

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6609** Parcel number: **525119012**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **William Peach House**
- 6. Current building name: **311 West 19th Street**
- 7. Building address: **311 West 19th Street**
- 8. Owner name: **Maria A. Rodriguez Bennett**
- Owner organization:
- Owner address: **1827 Court 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	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need 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"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534012** Northing: **4237280**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **West 55 feet of Lots 13 through 16; Block 12**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **936 square feet**
16. Number of stories: **1**
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: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Garage/Attached Garage
Porch**
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation covered in yellow stucco. Piercing the foundation are 3-light hopper basement windows. Yellow stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with brown-painted wood frames, aluminum-frame storm windows, and brown-painted wood surrounds. Flanking either side of engaged hearth and chimney at the south end of the west elevation are casement windows with lights set in a 4-over-1-pattern. Dominating either end of the symmetrical front (south) facade are tripartite windows with narrow 1-over-1-light windows flanking a wider window of the same arrangement. Piercing the front gable is a 4-light hopper or awning window, flanked by louvered vents. An integral porch spans the entire facade and has stucco-covered supports and kneewalls, with brown-painted concrete caps. Concrete steps, flanked by wrought-iron railings, approach the center of the porch, aligned with the principal doorway. A secondary doorway opens west of center in the north elevation. A single-car garage is attached to the northeast corner of the house. The garage's south elevation hosts a white-painted steel, overhead-retractable garage door. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed. The gabled host knee brackets. The hearth and chimney engaged to the west elevation are constructed of brown, glazed bricks.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
Other architectural style:
Building type: **Bungalow**
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 surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West 19th Street are generally the same on this block. This property is situated on the northeast corner of West 19th Street and North Grand Avenue. Separating the streets from the concrete sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the backyard is a wood privacy fence. Running along the east side of the house, a concrete driveway connects West 19th Street to the attached garage.
24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1923** Actual Estimate
Source of information: **Pueblo County Assessor Property Profile.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **William Peach**
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 1923. An analysis of the materials, style, and historical records corroborates this date. The only notable alterations since that time appear to be the replacement of the garage door and the rear (north) door, sometime after 1970.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

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

The first owner and resident of this house, built in 1923, was Pueblo city engineer William Peach, who had moved here from 1925 North Greenwood Street (5PE.6535). Peach was born in England in 1862, immigrated to the United States in 1882, and became a naturalized citizen in 1903. Peach and his family lived in Cheyenne, Wyoming, before settling in Pueblo around 1890. William Peach initially worked as a draftsman for the civil engineering practice of Victor G. Hills. By 1892, Peach had become the assistant city engineer. He moved between the public sector and private practice until the 1930s; he was city engineer from 1899 to 1900, 1901 to 1902, 1907 to 1908, and in 1911. A lasting memorial of Peach's engineering and drafting talents are two enormous maps of the City of Pueblo, drawn in 1900 and in 1926, on display on the third floor of the Robert Hoag Rawlings Public Library.

With his wife, Alertina, William Peach had two daughters: Catherine and Florence. Alertina Peach died on August 10, 1891. Florence Peach moved to England in 1914, but returned to Pueblo by 1919 to live with her father. Catherine Peach married Will D. Grisard.

Ralph E. and Rose E. Allen were the residents of this house in 1930. Ralph was born around 1884 in Indiana, while Rose was born around 1891 in Missouri. They were married circa 1909 and had two sons: Ralph E. Allen Jr. and Charles H. Allen. The elder Ralph Allen worked as a conductor for the Missouri Pacific Railroad. The family resided here only a few years. Ralph E. Allen died on March 3, 1959.

The residents here in 1935 were Herrick W. and Laura D. Gould, who would later move to 1920 North Elizabeth Street (5PE.6627). Born in Hartington, Nebraska, on June 16, 1886, Herrick moved with his parents to Denver in 1889. In 1905, he came to Pueblo and worked for the Colorado Fuel & Iron Company (CF&I). He left CF&I and Pueblo to pursue employment in Cripple Creek, Colorado, but returned to both the city and CF&I in 1917, working in the purchasing department. He married the former Laura Davis in 1916 in Sterling, Colorado. Herrick Gould retired from CF&I in 1958 as the assistant director of the purchasing department. The Goulds moved from this address prior to 1940; Herrick died on September 1, 1971.

The residents of this house beginning around 1940 were Otto W. and Etta B. Snapp. They were both born in Kansas, Otto around 1890 and Etta circa 1894. They had two children: Otto W. "Tink" Snapp Jr. and Melvin W. Snapp. The couple moved to Pueblo in 1908, and Otto immediately went to work for the post office. Mr. and Mrs. Snapp moved from this house shortly after 1950 to live with their son, Otto Jr., at 1907 North Grand Avenue (5PE.6632). The elder Otto Snapp died on October 28, 1956. At the time, he was still employed by the post office as superintendent of the Mesa Junction Station.

