

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6595** Parcel number: **525118007**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Emmett L. Graves House**
- 6. Current building name: **Brandi Lee Mann House**
- 7. Building address: **1919 North Main Street**
- 8. Owner name: **Bradi Lee Mann**
- Owner organization:
- Owner address: **1919 N Main 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 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534232** Northing: **4237354**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 25 and 16, and the south half of Lot 27; Block 21**
Addition: **Barndollar & Company Second Addition** Year of addition: **1871**
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: **1,048 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage
Porch
Fence**
21. General architectural description:
Oriented to the east, this house appears to rest on a concrete foundation. White stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and aluminum-frame storm windows. They open within gray-painted wood surrounds. A single-light picture window dominates the north end of the asymmetrical front (east) facade. A small, front-gabled porch shelters the principal doorway, opening north of center in the facade. The porch has a concrete floor and white-painted metal railings and supports. The doorway hosts a gray-painted, paneled metal door, opening behind a white, vinyl-frame storm door. Another doorway opens in the rear elevation, beneath a shed-roofed porch. A single-car garage is attached to the south elevation. Dominating the garage's east elevation is a white-painted, aluminum, overhead-retractable garage door. Gray, interlocking asphalt shingles cover the side-gabled roof, and the building lacks overhanging eaves.
22. Architectural style: **Modern Movements**
Other architectural style:
Building type: **Ranch 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. This residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from North Main Street are generally the same on this block. This property is situated on the west side of the street, between 1915 North Main Street to the south and 1929 North Main 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. Enclosing the backyard is a wood privacy fence. A concrete driveway approaches the attached garage from North Main Street.
24. Associated building, features or objects:
GARAGE
A large, two-car garage is located on the northwest corner of the lot. Oriented to the south, the building rests on a concrete foundation. White-painted sheets of particleboard, with gray-painted cornerboards, clad the exterior walls.

Dominating the south elevation, but offset to the west, is a white-painted, paneled, aluminum, overhead-retractable garage door. Gray, interlocking asphalt shingles cover the front-gabled roof, and white-painted wood fascia and soffit box the eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950** 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: **Emmett L. Graves**
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 1950. An analysis of the style, materials, and historical records corroborates this date. The building appears to have remained relatively unaltered until the 1990s, when it received the current layer of stucco and replacement windows and doors.
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 of this house, constructed in 1950, was Emmett L. Graves, who resided here with his wife, Barbara K., until 1954. At that time, the couple appears to have moved to Arizona. However, they retained ownership of the house and operated it as a rental unit. Emmett Graves died on December 2, 1956, in Tucson, Arizona, and by 1958, Barbara once again occupied this house. Mrs. Graves quit claimed the property to her children Sara, Karen, and Martin Graves, in 1987. That same year, Clinton L. and Mary Hope Clark purchased the house and lot from the Graves family. Tracy L. and Susan K. Vavra purchased the property from Clarks in 1988 and sold it to Brandi Lee Mann, the current owner and resident, in 2007.
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.
"Graves (Emmett)" [obituary]. *Pueblo Star-Journal and Sunday Chieftain*, 2 December 1956, p. 10A.

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, 1950; Social History, 1950-1957**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant for its association with the post-World War II development of Pueblo's North Side Neighborhood, when modest ranch homes filled the remaining vacant lots. As well, the house is architecturally significant as an example of a minimalist postwar style applied to a ranch house. Character-defining features include the lack of overhanging eaves, unadorned window surrounds, attached garage, and a picture window. However, the

levels of architectural and historical significance, combined with physical integrity, are not 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 a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1950, this house 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. Newer wall cladding and replaced windows and doors have removed original materials, but not necessarily critical character-defining features. The overall form of the building remains intact. This building retains sufficient physical integrity to express 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.**

