

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5746** Parcel number(s):
- 2. Temporary resource number: **525402001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Linsley, Fred Alonzo, Houses and Apartments**
- 6. Current building name: **Diller Rental Houses and Apartments**
- 7. Building address: **1417-23 N Main Street**
- 8. Owner name: **Diller Rental LLC**
- Owner organization:
- Owner address: **787 Rock Creek Lane**
Pueblo, CO 81005

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 **SW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534240** Northing: **4236835**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 1 to 3 and the east 12 feet of Lot 4; Block 20 of Henry C. Brown's Addition. Also the east 10 feet of the west 13 feet of Lot 4; Block 20 of Henry C. Brown's Addition. Also Lots 1, 2, and the east 10 feet of 3; Block 9 of the County Addition**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **6,196 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Porch**
Roof Treatment/Decorative Cornice
21. General architectural description:

This property consists of 3 major buildings. A large, 2-story apartment building, addressed as 1417-1423 North Main Street, is the principal building. The property also hosts 2 modest dwellings, addressed as 204 West 15th Street and 1415 North Main Street. The legal address for the entire property is 204 West 15th Street.

1417-1423 NORTH MAIN STREET

Oriented to the east, this apartment building rests on a blue-painted, rock-faced, coursed sandstone ashlar foundation. A blue-painted brick veneer clads the exterior walls, and the northeast and southeast corners are canted at a 45-degree angle. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and rock-faced sandstone sills. Those opening in the front (east) façade have narrow, leaded-glass upper sashes. At the center of the façade's second story is a pair of tripartite windows. They consist of a 1-over-1-light, double-hung sash (with narrow upper transom), flanked by 1-over-1-light, double-hung sash windows (with equally sized sashes). Above the hipped roof foyers protruding from the façade are single-light awning, hopper, or casement windows. Three porches protrude from the symmetrical façade. Each has a brick kneewall and white-painted Tuscan columns. The southernmost and northernmost porches wrap around the canted corners.

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Each porch shelters doorways, with single-light, wood-frame doors. Between the porches are protruding, hipped roof foyers. Each hosts a pair of doorways, approached by concrete steps. The rear (west) elevation consists of 3, protruding bays. Doorways open into the recesses between the bays, onto a system of wood porches and staircases. Rubber membrane covers the shed roof. Cantilevered beneath the corbelled front parapet, and around the northeast and southeast corners, is a blue-painted wood cornice.

1415 NORTH MAIN STREET

Oriented to the east, this house rests on a concrete foundation. Pink stucco clads the exterior walls. Covering the front (east) façade are pink-painted sheets of particleboard, pressed into a vertical plank pattern. Cladding the southern half of the rear (west) elevation is narrow, pink-painted, horizontal wood siding. Windows are generally 1-over-1-light, double-hung sash, with aluminum-frame storm windows. The window dominating the south end of the façade has a narrow upper sash, with cottage-style glazing. A hipped-roof porch spans the façade. It has a concrete floor, wrought-iron supports, and dentiled cornice. The porch shelters the principal doorway, which opens north of center in the façade. Another doorway opens in the south end of the rear elevation. Sheltering it is a small, shed-roofed porch, with wrought-iron supports and a concrete floor. Pink asbestos shingles cover the hipped roof, and the flared eaves are boxed with pink-painted wood fascia and soffit. A hipped roof dormer protrudes from the roof's east-facing slope. A red-brick chimney emerges near the apex of the roof.

204 WEST 15TH STREET

This house is oriented to the north. A cream-colored stucco conceals the foundation. The same stucco clads the exterior walls. Square-cut wood shingles cover the gables. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. The cream-painted wood surrounds have projecting cornices. The window dominating the east side of the front (north) facade has a narrow upper sash with diamond-shaped glazing. Piercing the gables are 4 (vertical)-over-1-light windows. A pair of 4-light (vertical) hopper, casement, or awning windows flank a brown-brick, engaged hearth and chimney, protruding from the north end of the west elevation. A band of 4-light casement windows surround a shed-roofed, enclosed porch protruding from the rear (south) elevation. A hipped-roof porch spans the entire front (north) façade. It has a concrete floor and a brick kneewall and supports. Three wood steps approach the porch on its west elevation. The principal doorway opens west of center in the asymmetrical façade. It hosts a single-light wood slab door, opening behind a white, aluminum-frame storm door. Another doorway opens west of center in the rear elevation. It hosts an aluminum-frame storm door. Approaching it are wood steps. Interlocking, brown asphalt shingles cover the cross-gabled roof. Cream-painted wood soffit and fascia, with projecting cornice, box the eaves. The gables are pedimented.

