

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number: **5PE.7114 (formerly 5PE.507.16)** Parcel number: **431128006**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **903 East Second Street House; William and Mary Mizell House; Charles R. Goodman House; Russell and Elsie Venezia House; Mary H. Davis House; William and Cleo Adams House; Minnie E. Shepherd House**
- 6. Current building name: **Richard J. Blausen House**
- 7. Building address: **903 East 2nd Street**
- 8. Owner name: **Richard J. Blausen**
- Owner organization:
- Owner address: **903 East 2nd Street
Pueblo, CO 81001**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs 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"/> Needs 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"/> Needs data | <input type="checkbox"/> Previously listed |

Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **64W**
SW 1/4 SE 1/4 NW 1/4 NE 1/4 of section **31** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **535433** Northing: **4235787**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lot 16; Block 4**
 Addition: **Mattice's Addition** 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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **720 square feet (first-floor area)**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Fence
Ornamentation/Decorative Shingles
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on a sandstone foundation, concealed behind white stucco. Covering the exterior of the first story's brick walls is white stucco. Blue-painted, square-cut wood shingles cover the frame, second story of the house. Variegated wood shingles cover the gables. They are painted red on the main gables and blue on subordinate gables. A broad, wood frieze separates the second story from the gables. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames and blue-painted wood surrounds. In the first story they open between projecting, rock-faced sills and segmental arches. The principal doorway opens in the east end of the asymmetrical front (south) façade. It hosts a white, 6-panel steel door, opening behind an aluminum-frame storm door. The transom above the doorway is a single-light. A secondary doorway opens in the north elevation of a shed-roofed, enclosed porch spanning the north end of the east elevation. Gray,

Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

Page 3

interlocking asphalt shingles cover the cross-gabled main roof and all other roof surfaces. Blue-painted wood fascia and soffit box the eaves. The gables host decorative vergeboards. A large, red-brick chimney, with a corbelled cap, protrudes at the intersection of the cross-gabled main roof. Another chimney emerges from the north-south roof ridge of the single-story, rear wing.

22. Architectural style: **Late Victorian/Edwardian**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,600 feet above mean sea level. The surrounding residential neighborhood features small one- and two-story houses. Setbacks from East Second Street vary greatly. This property is situated on the north side of the street, between 901 East Second Street, to the west, and 905 East Second Street to the east. A grass-covered strip separates the street from the concrete sidewalk. The house is located extremely close to 901 East Second Street, which is identical in plan and nearly identical in materials to 903 East Second Street. The property lacks a formal yard and landscaping. A combination of chain-link and wood privacy fences encloses the property.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1890** Actual Estimate
 Source of Information: 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.
 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: **Unknown**
 Source of Information:
29. Construction history:
 According to Pueblo County assessor records, this house was constructed in 1900. However it appears on an 1893 Sanborn map, and city directory listings extend to 1890, suggesting an 1890 date of construction. An analysis of the architectural style, building materials, and other historical records corroborates an 1890 date of construction. Based on Sanborn maps, the single-story rear wing is an original feature of this house and the building always lacked a front porch. The rear porch dates to between 1905 and 1950. The stucco exterior wall cladding appears to date to between 1950 and 1970, and was applied over a brick veneer and stone window sills.
30. Location: **Original Location** Date of move(s): **Not Applicable**

V. HISTORICAL ASSOCIATIONS

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

Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

32. Intermediate uses(s): **Domestic/Single Dwelling**
 Domestic/Multiple Dwelling

33. Current uses(s): **Domestic/Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

The first resident of this house, constructed around 1890, was W.C. Neeper, a brakeman for the Union Pacific Railroad. By 1895, Neil and Margaret Anderson resided here. Neil was born around 1852 in Canada, immigrating to the United States in 1870; Margaret was born circa 1855 in Pennsylvania. While residents of Pueblo, the couple appears to have lived exclusively on the East Side, residing here, at 825 East Third Street, and at 1212 East Seventh Street. Neil worked as a butcher and died on December 19, 1918.

Millie Spearman, widow of John L. Spearman, lived here in 1914. She was born Millie Ogle around 1871 in Missouri and married John Spearman on February 12, 1890, in Pueblo. They had four children: Gloster, Grace, Vida, and Mary.