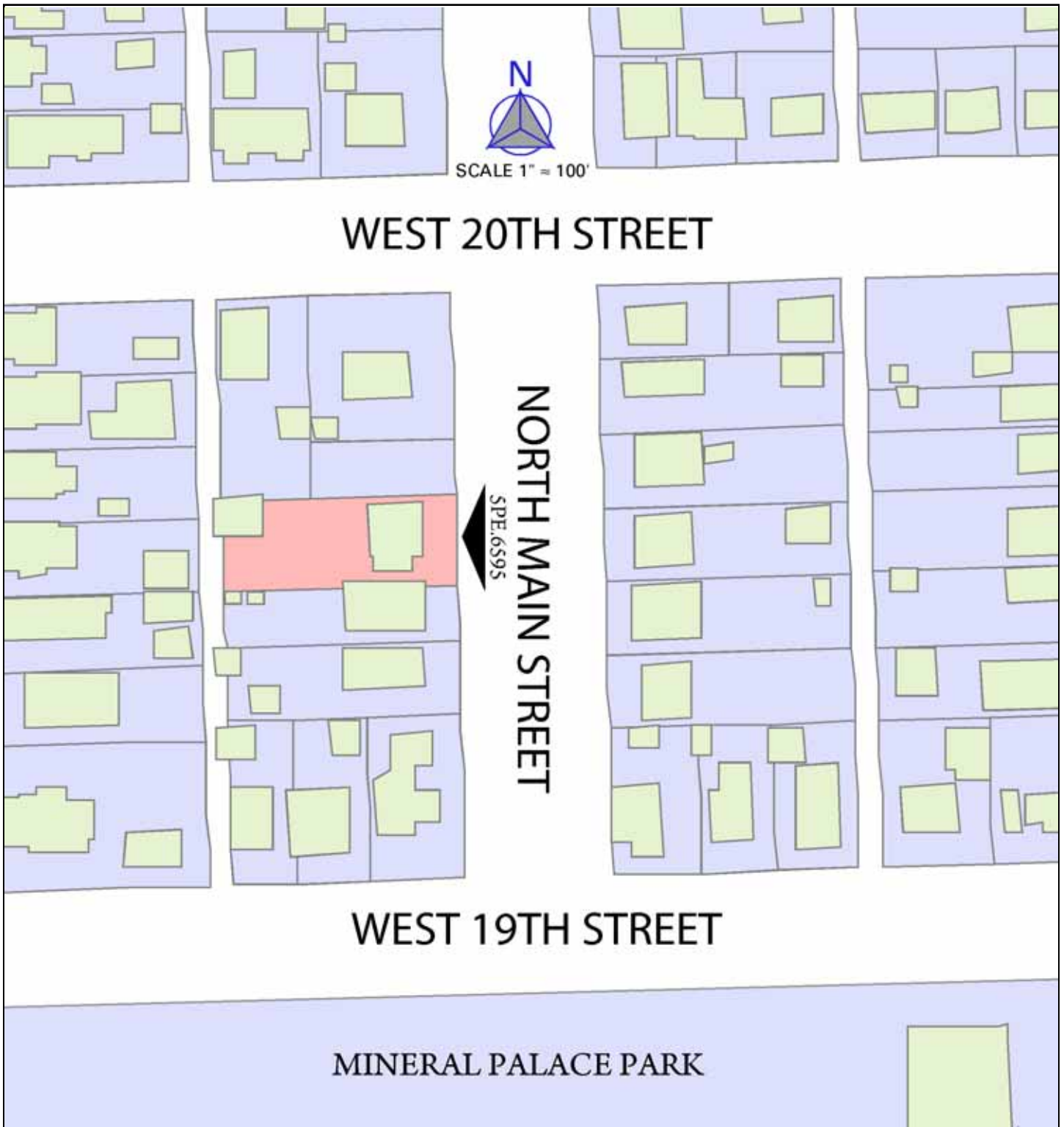
If there is National Register district potential, is this building contributing: Yes No N/A

