

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.5813** Parcel number(s):
- 2. Temporary resource number: **525130005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Vanderveer, Herbert E., House**
- 6. Current building name: **Esposito, Signe K., House**
- 7. Building address: **1820 N Grand Avenue**
- 8. Owner name: **Signe K. Esposito**
- Owner organization:
- Owner address: **1820 N Grand Ave**
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**
SW 1/4 of **SW 1/4** of **NE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534025** Northing: **4237215**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **West 78 feet of Lots 4 and 5, and the south half of Lot 3; Block 11**
Addition: **Barndollar & Company Second 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): **1,270 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: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Garage/Attached Garage
Chimney
Porch
21. General architectural description:
Oriented to the west, this house rests on a concrete foundation. Cream stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, green-painted aluminum-frame storm windows, and green-painted wood surrounds. Opening in either end of the asymmetrical front (west) façade are single-light picture windows, shaded beneath blue canvas awnings. Flanking the hearth and chimney, engaged to the south elevation, are 8-light casement windows. Similar windows open into an integral porch near the center of the south elevation. A 4-light hopper or awning window pierces the north elevation of the garage, which is attached to the southeast corner of the house. A small, front-gabled porch fills the inside (southwest-facing) corner of the house. It is approached from the west and south through round-arch openings. The porch shelters the principal doorway, which hosts a single-light, 2-panel metal door, painted cream. It opens behind an aluminum-frame storm door. The integral porch in the south elevation provides access to a 15-light wood door, with sidelights. Secondary doorways open in the eastern end of the house's south elevation, just west of its junction with the garage, and in the west end of the garage's north elevation. The garage door, dominating the west elevation, is a single-car, steel, overhead-retractable garage door, painted cream. There is a stepped parapet above the garage door. Green asphalt shingles cover the cross-gabled roof, and the building lacks overhanging eaves.

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22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles:

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 an east-1818 North Grand Avenue to the south and 1822-24 North Grand Avenue to the north. Separating the street from the sidewalk is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the back yard, which hosts strawberry patches and raspberry bushes, is a wood privacy fence. A concrete driveway connects North Grand Avenue to the attached garage.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1925**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: **Herbert Emanuel Vanderveer**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 1925. An analysis of the style, materials, and historical records corroborates this date. This house was restuccoed in 1988. The only other notable alterations have been the replacement of the original front door and garage door, and the installation of storm windows, all of which occurred after 1970.

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 first owner and resident of this house, constructed in 1925, was contractor Herbert Emanuel Vanderveer. He arrived in Pueblo around 1910 and served in World War I. He and his wife, Lucy Vanderveer, resided here only briefly, later settling at 2306 DeSoto Road. Herbert Vanderveer died on September 19, 1962.

Around 1930, Joseph Rosen purchased this property and resided here through at least 1940. He came to Pueblo around 1900 and operated wholesale and retail clothing stores. He and his wife, Eva Rosen, later moved to 317 West 21st Street. Joseph Rosen died on August 30, 1947.

Miller A. "Curly" Williams purchased this property around 1945 and remained here through 1940. He was a lifetime resident of Pueblo and operated Williams Produce. He and his wife, Susie Williams, had two daughters, Mary Lou King and Rose Mary Pompeo. They later moved to 1122 West Orman, where Curly Williams died on January 28, 1982.

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Following the death of her husband, George H. Rupp, in 1954, Zita J. Rupp acquired this property and resided here until her own death 3 decades later. She came to Pueblo around 1929. George and Zita Rupp had four children: George R. Rupp, Mary Margaret Randick, John D. Rupp, and Barbara Argust. Zita Rupp died in this house on June 6, 1975.

Zita Rupp transferred ownership of this property to John D. Rupp in 1969. In 1987, he transferred the property to Virginia Rupp, who sold the house and lot to Joseph R. Moran in 1998. Signe K. Esposito, the current owner and resident, purchased this property from Moran later that year.

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.

"Vanderveer (Herbert Emanuel)" [obituary]. Pueblo Chieftain, 20 February 1962, p. 2A.

"Rosen (Joseph)." [obituary]. Pueblo Chieftain, 31 August 1947, p. 10.

