

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- 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.517.54** Parcel number(s):
- 2. Temporary resource number: **525229012**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Parker, Rollin, House**
- 6. Current building name: **McConnell, Christina D., House**
- 7. Building address: **719 W 15th Street**
- 8. Owner name: **Christina D. McConnell**
- Owner organization:
- Owner address: **719 W 15th 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
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**
SE 1/4 of **SE 1/4** of **SE 1/4** of **NW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533516** Northing: **4236846**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; Block 17**
Addition: **Craig's 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 (length x width): **1,424 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Balcony
Chimney
Porch
Ornamentation/Decorative Shingles
Window/Stained Glass
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on a buff-colored, rough-faced, random-coursed, sandstone ashlar foundation. Basement window openings appear beneath segmental arches and are boarded shut. The walls consist of red bricks in a 6-over-1 English common bond. Corbelled bands correspond to the first- and second-story window sills and the lintels of the first-story windows. Variegated wood shingles cover portions of the gables and balcony kneewall and are painted in bands of yellow, red, and green. Yellow-painted, wooden composition weatherboard, with green-painted, 1-by-4-inch cornerboards, covers the walls of a single-story, shed-roofed addition across the rear (north) elevation. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames. They open between rough-faced pink sandstone sills and triple-coursed segmental arches. Single-light casement windows open in the south end of the west elevation. A large, tripartite window appears in the west end of the front (south) façade's second story. It hosts a large, 1-over-1-light, double-hung sash window between narrow

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sidelights. The transoms above the sidelights have a violet-colored stained glass. The rear addition hosts 6-beside-6-light, sliding-sash windows and casements, all with white vinyl frames. A hipped-roof porch spans the façade. It has a simple, yellow-painted wood balustrade and supports. The porch has a dentiled cornice. Four concrete steps approach the porch on the west end of its south elevation. Above them is a balcony, with square supports and brackets. The principal doorway opens in the west side of the façade. It hosts a 7-panel, 1-light, glass-in-wood-frame door, painted yellow and red. A vinyl-frame storm door protects the doorway. A single-light transom opens above the door. A 3-panel, 1-light, glass-in-wood-frame door provides access to the balcony. Another doorway opens into a hipped-roof porch filling the inside (northeast-facing) corner of the house. It hosts a 3-panel, 1-light, glass-in-wood-frame door, opening behind a wood-frame screen door. The porch itself features square supports, with chamfered edges and scrolled brackets. The balustrade hosts an intricate pattern of squares and exes. Another doorway opens in the rear elevation. It hosts an 8-panel, 1-light, metal door, painted yellow. It provides access to an uncovered wood deck. Gray-green asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. Yellow-painted wood soffit and purple-and-green-painted fascia, with projecting cornice, box the eaves. Covering the gables is an intricate latticework pattern and a motif of vines and flowers. Engaged, elaborately corbelled, brick chimneys protrude from the south end and middle of the east elevation.

22. Architectural style: **Late Victorian**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping steeply downward from east to west, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 15th Street are generally the same on this block. This property is situated between 717 West 15th Street, to the east, and a vacant lot, to the west. This vacant lot, now a part of this parcel, extends to the northeast corner of West 15th and Craig streets. Grass covers the strip separating the sidewalk from the street and a low retaining wall divides the sidewalk from the front yard. A pink-tinted concrete driveway runs along the east side of the house, connecting West 15th Street to a garage. A planted grass yard, with mature landscaping, surrounds the house. Encircling the front yard is a wood picket fence; a wood privacy delimits the north edge of the property.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A large garage and studio is located directly northeast of the house. Oriented to the south, the building rests on a concrete foundation. Tan-painted, wooden composition weatherboard, with green-painted cornerboards, clads the exterior walls. Windows are 6-beside-6-light, sliding sash, with white vinyl frames and green-painted wood surrounds. Dominating the eastern half of the front (south) elevation is a 2-car, 40-panel, steel, overhead-retractable garage door, painted white. The same door opens in the eastern half of the rear (north) elevation, allowing a driver to pull through the garage to the east-west-oriented alley behind (north of) the property. Opening near the center of the front elevation is a 4-panel metal door, painted yellow, with a fanlight. Another 4-panel door, without the fanlight, opens in the north end of the west elevation. Gray asphalt shingles cover the side-gabled roof, pierced by skylights. Green-painted wood fascia and tan-painted soffit box the eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1899**
 Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
26. Architect: **unknown**
 Source of information:
27. Builder: **unknown**
 Source of information:
28. Original Owner: **unknown**
 Source of information:
29. Construction history:

