

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.4941** Parcel number: **1501421006**
- 2. Temporary resource number: **218EMesa**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Prince House**
- 6. Current building name: **Jack and Theresa Manty House**
- 7. Building address: **218 East Mesa Avenue**
- 8. Owner name: **Jack and Theresa Manty**
- Owner organization:
- Owner address: **218 E. Mesa Avenue
Pueblo, CO 81006**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 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 type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **21S** Range: **65W**
NE 1/4 SW 1/4 SE 1/4 SE 1/4 of section 1
10. UTM Reference Zone: **13**
Easting: **534234** Northing: **4232958**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
Year: **1994**
12. Lot(s): **Lots 10 and 11, Block 3**
Addition: **City Hall Place, Second Filing** Year of addition: **1889**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **670 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof**
Other roof materials:
20. Special features: **Porch**
21. General architectural description:
Oriented to the north, this one-story American Movements home features a rectangular plan. The home is faced in stucco painted white. All of the trim is light blue. The front-gabled roof has overhanging eaves and is covered in metal.

The primary entry is centered on the façade underneath a hipped-roof front porch. The inside door is lightly stained solid wood. The white metal storm door has a combination opening in its upper portion. West of the front door is a black metal mailbox and a black porch light. The front porch is reached via two sets of three concrete steps. The porch has a black decorative metal surround, supports, and stair railings. A large, square, aluminum picture window appears west of the front door. The house number, "218," is on a light blue wooden plaque, shaped like a bird, that is affixed to the cornice just below the porch roof. A rectangular, metal vent is nearly centered in the gable face.

The east elevation features three window openings. All of these rectangular, vertically oriented, double-hung windows are located in the rear half

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of the house. Close to the foundation, near the northeast corner of the house, there is a rectangular, horizontally oriented vent.

The west elevation features a small bump-out near the rear of the original house. There is a single rectangular, horizontally oriented, slider window centered within this addition. There are also two window openings along this side of the home. The one near the northwest corner is rectangular, vertically oriented, double-hung, and has a window air conditioning unit in the bottom portion. The second window appears near the southwest corner of the original house, north of the bump-out. This opening is rectangular, vertically oriented, double-hung, and has four lites. A satellite dish is affixed to the roof near the rear edge of the original house.

The south (rear) elevation of the home features a secondary entry and a single window. Both the interior and storm doors on the back of the house match the front door. This back door is reached via two concrete steps and is located within a shed-roofed extension on the rear addition. Centered within the hipped roof rear addition, there is a rectangular, vertically oriented, double-hung window. A utility meter appears west of this window.

22. Architectural style: **Late 19th And Early 20th Century American Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

The property at 218 East Mesa Avenue contains a paved sidewalk and a slightly raised yard held back from the sidewalk by a concrete retaining wall and two steps to the current elevation of the lawn. The eastern front and side yard consist of manicured lawn, although the detached tree lawn adjacent to Mesa Avenue is dirt, with one trimmed evergreen shrub. The entire western side yard is made up of an elaborate garden.

24. Associated building, features or objects:

Shed 1

The rectangular, front-gabled accessory building, clad in light-blue fiberboard, is located in the backyard, behind the main house. The roof is covered in asphalt composition shingles. The west elevation features two openings: a small square cutout in-filled with a plain board and a slightly recessed opening in-filled with fiberboard. The rear of this shed abuts Shed 2. There is a brick chimney. Neither the north nor the east elevations of this shed were visible from the public right-of-way.

Shed 2

The small, rectangular, shed-roofed, metal shed is located immediately behind (south) of Shed 1. The shed is white with a gray metal roof. Only the south elevation was visible from the public right-of-way.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1900** Actual Estimate
Source of Information: **Pueblo County Assessor (online)**

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's records, the residence at 218 East Mesa Avenue was constructed in or before 1900. A 1900 flood erased county records, so the home could have been built earlier. The small shotgun style was a popular in the area from 1880s to 1910. The earliest

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known owners were Frank and Mihela Prince, who owned the property prior to 1970.