Ernest A. and Dorothy J. LaHue purchased and resided in this house prior to 1950. Ernest worked as a clerk for the Atchison, Topeka & Santa Fe Railway. He died on February 1, 1988, leaving Dorothy LaHue as the sole owner of the property. She sold the property to the current owner, Maria A. Rodriguez Bennett, in 1997.

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.

"Peach (Albertina)" [obituary]. Pueblo Chieftain, 11 August 1891, p. 4.

"Allen (Ralph E.)" [obituary]. Pueblo Chieftain, 5 March 1959, p. 23.

"Gould (Herrick W.)" [obituary]. Pueblo Chieftain, 2 September 1971, p. 8B.

"Ernest A. La Hue" [obituary]. Pueblo Chieftain, 3 February 1988, p. 4D.

Florence Peach Passport Application, U.S. Department of State Bureau of Citizenship, 16 March 1914.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 2B.

U.S. Census of 1920. Precinct 11, Pueblo, Pueblo County, Colorado. Sheet 7B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheets 3B and 7A.

U.S. Census of 1930. Precinct 7, Pueblo, Pueblo County, Colorado. Sheet 3B.

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.

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**
Social History

40. Period(s) of Significance: **Architecture, 1923; Social History, 1923-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. This house was home to Pueblo city engineer William Peach. As well, the house is architecturally significant as an example of the bungalow form with minimal Craftsman stylistic elements. Character-defining features include the front-gabled roof, exposed rafter ends, and the large front porch. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property could 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1923, this house exhibits a 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 original garage door and back door. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed

Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

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.**

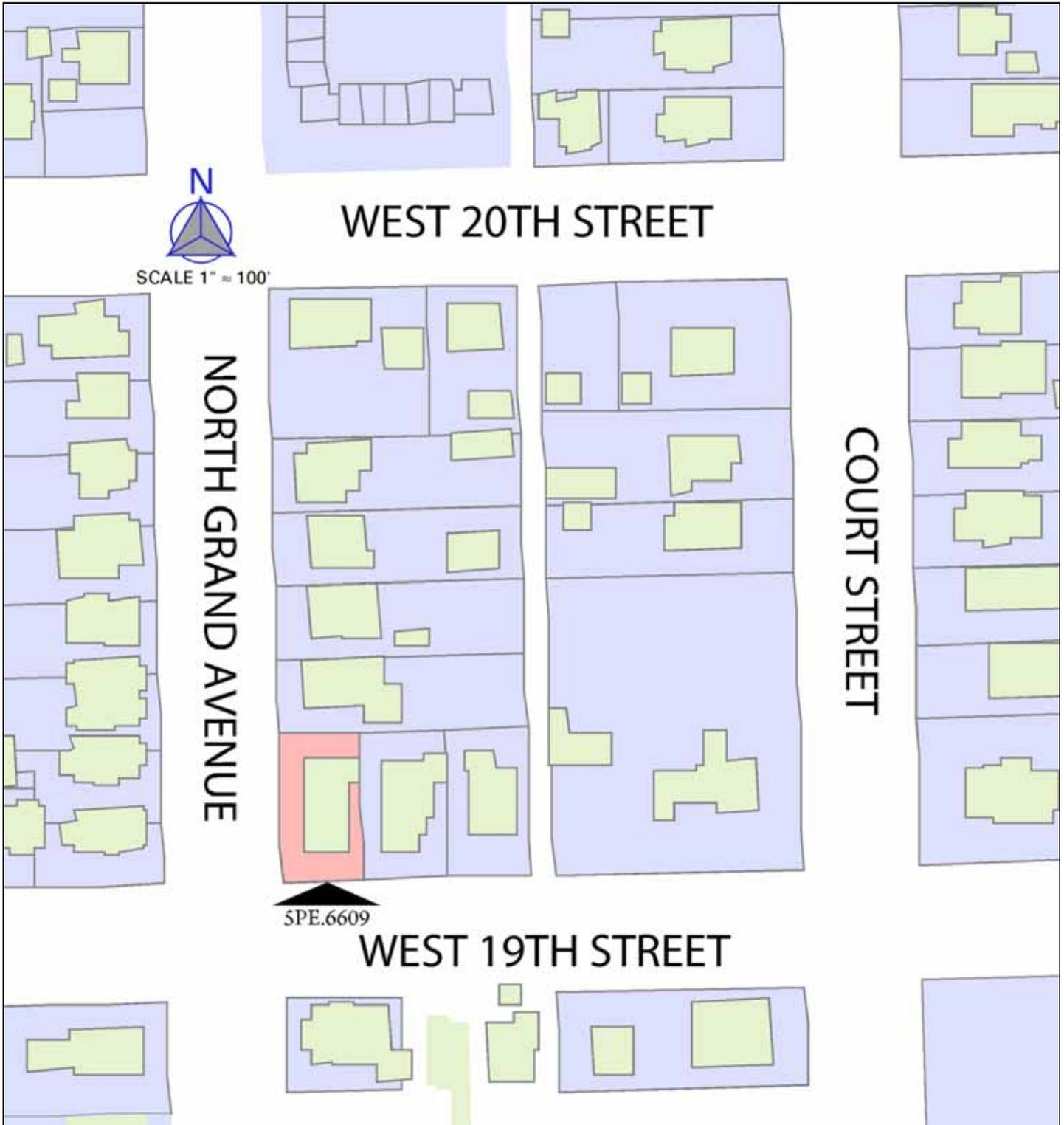
If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

