

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.516.31** Parcel number(s):
- 2. Temporary resource number: **525149002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Francis, Hugh R., House**
- 6. Current building name: **Pueblo County Visitation Center**
- 7. Building address: **1426 N Grand Avenue**
- 8. Owner name: **Pueblo County**
- Owner organization:
- Owner address: **215 W 10th 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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **SW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **534006** Northing: **4236816**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 11 to 14; Block 21**
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): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,959 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Stone/Sandstone** Other wall materials:
Wood/Horizontal Siding
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
Chimney
Porch
Ornamentation/Decorative Shingles
Roof Treatment/Roof Cresting
21. General architectural description:
Oriented to the west, this house rests on a coursed sandstone rubble foundation, with 1-over-1-light basement windows. The walls above the foundation consist of a buff-colored, rough-faced sandstone ashlar, with raised and beaded mortar. A light pink, rough-faced rhyolite comprises the watertable, window sills and a belt course corresponding to the first-story window lintels. Protruding from the center of the rear (east) elevation is a single-story, hipped-roof room. The exterior walls of the small, enclosed porch across the north elevation of this room are clad in white-painted, horizontal wood siding. Light-blue-painted, variegated wood shingles cover the faces of the front-gabled dormers protruding from each slope of the main, gable-on-hip roof. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames. A band of 12-light casement windows lines the north elevation of the rear addition. The south-, west-, and north-facing, pedimented-gabled dormers are quite large and host two smaller, louvered windows flanking a larger 1-over-1-light, double-hung sash window. The east-facing slope has a pair of smaller dormers. The southern dormer has a 1-over-1-light, double-hung sash window, while the northern dormer hosts a large evaporative cooler unit. The principal doorway opens in the center of the symmetrical front (west) façade. It hosts an 8-panel wood door with a single light of frosted, leaded glass. White-painted plywood fills much

Architectural Inventory Form

Page 3

of the area around the doorway, indicating that it once hosted a much more elaborate surround, with transom and sidelights. Sheltering the doorway is a small, flat-roofed porch, on round, steel supports. Concrete steps descend to the west from the porch while a ramp descends to the north. Another similar doorway opens in the center of the north elevation. It also has a small, flat-roofed porch, with a concrete stoop and steps. A single-light, wood slab door opens in the rear elevation. Approaching it from the east is a concrete stoop and steps. Brown, interlocking asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. Cream-painted wood fascia and soffit box the eaves. Blue-painted roof cresting, in a Scandinavian motif, crown the roof ridges. Engaged hearths and chimneys protrude east of center in the north elevation and at the center of the rear elevation. The chimney on the north elevation has been truncated at the roof-wall junction.

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

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features large two-story dwellings and multi-story commercial buildings related to a nearby hospital. A grass strip separates North Grand Avenue, a busy north-south thoroughfare, from the sidewalk. This property is situated on the southeast corner of North Grand Avenue and West 15th Street. A planted-grass yard, with mature landscaping, surrounds the house. Encircling the property is a chain-link fence. A gravel-covered playground is located directly behind (east of) the house.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

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: **Hugh R. Francis**

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 1900. City directories and Sanborn maps support a circa 1900 date of construction. A 1905 Sanborn map reveals that the house originally had a large porch spanning the entire west and most of the north elevations, wrapping around the northwest corner of the house. On a 1951 map, the porch remains intact; however, the easternmost portion is 2-stories, perhaps providing access to a second-story apartment. Materials in the existing porches suggest that they were constructed after 1965. Other modifications include the enclosure of the rear porch, also after 1951, and the replacement of some windows and doors.

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Religious-related Residence**

Architectural Inventory Form

Page 4

Multiple Dwelling

33. Current use(s): **Government**
34. Site type(s): **visitation center**
35. Historical background:

The first owner and resident of this house, constructed around 1900, was Hugh R. Francis, owner and manager of the Francis Plumbing and Supply Company, which was located at 415 North Sante Fe Avenue. He was born in January 1850 in Pennsylvania. His wife, Elizabeth Highberger Francis, was also born in Pennsylvania, in March 1860. They were married around 1890 and had three children: Daniel H., Elizabeth, and Janet L. Francis. Also residing with them were the elder Elizabeth's father and brother, Daniel W. Highberger and Albert Highberger, and Mary McGovern, a domestic servant. Albert Highberger was an attorney. The family resided here through at least 1909. Hugh Francis later moved to Grand Junction, where he died on December 10, 1919.

By 1920, the residents of this house were George F. Adair and his family, who resided here for more than 2 decades. George Adair was born around 1870 in Kansas. His wife, Mary S. Adair, was born in Kentucky around 1872. They were married around 1892 and had three children: Austin Adair, Allen Adair, and Mrs. William G. Shonsbye. Austin Adair was born around 1895 in Colorado and served in World War I. Austin Adair's wife, Martha Adair, was born in Missouri in 1898. They were married around 1917 and had a son, Austin Adair, Jr. The Austin Adair family resided at this address with George and Mary Adair. George Adair was an employee of the Atchison, Topeka & Santa Fe Railway and CF&I Steel before becoming a livestock inspector for the Western Weighing Association. Austin Adair, Sr., was a music instructor and operated the Adair Academy of Music in this house. George F. Adair died here on October 12, 1930. Austin Adair, Sr., and his family remained here for at least another decade.

