

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.5811**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Babcock, L.F., House**
- 6. Current building name: **Martinez, Wayne, House**
- 7. Building address: **1812 N Grand Avenue**
- 8. Owner name: **Wayne Martinez**
- Owner organization:
- Owner address: **1812 N Grand Ave**
Pueblo, CO 81003

Parcel number(s):

525151008

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**
SW 1/4 of **NW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **534019** Northing: **4237200**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 60 feet of Lots 15, 16, and 11 feet 6 inches of Lot 17; Block 25**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **981 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**
Other roof materials:
20. Special features: **Porch**
Garage/Attached Garage
Chimney
21. General architectural description:
Oriented to the west, this house rests on a concrete foundation, with 3-light hopper basement windows. Cream-colored stucco clads the exterior walls. Windows are generally 8- to 10-light casement, with oxide-red-painted wood frames and thin, wood surrounds. Dominating a shed-roofed bay protruding from the north end of the asymmetrical front (west) façade is a set of three of these windows. The central window is fixed. To the south of this window opens a 5-light hopper or awning window. The paired casements in the south end of the façade have beadboard shutters, with star-shaped voids. A porch spans the north half of the façade, while much of it is unsheltered, a front-gabled, arched structure shelters the stoop in front of the principal doorway, which opens near the center of the facade. The doorway hosts a white-painted, glass-in-wood-frame door, opening behind a white-painted, wood-frame storm door. A shed-roofed garage is attached to the east end of the north elevation. The garage's west elevation hosts paired, beadboard doors, on metal strap hinges. Opening in the rear (east) elevation are paired, French doors, providing access to an unsheltered wood deck. Red terra cotta tiles cover the cross-gabled roof, and the building lacks overhanging eaves. An engaged chimney and hearth protrude near the center of the north elevation.
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**
Other architectural styles:

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Building 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. The neighborhood features modest and large 1- and 2-story houses. Setbacks from North Grand Avenue are generally the same on this block. This property is situated on the east side of North Grand Avenue, between 325 West 18th Street to the south and an east-west-oriented alley to the north. Separating the street from the sidewalk is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual:
- 1926**

Source 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.

26. Architect:
- unknown**

Source of information:

27. Builder:
- unknown**

Source of information:

28. Original Owner:
- L.F. Babcock**

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 building was constructed in 1926. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the construction of the rear deck, most likely after 1980.

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s):
- Single Dwelling**

33. Current use(s):
- Single Dwelling**

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

35. Historical background:

The original owner and resident of this house, constructed in 1926, was L.F. Babcock.

Proctologist Dr. Wilbur Lowe purchased this property in 1929, upon moving to Pueblo. He was born on May 2, 1876, in Elmwood, Illinois. Dr. Lowe graduated from the University of Colorado School of Medicine in 1911 and interned at Mercy Hospital, in Denver. He and his wife, Edna H. Lowe, were married on December 24, 1912. Dr. Lowe served in World War I. He practiced in Pueblo until his retirement in 1955. Dr. Lowe lived at this address only briefly, later settling at 219 North Prairie. He died on August 14, 1972.

From around 1935 through at least 1940, the resident was William Rothwell Dolan. He was a civil engineer, working at the CF&I Steel Corporation's Minnequa Works. His wife was Edna Dolan. They later resided at 231 Argyle. William Dolan died on March 3, 1946.

Hulda Elizabeth Anderson was the resident from 1949 through at least 1955. She was born on May 29, 1881, in Karlstad,

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Sweeden. Anderson arrived in Chicago in 1906 and then settled in Victor, Colorado, two years later. She moved to Colorado Springs in 1935 and to Pueblo in 1939.

Around 1960, the owner was Paul F. Gallemore. He was born on December 19, 1904, in Beulah, Colorado. Gallemore was a 40-year employee of the CF&I Steel Corporation, retiring in 1970. He and his wife, Rowena Edmiston Gallemore, had a daughter, Sylvia Stallings. The Gallemores later settled at 325 West 18th Street. Paul Gallemore died on October 17, 1978.

Robert P. and Donald B. Mourning acquired this property in 1971. Donald Mourning became the sole owner in 2002. He sold the property a couple of months later to Kimberly D. Burzinski. Wayne Martinez, the current owner and resident, acquired this property from Burzinski in 2005.