"Curly A. Williams" [obituary]. Pueblo Chieftain, 29 January 1982, p. 5B.

"Zita J. Rupp" [obituary]. Pueblo Chieftain, 8 June 1975, p. 8B.

Esposito, Signe K. Interview with Adam Thomas, 9 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: **1925**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 a Late-19th And 20th Century Revival style. However, the levels of architectural and historical significance 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 1925, 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 modifications have been the replacement of the front door and garage door. 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): grandaven1820**

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**

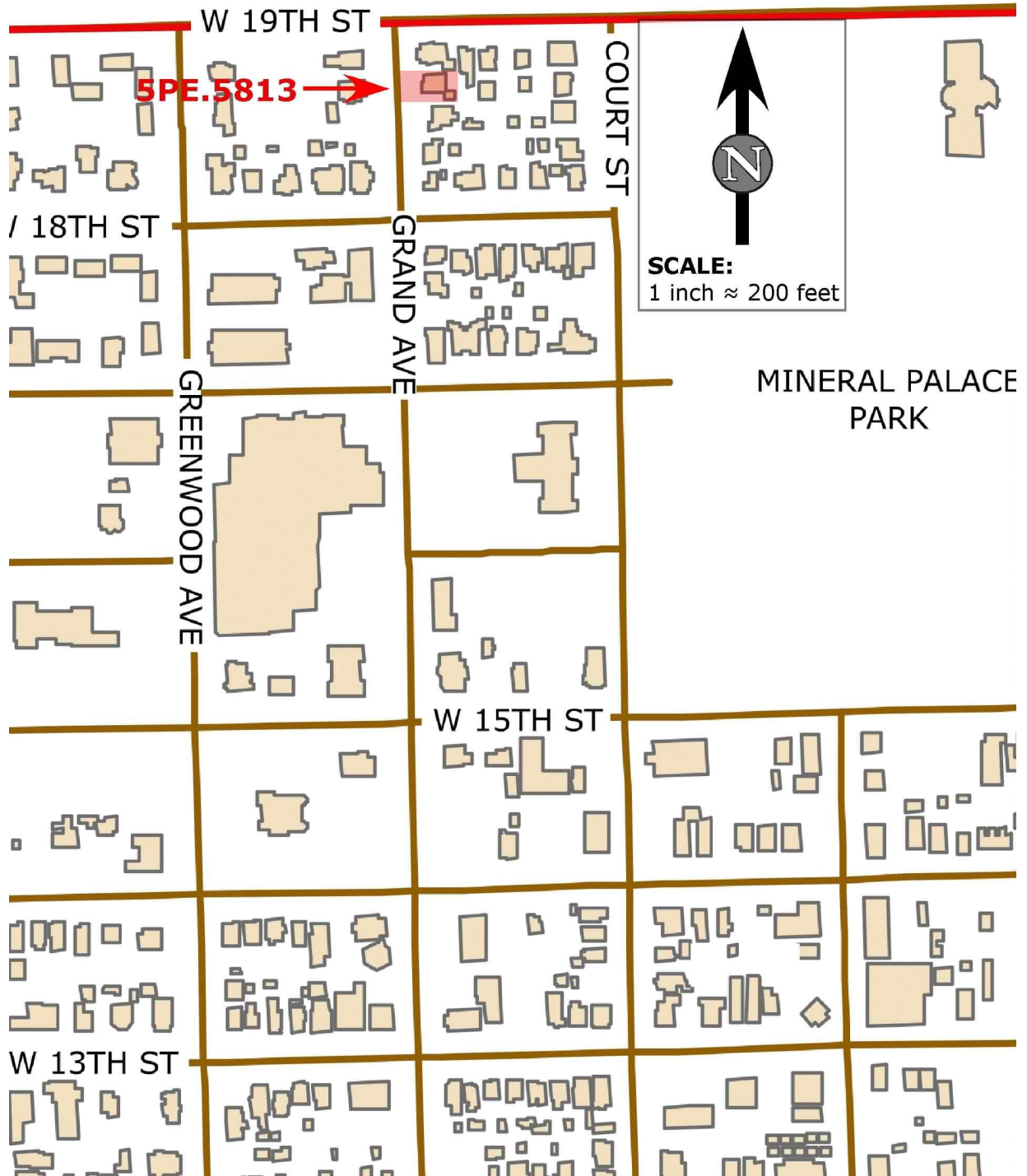
51. Organization: **Historitecture, L.L.C.**

