Pueblo's financial scene, working for First National Bank and, later, at Western National Bank.

William Peach sold this property prior to 1920 to Phillip Evans, who spent his entire career working for the Denver & Rio Grande Railroad. During the time he resided at this address, Evans was switchman. He resided here with his wife, Anna May, and their children: Benjamin, Phyllis, and Dorothy. Phillip Evans died in this house on March 18, 1926, and his family moved from this house shortly thereafter.

Sumner W. Pressey became the owner of this property by 1930. He lived here with his wife Lulu, and their children: Sumner Jr., Charles, and Richard. Sumner and Lulu Pressey were married around 1906 and moved to Colorado by 1909. He was the proprietor of the Pressey Fruit Company, which was a wholesale distributor of fruit, vegetables, and nuts to grocery stores throughout Pueblo and La Junta. Through his business, he became active in the Pueblo Chamber of Commerce. Sumner Pressey died on January 27, 1964, but had moved from this address prior to 1940.

By 1945, Charles O. Stephan and his wife, Fredonia, lived here with their daughter Nancy. Their other daughter, Anna May, was married and lived with her husband and in-laws at 1924 North Elizabeth Street (5PE.6629), which practically backs up to this house. A veteran of World War I, Charles Stephan was part owner of the Stephan & Lambert Plumbing & Heating Company. He died in this house on March 31, 1957. His widow, Fredonia, continued to live here until at least 1965.

Henry F. Anton Jr. and Suzanne S. Anton purchased the property in 1967 and lived here for over 30 years. They sold the property to Travis C. and Ginger B. Dodd in 1998. The Dodds sold the property to Aaron R. and Charlotte Martinez, the current owners and residents, in 2001.

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.

"Peach (Albertina)" [obituary]. Pueblo Chieftain, 11 August 1891, p. 4.

"Grisard Funeral Will Be Saturday." Pueblo Chieftain, 13 June 1941, p. 3.

"Grisard (Will D.)" [obituary]. Pueblo Chieftain, 14 June 1941, p. 7.

"Mrs. Catherine M. Grisard" [obituary]. Pueblo Chieftain, 29 May 1973, p. 10A.

"Phillip Evans" [obituary]. Pueblo Chieftain, 19 March 1926, p. 10.

"Pressey (Sumner W.)" [obituary]. Pueblo Chieftain, 28 January 1964, p. 8B.

Business-Pressey Fruit Company, Pueblo Subject Headings file, Local History Archives, Robert Hoag Rawlings Public Library, Pueblo, Colorado.

"Stephan (Charles O.)" [obituary]. Pueblo Chieftain, 1 April 1957, p. 6.

Martinez, Aaron. Interview by Adam Thomas, 4 January 2008.

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, 1903-1958**

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 civil engineer William Peach, wholesaler Sumner Pressey, and plumbing company owner Charles Stephan. As well, the house is architecturally significant under Pueblo Landmark Criterion 2a as an example of classical-styled example of the foursquare form. Character-defining features include nearly square plan; centrally hipped roof with overhanging, flared eaves; and a prominent front porch with Corinthian columns. 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 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 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. While additions and modifications have altered the original plan, they are entirely isolated to the rear elevation. 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.**

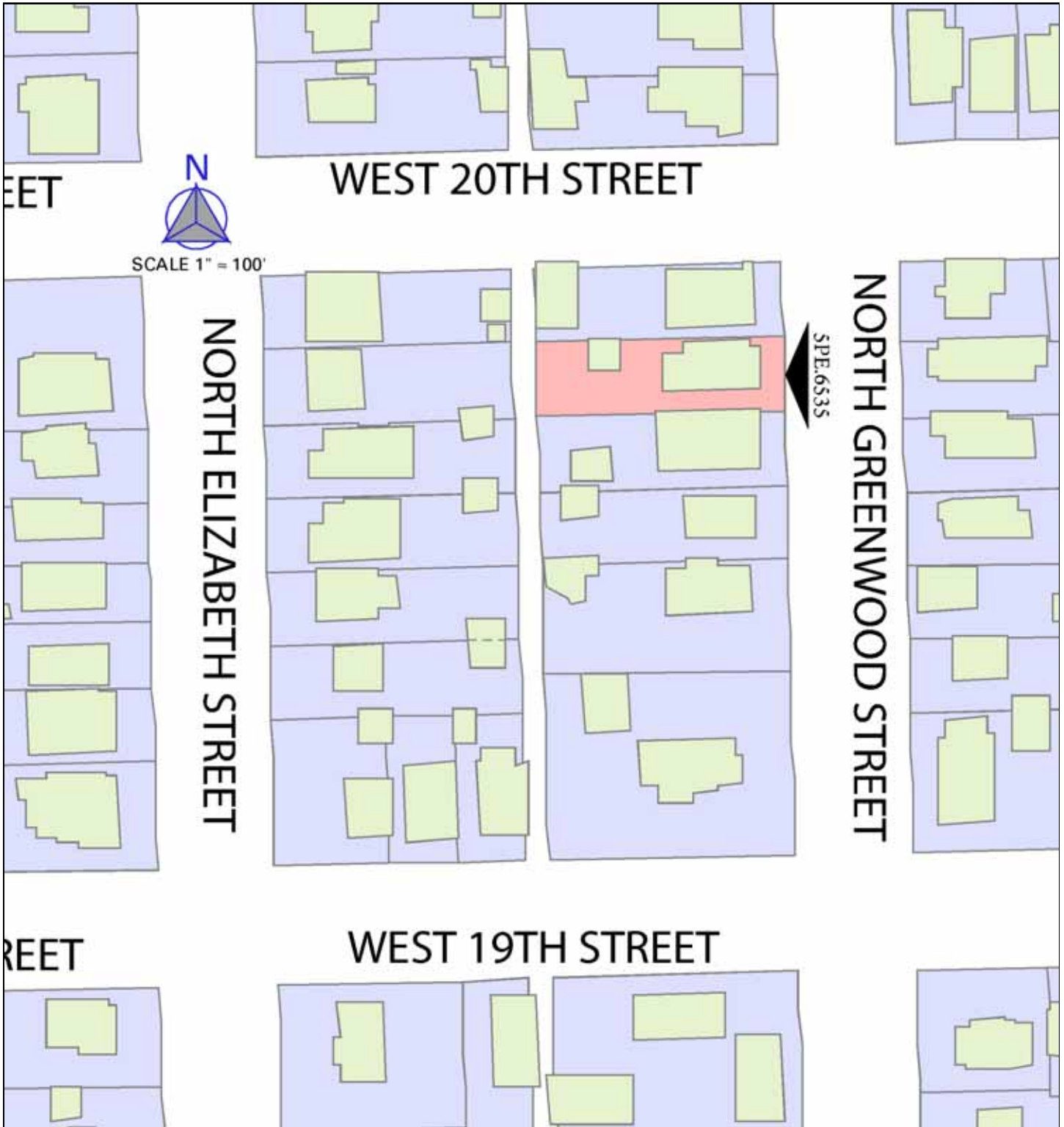
If there is National Register district potential, is this building contributing: Yes No N/A