George Adair rented out apartments in this house, a practice subsequent owners continued. The apartment residents in 1930 were William and Stella Bushby, who operated a collection agency; Ralph Bartlett, a bookkeeper for a Pueblo meat-packing house, and his wife, Lenora; and E.L. Johnson, a teacher at a church school, and his daughter, Irene Schmidt. Leonard E. Breach, Charles H. Shaw, Lawrence D. Nicholson, Floyd N. Cox, and Isadore Rosen lived here in 1940. In 1950, the residents were Robert F. McNeily, Rufus J. Randle, B.G. Murdock, Bonnie Bailey, Mary Dowell, Bonnie J. Luke, and Eda B. Carrigan.

Around 1955, the Roman Catholic Diocese of Pueblo purchased the property, which was located directly across West 15th Street from the Bishop's residence, and converted it into housing for religious sisters and offices for the Southern Colorado Register, the diocesan newspaper. The renovation of the building included the installation of a chapel in the northeast corner of the first floor. The diocese retained ownership of the property until 1997, when it sold it to Pueblo County. The county uses the building as a center for court-ordered, supervised parent-child visits.

36. Sources 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 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.

"Funeral Notices" [for Hugh R. Francis]. Pueblo Chieftain, 13 December 1919, p. 12.

"George F. Adair" [obituary]. Pueblo Chieftain, 14 October 1930, p. 9.

U.S. Census of 1900. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 7B.

Architectural Inventory Form

Page 5

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: **ca. 1900**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

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, particularly the settlement of an entrepreneurial middle class, which built homes like this one following the trend of Pueblo's upper class. As well, the house is significant under National Register criterion C (Pueblo Local Landmark criterion 2A and 2C) for its architectural style, derived from the Late 19th and Early 20th Century American Movements, and its sophisticated stonework. 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 around 1900, 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. The removal of the large, wraparound porch and principal door surround appears to have eliminated a major, character-defining feature of this house. Nonetheless, the building has no additions and the stonework remains entirely intact. This house retains sufficient physical integrity to convey its 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): grandaven1426
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): **08/09/05**

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

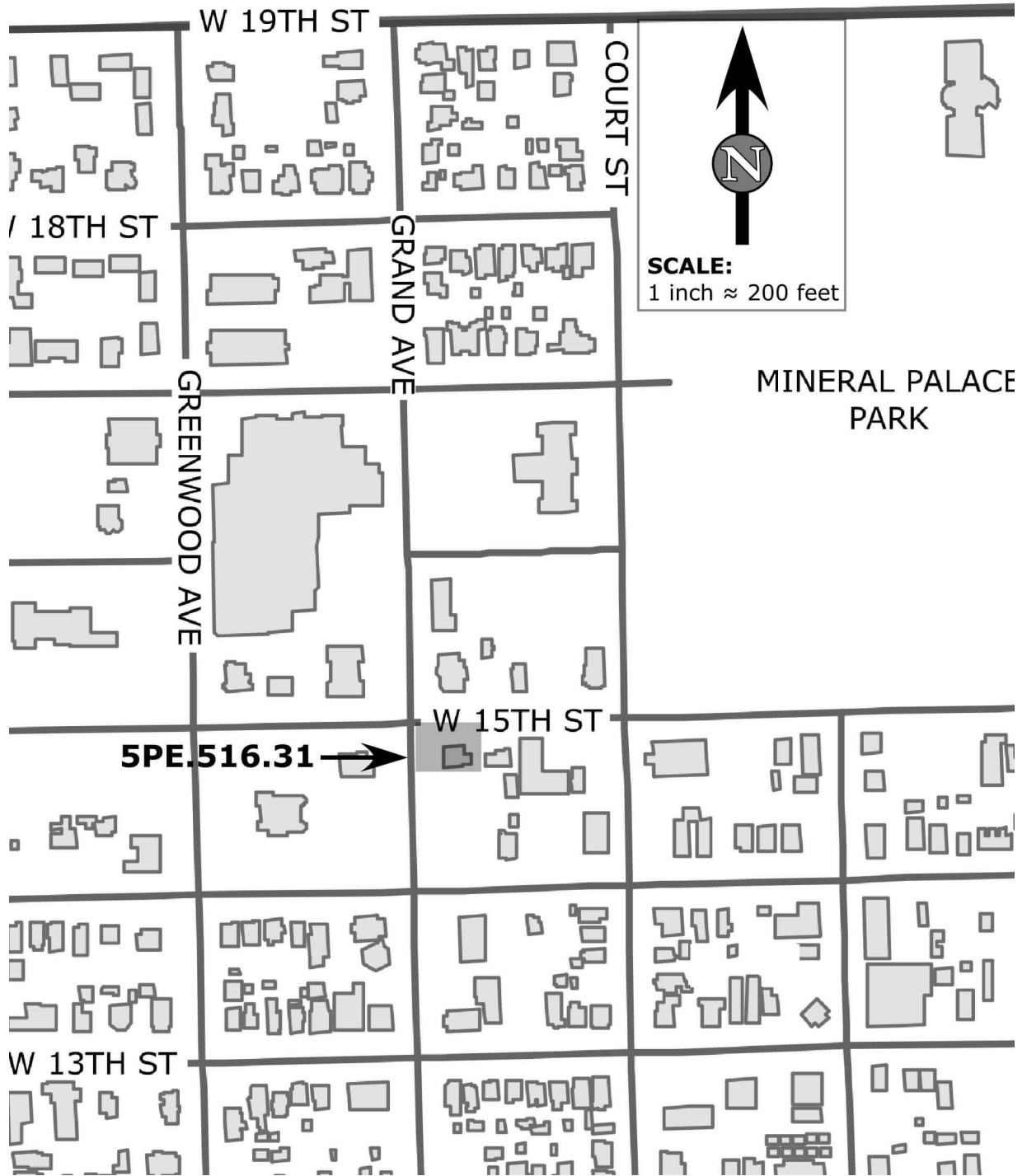
51. Organization: **Historitecture, L.L.C.**