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.

"Lowe (Dr. Wilbur)" [obituary]. Pueblo Chieftain, 15 August 1972, p. 4B.

"Dolan (William Rothwell)" [obituary]. Pueblo Chieftain, 4 March 1946, p. 3.

"Anderson (Hulda Elizabeth)" [obituary]. Pueblo Chieftain, 24 January 1966, p. 6A.

"Paul F. Gallemore" [obituary]. Pueblo Chieftain, 19 October 1978, p. 3D.

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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: **1926**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 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 the Mediterranean Revival. 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 1926, 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 only notable modification has been the construction of the rear deck. 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): grandaven1812**

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**

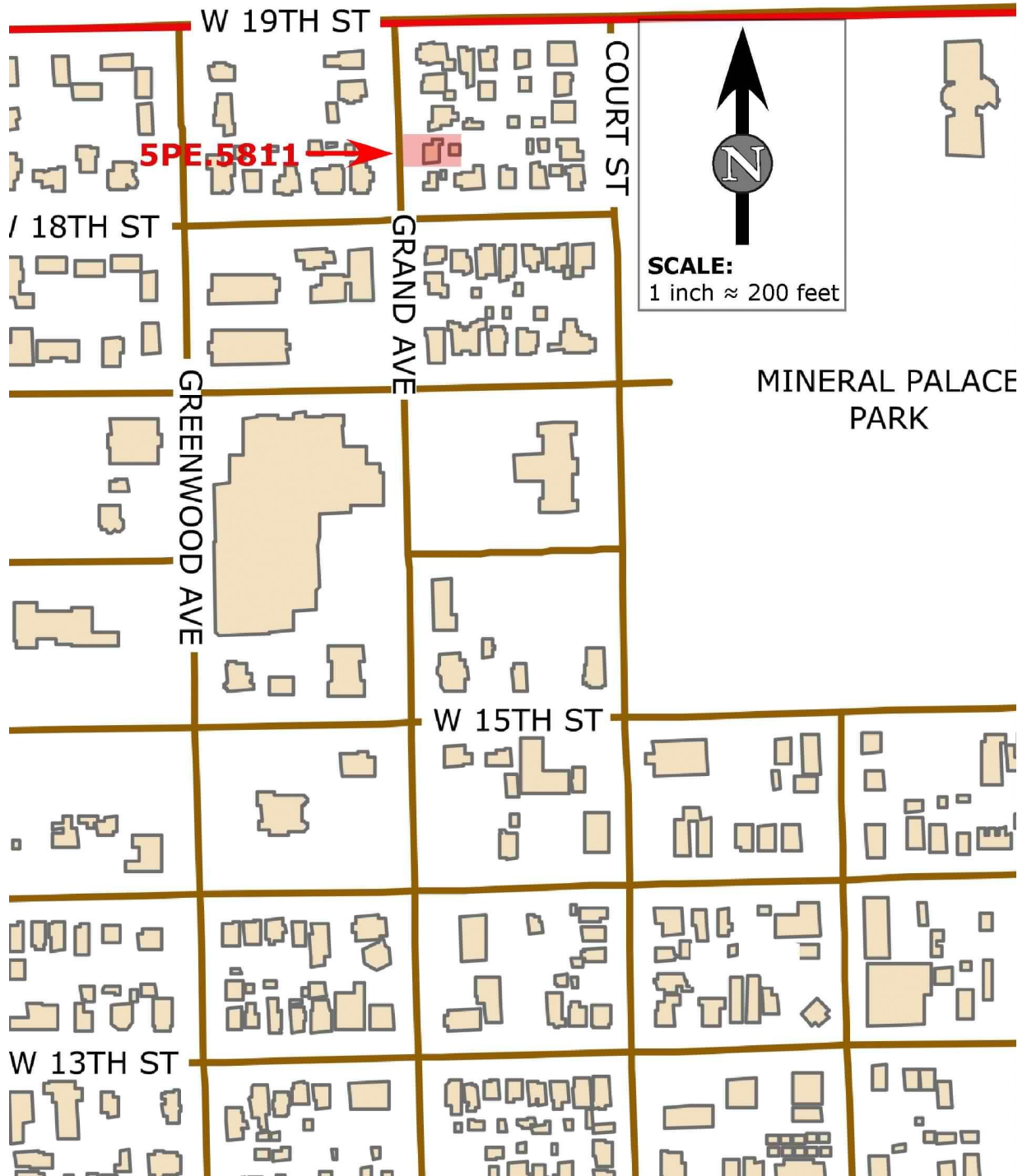
51. Organization: **Historitecture, L.L.C.**