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According to Pueblo County Tax Assessor records, this building was constructed in 1899. An analysis of the style, materials, and historical records corroborates this date. The building remained relatively unchanged until after 2000, when most of the original windows were replaced and the rear addition constructed.

Another house, 725 West 15th Street (5PE.517.55), was located west of the current dwelling. According to the current owner, this house was nearly identical to 717 West 15th Street as was also constructed in 1899. The house was demolished in 2003 and the lot combined with this parcel.

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

V. HISTORICAL ASSOCIATIONS

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

The first resident of this house, constructed in 1899, was Rollin Parker, district superintendent of the Atchison, Topeka & Santa Fe Railway. He was born in Minnesota in June 1857. His wife, Elizabeth, was born in Pennsylvania in July 1861. They were married around 1881.

Upon opening his practice around 1909 through at least 1914, the resident of this house was Pueblo dentist Dr. H. Edward Forester (also spelled "Forrester"). He was born in New York around 1848. His wife, Adelaide, was born in Indiana around 1852. They were married circa 1877 and had three children, Margaret E. Forester Mull, Kern Forester, and Mary Anna Forester. Dr. Forester retired after practicing dentistry in Pueblo for over 35 years. In his retirement, he planned to spend the winters in Detroit and summers in Beulah. However, he died in Limon upon returning to Pueblo from Detroit, on June 9, 1946.

In 1925, the resident was Louis Hillery Marsalis. With his wife, Alice B. Marsalis, Louis had 8 sons: Peter, John, Louis, McLean, William, Harry, Thomas, and Hillery. The family later moved to 1016 West 13th Street, where Louis died in August 1934.

The residents in 1930 were Charles A. Reese and Pleasant E. Edwards. Reese originally arrived in Pueblo in 1879 and was the county surveyor and assistant engineer for the city. Opal Wilson and Marion A. Gilpin resided at this address in 1935. By 1940, this dwelling appears to have been divided into apartments. The residents at that time were John S. Reese, Clarence Province, Hazel Joy, and Theodore Thompson. In 1945, Jewell Horvat, Eugene Holder, and Anna Betts resided here, followed in 1950 by Erma Todd. The residents in 1955 were Homer Day and Bill Ralls. In 1960, Orella Teeter and Stanley D. Odle lived here. Odle was a psychiatric technician for the nearby Colorado State Hospital.

Otis F. Ives, Jr., and Kathy Johnson purchased this property in 1978, selling it in 1996 to Brian R. Pumphrey. He, in turn, quit claimed the house and lot to Paul J. Pumphrey in 1999. Christina D. McConnell, the current owner and resident, acquired the property from Pumphrey in 2003.

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.

"Louis Hillery Marsalis" [obituary]. Pueblo Chieftain, 8 August 1934, p. 14.

"Reese (Charles A.)" [obituary]. Pueblo Chieftain, 30 September 1947, p. 11.

Stanley D. Odle" [obituary]. Pueblo Chieftain, 25 March 1994, p. 2B.

U.S. Census of 1900. Precinct 3, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 14.

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McConnell, Christina D. Interview with Adam Thomas, August 2005.