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

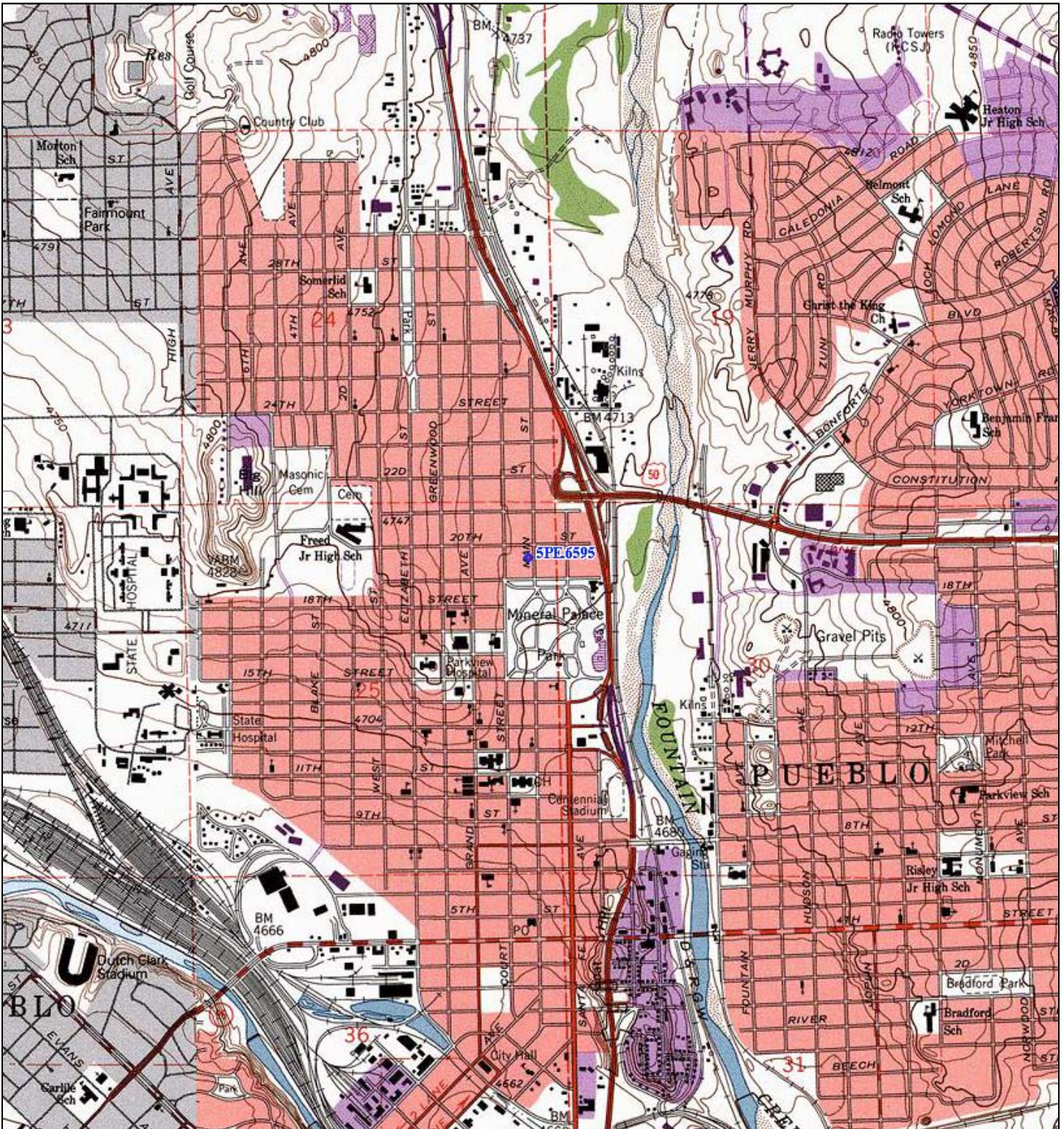
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainstn1919 - 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): **08/31/2007**
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)