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

Other architectural styles:

Building type: **Terrace 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 neighborhood features modest and large, 1- and 2-story houses and apartment buildings. Setbacks from North Main Street are generally the same on this block. This property is situated on the southwest corner of Main and West 15th streets. Separating the streets from the sidewalks are gravel-covered and packed-earth strips. A planted-grass yard, with mature landscaping, covers much of the property. Driveways are gravel covered.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located immediately southwest of 204 West 15th Street and northwest of 1415 North Main Street. It is essentially 2, single-car garages placed end to end. Vehicles for 204 West 15th Street enter the north end and those for 1415 North Main Street enter the south end. The building appears to lack a formal foundation. Cream stucco clads the exterior walls. Opening in either end of the building are paired, white-painted plywood doors, opening on metal strap hinges. A pair of 4-light hopper, awning, or casement windows opens in the east elevation. Brown, interlocking asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1911**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

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26. Architect: **unknown**
Source of information:
27. Builder: **unknown**
Source of information:
28. Original Owner: **Fred Alonzo Linsley**
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, the house at 1415 North Main Street was constructed in 1905, the apartment building at 1417-1423 North Main Street in 1911, and the house at 204 West 15th Street in 1912. An analysis of the styles, materials, and historical records corroborates these dates. Stucco has been applied over the original exterior wall cladding on both houses. Both dwellings have also had their porches remodeled, most likely after 1950. The only modifications to the apartment building have been isolated to the replacement of some doors and other small structural modifications to the rear elevation, most likely dating to after 1970.
30. Location: **original** Date of move(s):
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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Residence, Apartments**
35. Historical background:

The first building constructed on this lot was 1415 North Main Street, completed in 1905. Its first owner and resident was optometrist Fred Alonzo Linsley. He was born on February 2, 1884, in Colorado. Linsley was employed by prominent Pueblo jeweler Gordon Rushmer. His wife, Josephine Linsley, was born in Kansas around 1892. They had a least one child, John F. Linsley. Fred Linsley appears to have still owned this property when the apartment building was constructed in 1911 and the other house in 1912.

In 1925, the residents at 1415 North Main Street were S.L. Fryrear and E.A. Smith. Roy Allen Kirk purchased this property prior to 1930 and resided at 1415 North Main Street through at least 1935. He was born on July 14, 1888, in Wilmer, Minnesota, and managed a local grocery company.

Around 1940, Leslie Clay Van Arsdale purchased this property and resided at 1415 North Main Street. For the previous 2 decades he resided in the 1417 North Main Street apartment unit. He was born on August 15, 1886, in Jacksonville, Illinois, and was the manager of a telegraph company and later worked as a telegrapher for the Colorado Fuel & Iron Company. With his wife, Lillian, Leslie Van Arsdale had a daughter, Marjorie Van Arsdale.

In 1955 the resident in 1415 North Main Street was Rodney Walder, followed by Lowell D. Knapp in 1960.

Residents in the house at 204 West 15th Street were J.W. Shaw in 1914 and E.J. Wilson in 1919. Edward Herbert Kretschmer resided here beginning around 1925. He was born on May 14, 1892, in Pueblo and initially worked in a Victor gold mine. He resided at 204 West 15th Street until his death prior to 1940, when his widow, Kate J. Kretschmer, continued to reside here. The resident and owner in 1945 was Leonard H. Meek, followed by Walter L. Hill in 1950. From around 1955 through at least 1960, the resident was Donald B. Biggerstaff.

Diller Rental, LLC, the current owner, purchased this property in 2003.

36. Sources of information:
Pueblo County Office of Tax Assessor. Property information card [internet].
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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.

World War I Draft Registration Card for Fred Alonzo Linsley. Serial No. 1801, Order No. 2512.

World War I Draft Registration Card for Roy Allen Kirk. Serial No. 226, Order No. 79.

World War I Draft Registration Card for Leslie Clay Van Arsdale. Serial No. 272, Order No. 61.

U.S. Census of 1920. Pueblo, Pueblo, Colorado; Roll: T625_170; Page: 5A; Enumeration District: 205; Image: 236.