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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: **1899**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 the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of a Late Victorian-era style. 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 1899, 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. The windows have recently been replaced and a non-compatible addition was constructed. However, the windows mimic the original sash and other decorative details, such as stained glass and the surrounds, remain intact. As well, the addition is isolated to the rear elevation. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

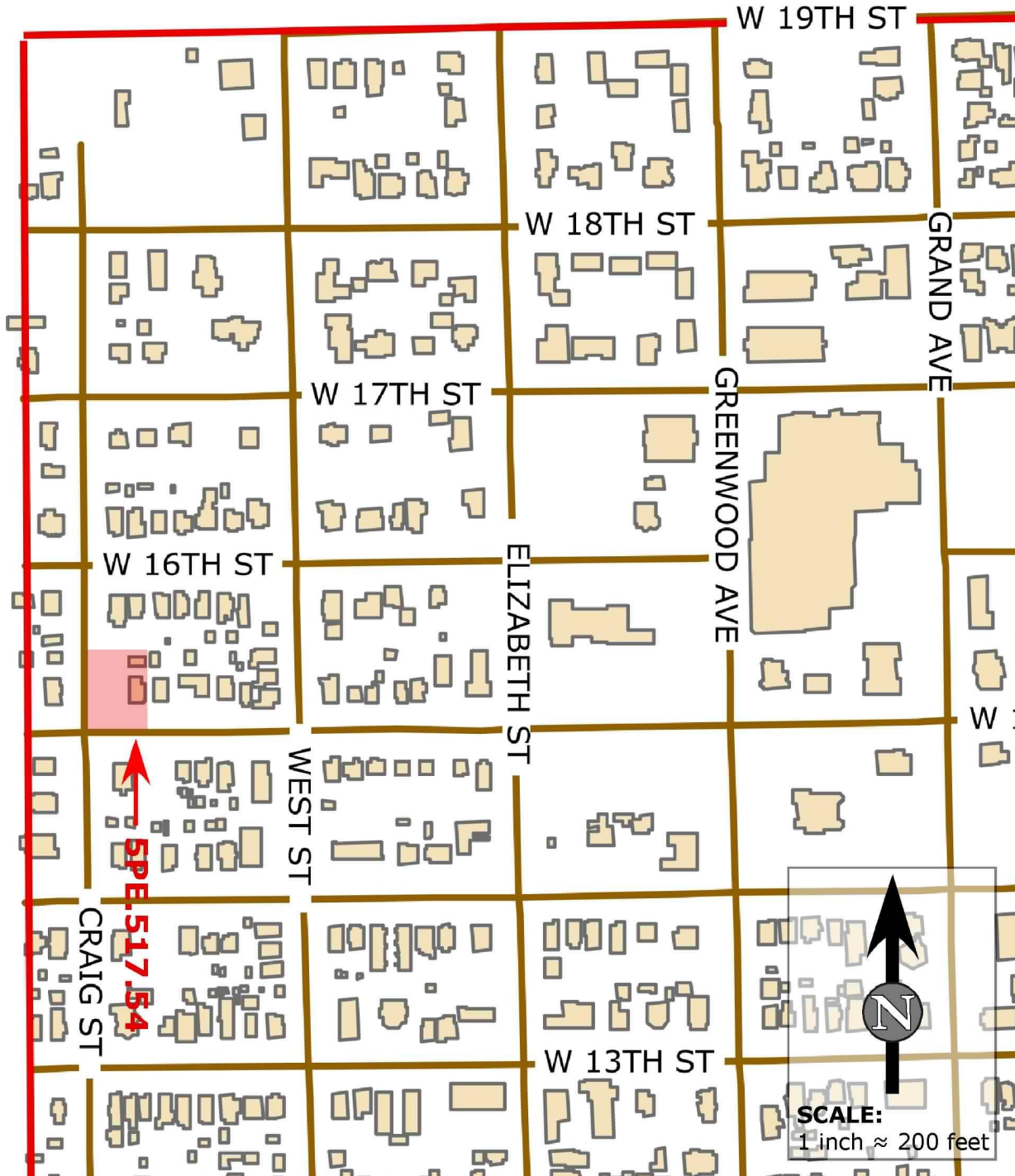
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 15thstw719
- 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): **07/19/05**
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**