William Alvis and Mary Mizell purchased this property and resided here in 1919. William was born around 1876 in Missouri while Mary was born circa 1897 in Iowa. William had at least eight children: Golden, William A. Jr., Esther, Ellsworth, Richard, Rosemarie, Margaret, and Gladys. Mary had a child from a previous marriage, Hilda M. McMillan. Approximately six of the children lived here with William and Mary, but it is unknown if the couple had any of these children together. William moved to Pueblo from Lamar and worked as a machinist at the Colorado Fuel & Iron Company's Minnequa Works. He retired from the CF&I Steel Corporation in 1950 after thirty-three years of service. Also living here at this address in 1919 were William's brother and sister-in-law, James F. and Mary M. Mizell. James was born around about 1873 in Arkansas and Mary around 1881 in Iowa. James also worked at the steel mill.

By 1925, the occupant of this house was Charles R. Goodman. In 1888 he moved to Pueblo, where he married Ruea M. Leslie on April 5, 1900. Historical records suggest that Ruea Goodman never lived at this address. Charles Goodman worked for the Denver & Rio Grande Railroad, from which he retired after thirty-six years of service. He died on March 18, 1948, at his residence only one block away from this house, at 823 East Second Street.

The house was vacant in 1930, and by 1935 Russell and Elsie F. Venezia resided here. Russell was a truck driver during his residency at this address, but he later moved to Montrose, Colorado, where owned and operated the Montrose Iron & Metal Company from 1951 until retiring in 1969. Russell then ranched in the Montrose area before returning to Pueblo in 1990. He died on July 29, 1996; Elsie died on March 24, 1994.

Mary H. Davis, widow of James Davis, owned this house in 1940 and resided at this address. She rented part of the house to steelworker Joseph Gennetten and his wife, Helen Gennetten. William E. and Cleo V. Adams owned the property in 1945 and also rented part of the house to Isabel Fisher. William worked as a driver for a wholesale grocery business. Minnie E. Shepherd, widow of William Shepherd, began residing here around 1950 and lived at this address until the 1960s. Esther Valdez obtained the property in June 1980; toward the end of 1993, Jerry W. Valdez owned the house and lots. Joann and Richard J. Blausner purchased the property from Valdez on in October 1995. Richard Blausner became the sole owner in 1998.

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.

Colorado Marriages, 1858-1939. Denver: Colorado Genealogical Society, 2004, CD-ROM. Denver Public Library.

U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Sheet 1A.

"Anderson, Neil" [obituary]. *Pueblo Chieftain*, 20 December 1918, p. 12.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 2B.

Architectural Inventory Form

Page 5

U.S. Census of 1920. Precinct 30, Pueblo, Pueblo County, Colorado. Sheet 1B.
 U.S. Census of 1920. Precinct 11, Pueblo, Pueblo County, Colorado. Sheet 9B.
 "William Alvis Mizell Succumbs Monday." *Pueblo Chieftain*, 23 September 1958, p. 5.
 "Mizell (W. Alvis)" [obituary]. *Pueblo Chieftain*, 23 September 1958, p. 13.
 "Mizell (James F.)" [obituary]. *Pueblo Chieftain*, 23 August 1951, p. 13.
 "Goodman (Charles R.)" [obituary]. *Pueblo Chieftain*, 19 March 1948, p. 22.
 "Russell Venezio" [obituary]. *Pueblo Chieftain*, 31 July 1996, p. 7A.
 "Elsie Fern Venezio" [obituary]. *Pueblo Chieftain*, 30 March 1994, p. 2B.

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.

Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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, ca. 1890; Social History, ca. 1890-1960**
41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant under Pueblo Landmark Criterion 1a for its association with the development of the East Side Neighborhood, which was mainly home to the city's enormous working class. The house's residents included blue-collar entrepreneurs and wage-earners, particularly those associated with the nearby Colorado Fuel & Iron Company's Minnequa Works, the largest employer in the city and of those residing on the East Side. As well, the house is architecturally significant under Pueblo Landmark Criterion 2a as an example of the Edwardian Style. Character-defining features include multiple gables, asymmetrical massing, and simple wall surfaces. While the levels of architectural and historical significance are not to the extent that this property could 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.