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

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

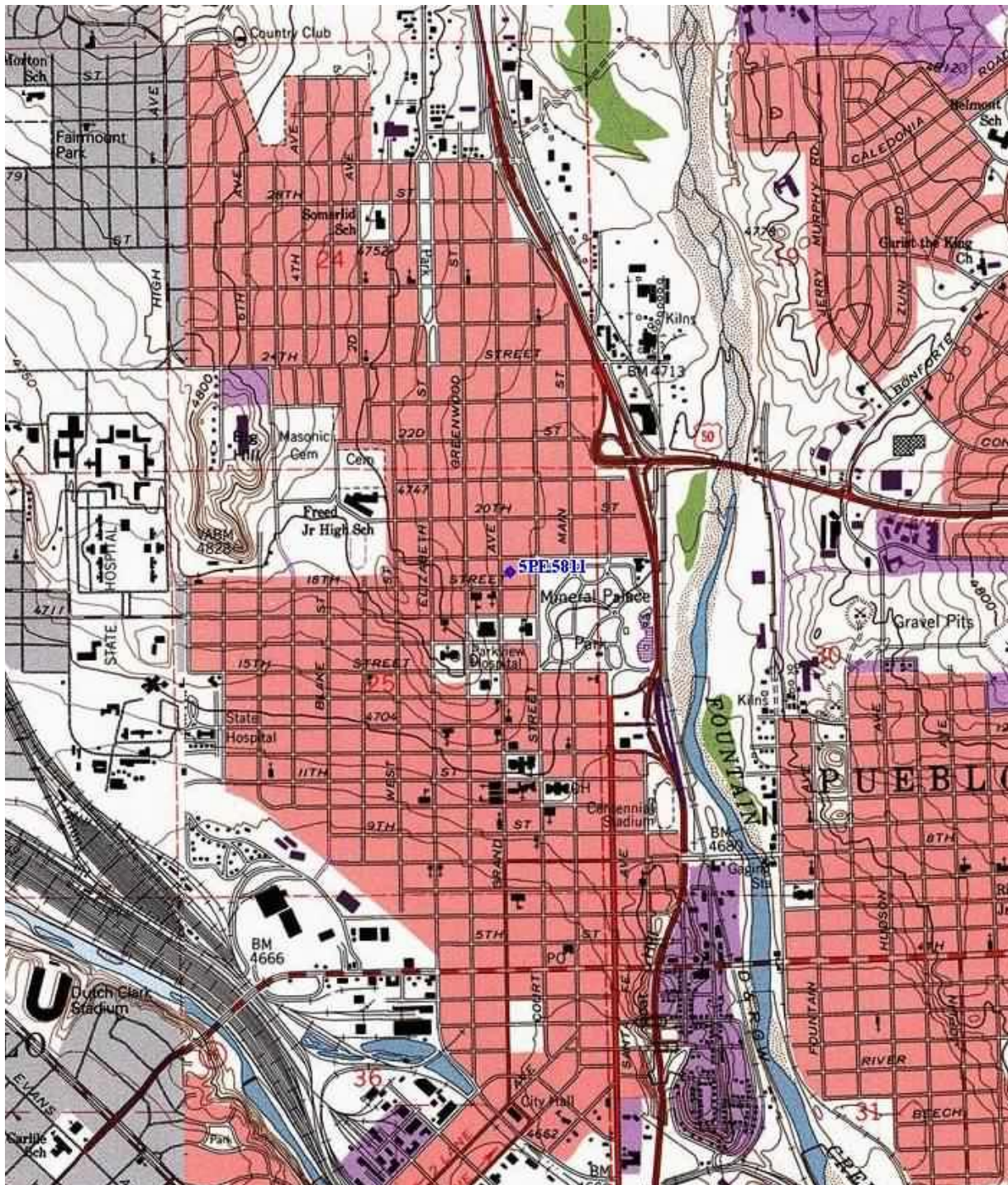
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SITE SKETCH MAP



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LOCATION MAP



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