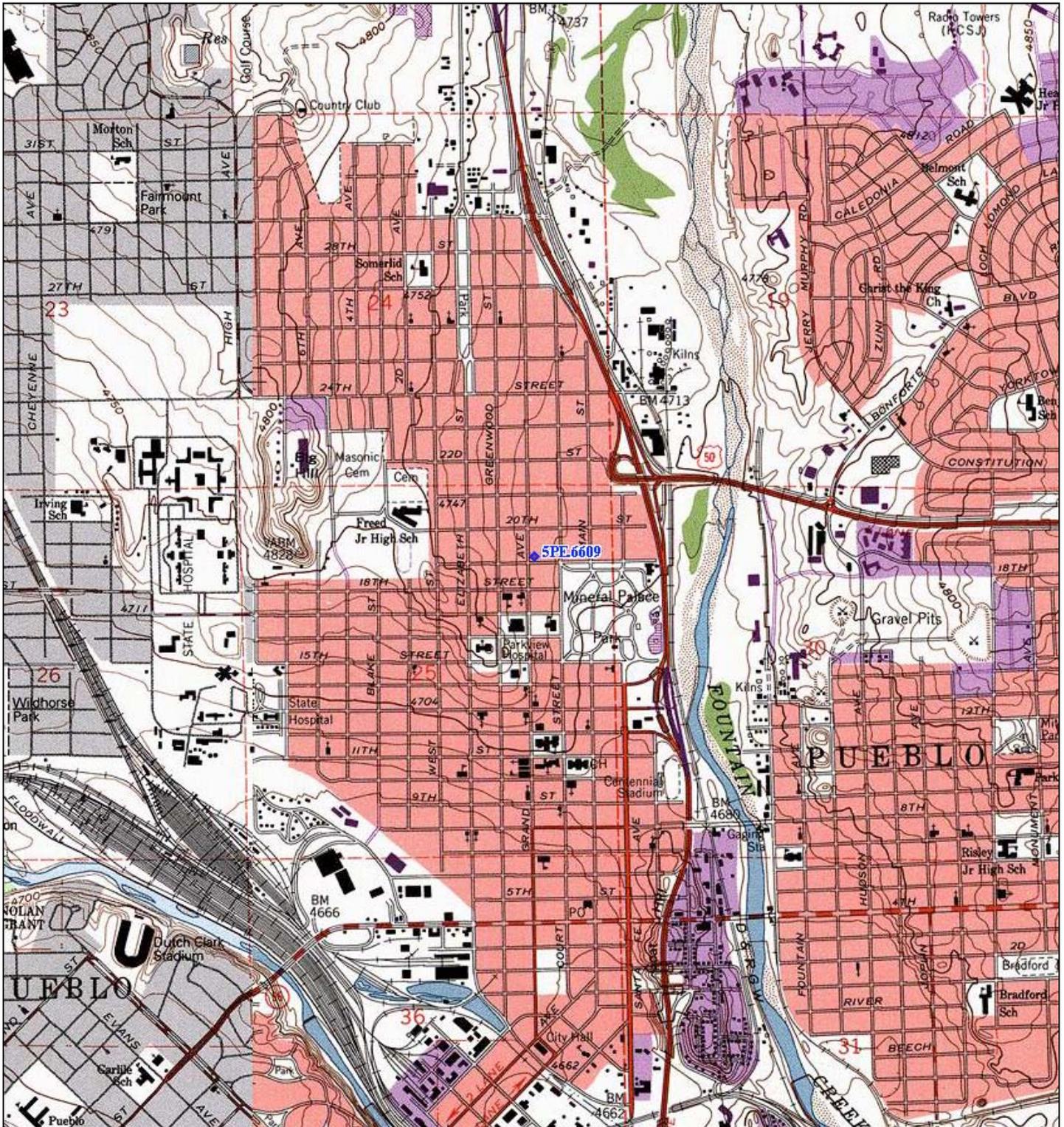
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **19thstw311 - 1 to - 4**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**
48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
49. Date(s): **2/1/2008**
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419
Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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