43. Assessment of historic physical integrity related to significance:

Constructed around 1890, this house exhibits a 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 modifications include the construction of a rear porch, the replacement of the original front door, and the application of stucco over the original first-story brick veneer. Otherwise 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 Needs data Previously listed
State Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
Local landmark eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

45. Is there National Register district potential: Yes No Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic district. However, while not individually eligible, this property has the potential to contribute to a historic district and should be considered as part of any future research on district potential in this area.**

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): **02ndste0903 - 1.tif to 02ndste0903 - 3.tif**
Digital photographs filed at: **Robert Hoag Rawlings Public Library**
100 E Abriendo Ave

Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

Page 7

Pueblo, CO 81004-4290

48. Report title: Pueblo East Side Neighborhood Architectural and Historical Selective Inventory
49. Date(s): 3/25/2010
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

Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

SKETCH MAP

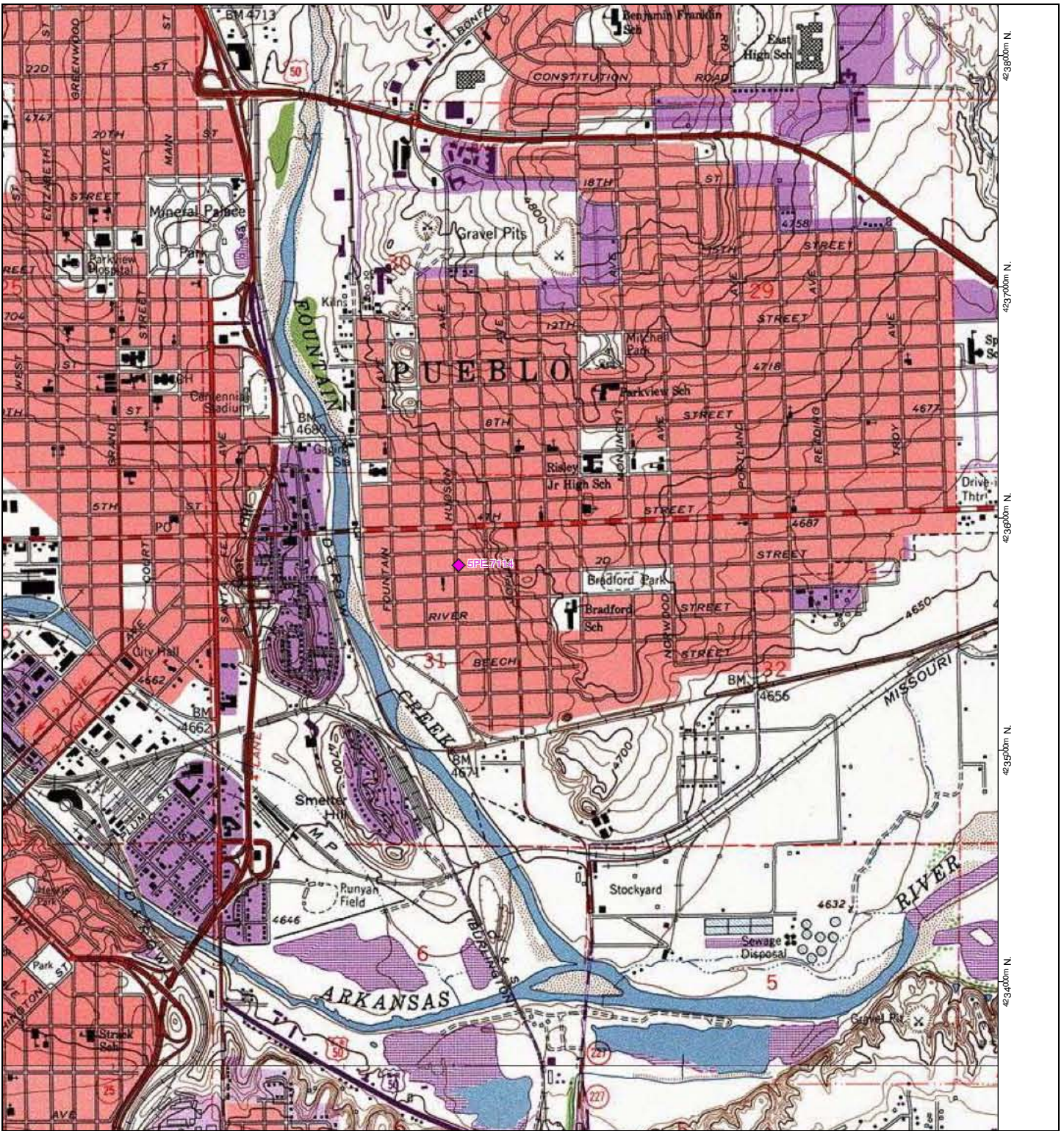


Pueblo East Side Survey

HISTORITECTURE

Architectural Inventory Form

LOCATION MAP



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

Pueblo East Side Survey

HISTORITECTURE