U.S. Census of 1930. Pueblo, Pueblo, Colorado; Roll: 249; Page: 4A; Enumeration District: 3; Image: 60.0.

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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: **1905, 1911, 1912**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 early 20th-century development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. Many of these newer buildings were multi-family homes. As well, the buildings are architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as classically styled dwellings and a Terrace-form apartment building. However, the levels of architectural and historical significance, combined with physical integrity, 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 1905, the house at 1415 North Main Street 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. The application of stucco and the remodeling of the porch has removed or concealed some character-defining features. However, the basic form and other character-defining features remain intact. The case is identical for the 1912 house at 204 West 15th Street. The apartment building, constructed in 1911, has a moderately high level of physical integrity. The only notable modifications have been isolated to the rear elevation. 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): 15thstw204**
 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): **07/20/05**

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

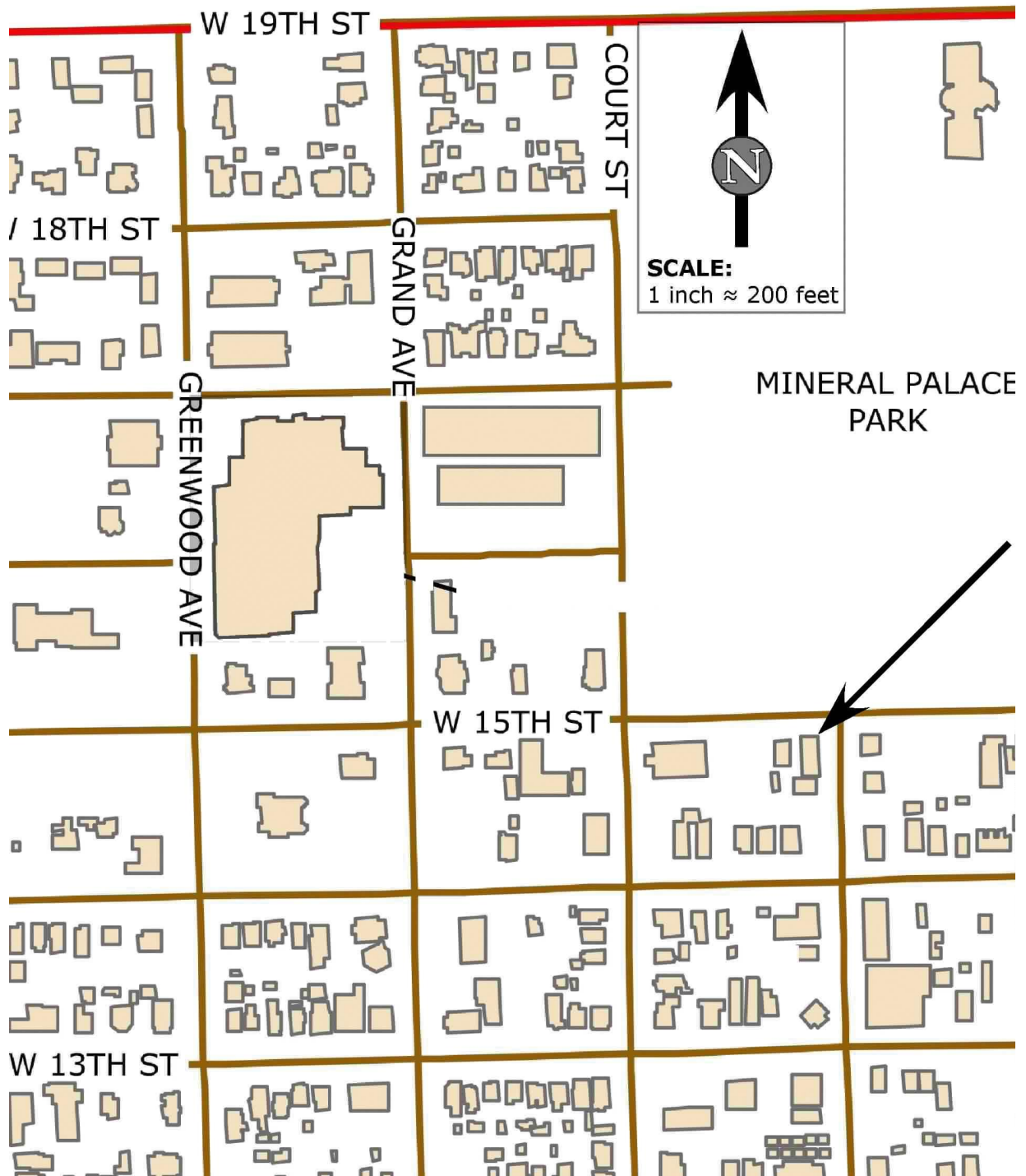
51. Organization: **Historitecture, L.L.C.**