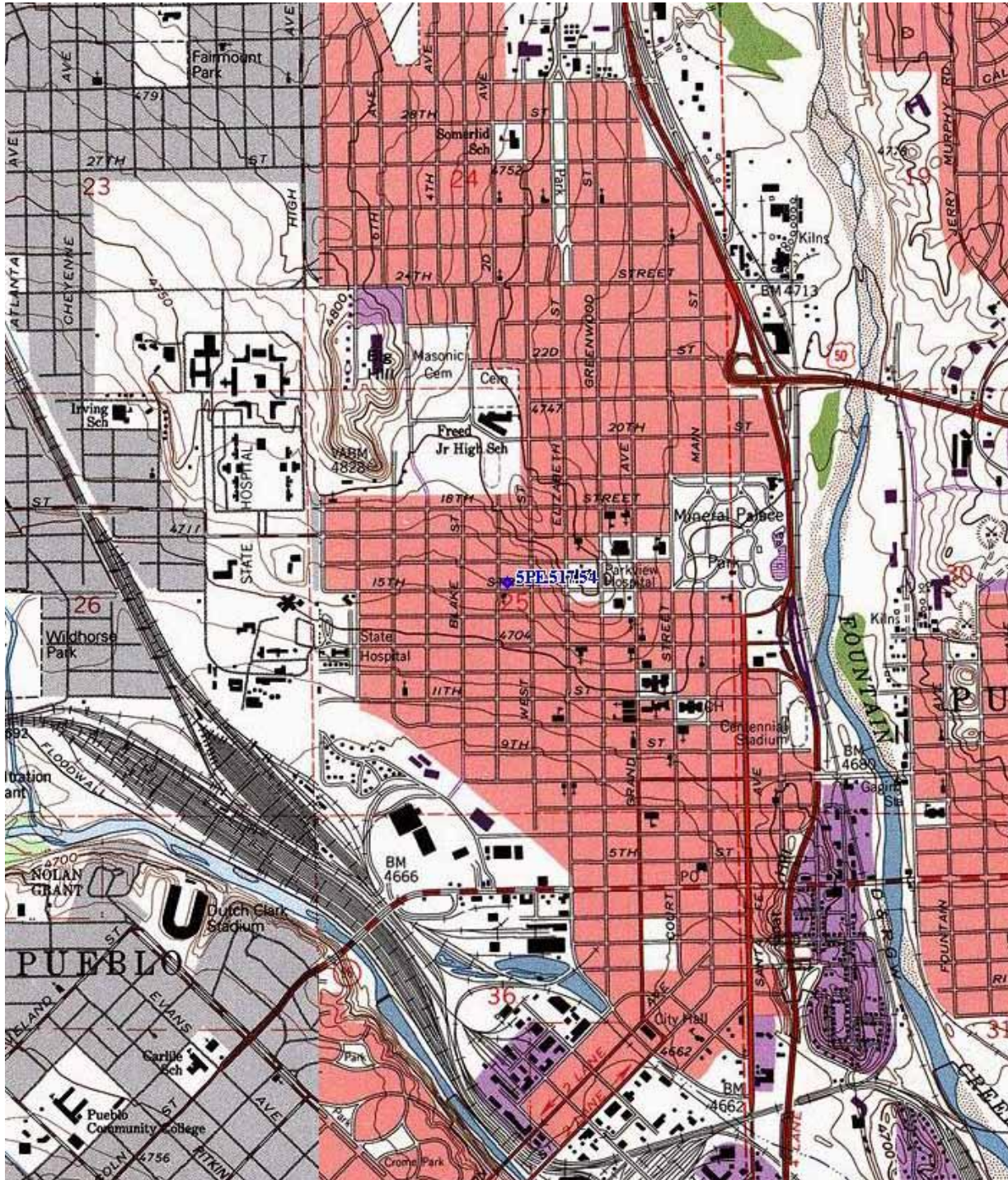
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SITE SKETCH MAP



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LOCATION MAP



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