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

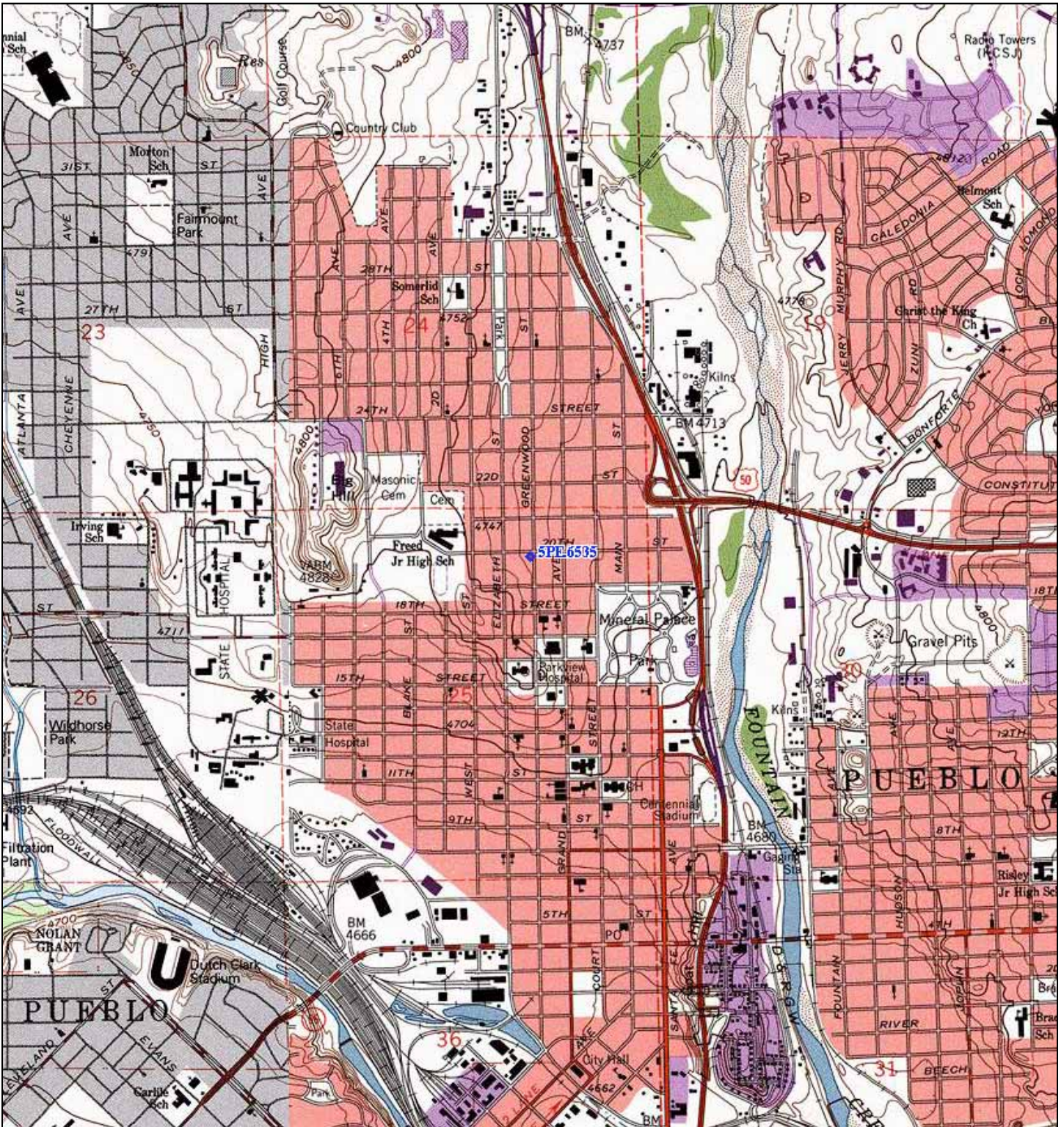
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenwoodstn1925 - 1 to - 3**
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): **1/4/2008**
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)