When Mr. Manty moved into the home he installed a new lawn and began gardening and now the entire side yard is well-manicured and known around the neighborhood for its lawn care, garden, and roses. Mr. Manty remarks that he finds artifacts in his yard while gardening, including coal, square nails, colored stained glass, and old bottles, collaborating the pre-1900 or earlier habitation of his lot.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Single-family domestic residence**

35. Historical background:

Jack Manty has rented the house since approximately 1984 and finally purchased it in 2007. Manty moved to the neighborhood because it had a Catholic church, St. Mary Help of Christians, although he personally attended services at the Shrine of St. Therese, on Pueblo's South Side. It was a nice, quiet place. Around 1984, when he moved in, gangs were prevalent and threw a rock through his window; but they quickly disappeared and haven't been a problem since. Manty remembers going to the Grand Prix Restaurant (615 East Mesa Avenue) for dinner on weeknights. On weekends he would always go fishing around Pueblo.

Manty was born in Denver in 1931. During his life he has worked both as a landscaper in Seattle and in hard-rock gold mining, made Mason's shoes, and sold vacuum cleaners. He owned a Volkswagon repair shop on Abriendo Avenue, in Pueblo's Bessemer neighborhood. Manty was a well-known auto mechanic working on cars for all types of people including lawyers, doctors, policemen, and for people from as far away as Cañon City; many of these customers became friends and still come to visit him.

Manty and his first wife, Theresa, have a daughter who lives in California. Manty met his current wife, Joanne, in 1983.

[NOTE: The Mantys sold the property to Charles D. Webb on 16 June 2014]

36. Sources of information:

Manty, Jack. Personal Interview. 3 April 2012.

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.

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- 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**

40. Period(s) of Significance: **1900**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is associated most recently with the Mantys, who have resided here since 1984. Character-defining features of this modest American Movements home include the front gabled roof, prominent front porch, and stucco cladding. This property does not possess sufficient significance to

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be considered individually eligible for listing on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Pueblo Landmark.

43. Assessment of historic physical integrity related to significance:

This home 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 aluminum picture window, decorative ironwork around the porch, and perhaps the stucco cladding represent changes to the property that impact design, materials, and workmanship. This building retains sufficient physical integrity to convey its 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: **The Eilers Neighborhood Story and Community-Built Survey project identified part of a potential Pueblo local landmark historic district associated with Pueblo's Slovenian-Americans community. Such a district would include all of the resources surveyed for this small project but the boundary extends to a much wider geographic area. More survey is needed to determine the appropriate local historic district boundaries. Based upon the information gathered thus far, this resource likely would not be contributing to the proposed local historic district.**

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): **mesaavee0218 - 1.tif through mesaavee0218 - 5.tif**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E. Abriendo Avenue
Pueblo, CO 81004-4290**