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

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

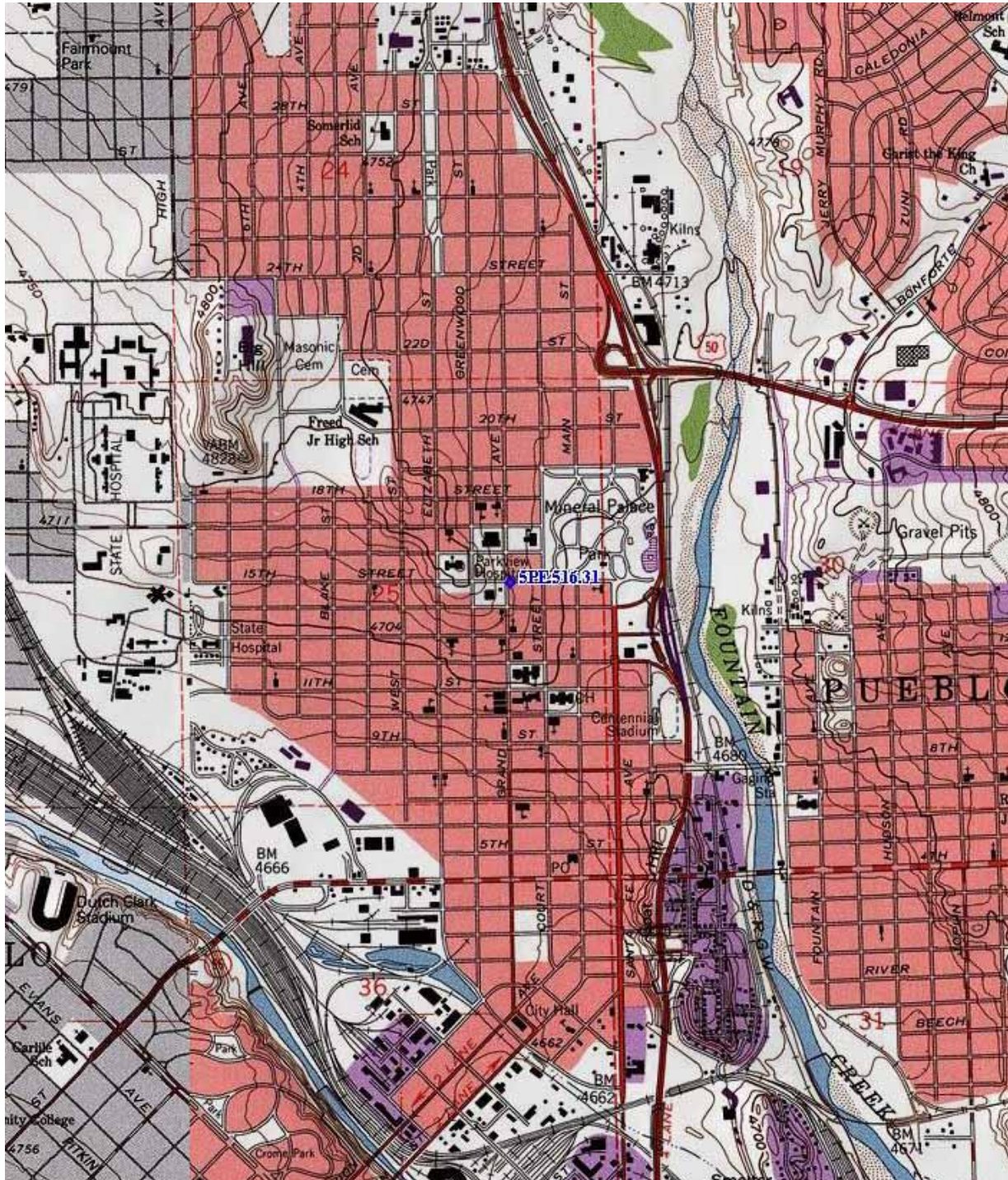
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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