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

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

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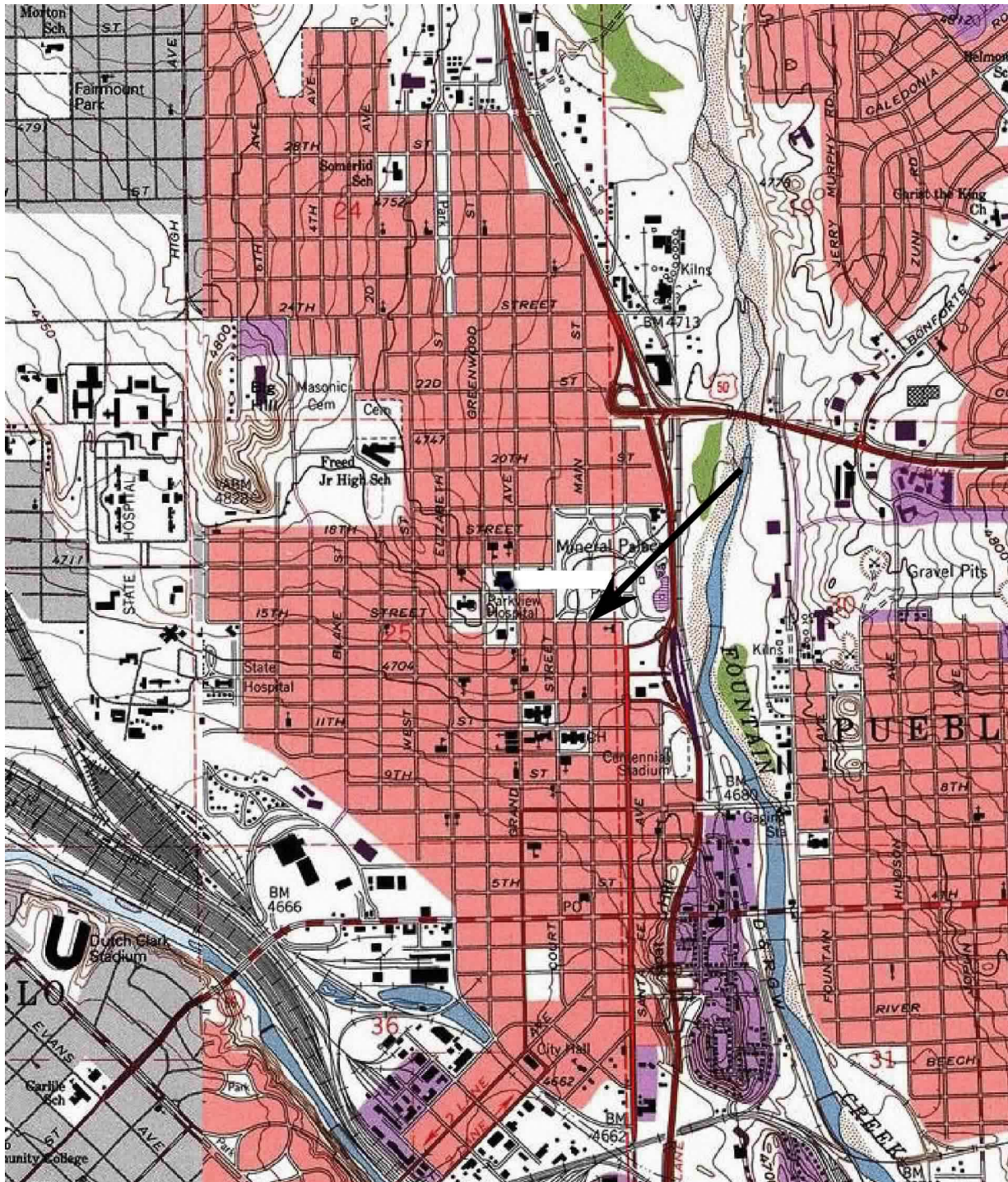
SITE SKETCH MAP



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LOCATION MAP



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