48. Report title: **Eilers Neighborhood Story and Community-Built Survey**

49. Date(s): **10/22/2013**

50: Recorder(s): **Mary Therese Anstey**

51: Organization: **Historitecture, LLC**

52: Address: **PO Box 181095
Denver, CO 80218-8822**

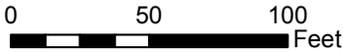
53: Phone number(s): **303-390-1638**

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SKETCH MAP



1 inch = 50 feet
1:600



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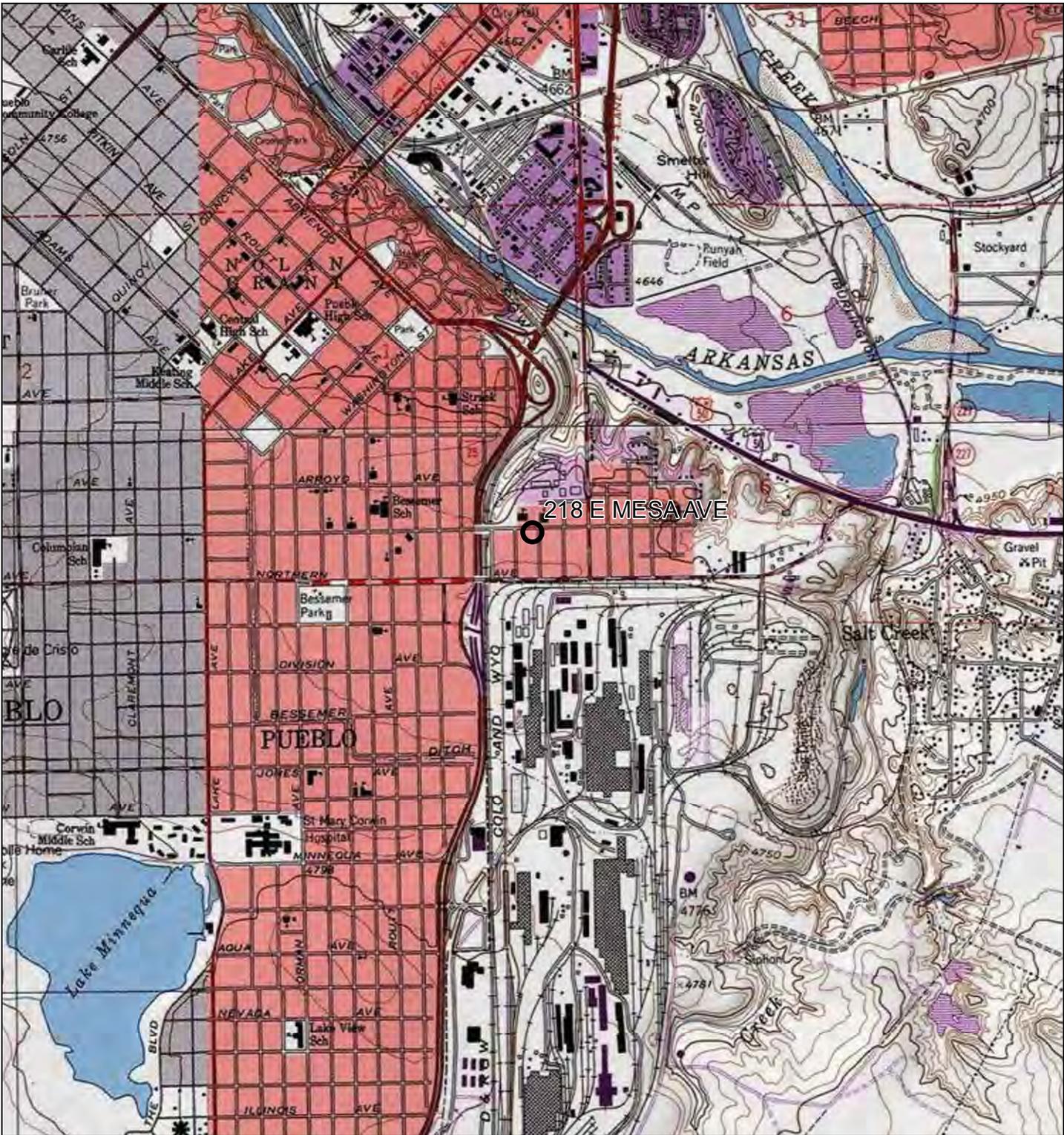
For further information, please contact the Pueblo County GIS Center.
218 W 10th St, Pueblo CO 81002 719.233.2460 FAX 719.233.2499

Base Data Source: Pueblo County GIS
File Name: 5PE_4941.dwg
Pueblo GIS Center/CAD/Planning/Research/Steve
Date of Preparation: Apr 15, 2014
Prepared by: Robert De Marco



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Southeast Pueblo - 1994