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

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

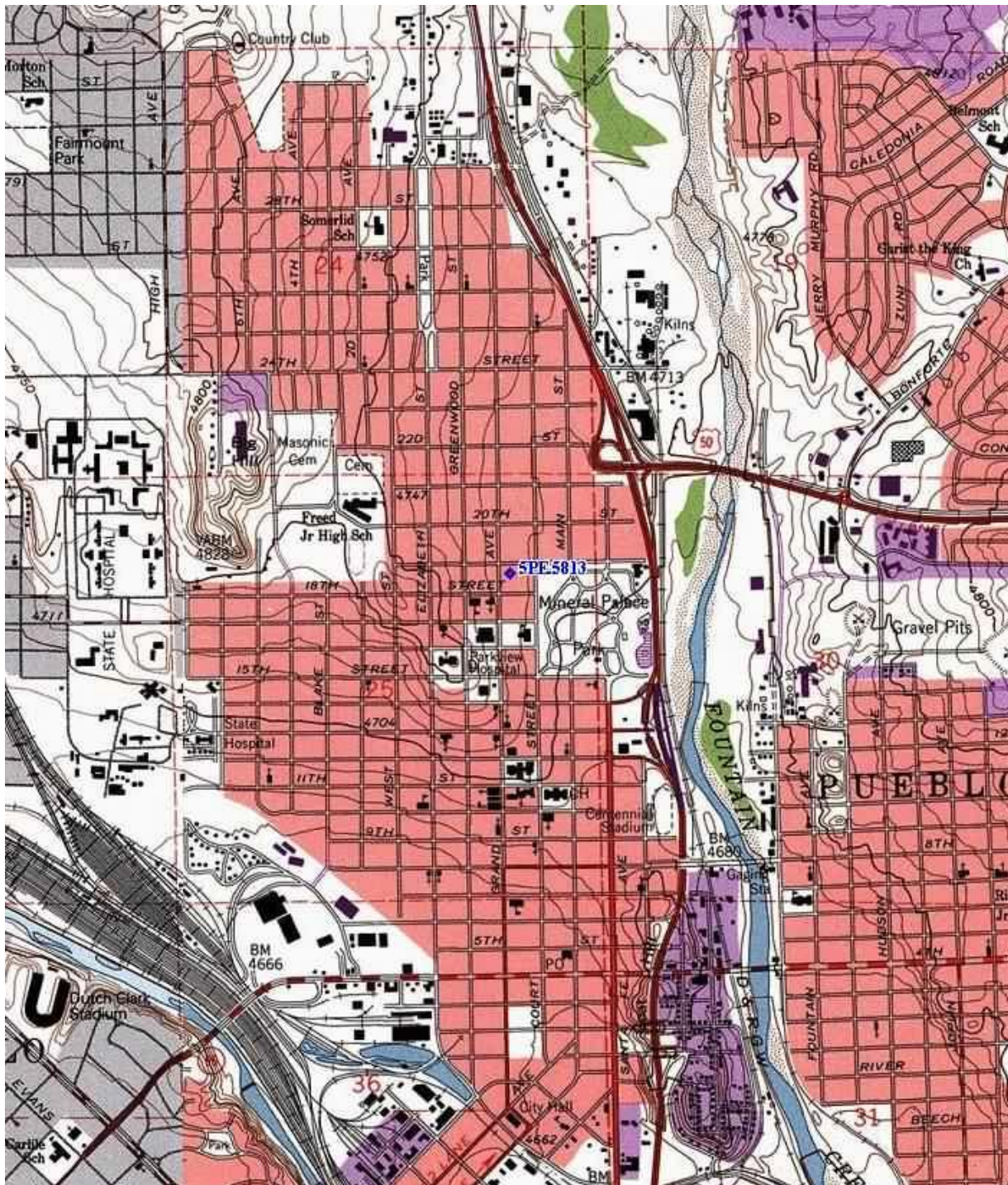
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SITE SKETCH MAP



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LOCATION MAP



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