

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6503** Parcel number: **525119004**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Louis W. Biele House**
- 6. Current building name: **Michael C. and Debra L. Polunci House**
- 7. Building address: **1930 North Grand Avenue**
- 8. Owner name: **Michael C. and Debra L. Polunci**
- Owner organization:
- Owner address: **1930 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 | <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 checked="" type="checkbox"/> Individually eligible | <input 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: **534006** Northing: **4237379**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **west 118 feet of Lots 1 through 4; 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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1,327 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**  
  
Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney  
Fence  
Porch  
Ornamentation/Decorative Shingles  
Window/Segmental Arch**

21. General architectural description:  
**Oriented to the west, this house rests on a foundation of regular-coursed, rock-faced, pink rhyolite ashlar. Basement windows open beneath brick, segmental arches, and a bulkhead provides access to the basement at the north end of the rear (east) elevation. A red, pressed-brick veneer, with tight, pink mortar, clads the exterior walls. The brickwork features protruding belt courses corresponding to the first- and second-story window sills and the second-story lintels, as well as round, molded brick corners. Dividing to the south elevation is a broad belt course, aligned to the first-story window lintels, featuring angle-set bricks. Covering a second-story sleeping porch at the east end of the south elevation's second story are red-painted, variegated wood shingles. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. They open above white-painted, rock-faced stone sills. The windows opening in the first story of the south elevation also have white-painted, rock-faced stone lintels. Windows in the rear elevation open beneath segmental arches. A small, round-arch window with leaded, beveled glass pierces the west end of the north elevation's first story. A single-story, three-sided canted bay protrudes from the center of a hipped-roof wing emerging near the center of the north elevation. It hosts narrow, 4-over-6-light windows flanking a central 6-over-9-light window. A hipped-roof porch spans the asymmetrical front (west) facade and wraps around the northwest corner of the house, terminating at the north wing. The porch features a wood floor; kneewalls covered in white-painted square-cut wood shingles; and white-painted, battered piers. A single concrete step approaches the center of the porch's west elevation, beneath a pediment. The step and pediment align to the principal doorway. Above the doorway is a transom. A secondary doorway in the west elevation of the north wing also opens onto the porch and has a transom. Another doorway and transom pierce the east end of the north elevation. It provides access to a small, hipped roof porch similar to the front porch. Concrete steps approach this porch from the east. This building lacks overhanging eaves, but the fascia hosts projecting cornices. Gray asphalt shingles cover the cross-hipped main roof. Tall, brick chimneys, with corbelled caps, protrude from the west end of the south elevation and east of the projecting wing on the north elevation.**
22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural style:

Building type: **Foursquare**

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 North Grand Avenue are generally the same on this block. This property is situated on the southeast corner of North Grand Avenue and West 20th Street. A combination of pink sandstone and concrete sidewalks are parallel to the streets. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. Enclosing all but the south yard is a wood privacy fence.**

24. Associated building, features or objects:

**GARAGE**

**A garage is located at the northeast corner of this lot. A red-brick driveway connects the building to West 20th Street. Oriented to the north, the building rests on a concrete foundation. A red-brick veneer clads the exterior walls. Dominating the front (north) elevation is a 16-panel, wood, overhead-retractable garage door, painted white with red trim. Opening in the south end of the west elevation is a white-painted, 6-panel steel door. White-painted wood fascia and soffit box the eaves. Gray asphalt shingles cover the hipped roof, and a tall, red-brick chimney protrudes from the roof's south-facing slope.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1900**  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: **Louis W. Biele**

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. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration, the enclosure of the second-story sleeping porch, occurred early in the house's history, certainly before 1920.**

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

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#### 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 original owner and resident of this house, constructed in 1900, was Louis W. Biele, the general manager and bookkeeper of Pueblo's Newton Lumber Company, located at the corner of Fourth and Court streets. He was born around 1862 in Minnesota, while his wife, Winefred, was born about 1863 in Wisconsin. They were married circa 1887 and had seven children: Raymond, Louis, Jeremiah, Anna, Katherine, Bernard, and Lea. The elder Louis Biele appears to have moved around the Midwest before settling in Pueblo around the turn of the twentieth century; he died in this city on June 19, 1933.**

**The Biele family moved from this house prior to 1914, when Dr. William F. Rich became the owner. Dr. Rich lived here with his wife, Aileen, and mother-in-law, Sarah Nutten. William Rich was born around 1875 in Kansas; Aileen was born**

around 1879 in Michigan. They were married circa 1903. Dr. Rich was a physician in private practice. Residing with the Riches at this address was at least one live-in domestic servant. Dr. Rich remained here until his death on May 13, 1941.

David L. and Barbara Edmiston purchased the house and lots following Dr. Rich's death. David Edmiston was a salesman for the Muzzio Dental Supply Company and lived at this address for over 15 years, selling it prior to 1960 to James G. and Valeria S. Croll.

James Croll was the television manager for KCSJ and later became the manager of the Metropolitan Television Company, which operated KOAA, Pueblo's NBC affiliate. Croll's widow was the property owner until about 1975, when Dennis and Sharon Hall acquired the house and lots. The Halls sold the property in 1979 to Laurence E. and Joyce A. Daniels, who in turn sold it to John W. Baker in 1987. Baker was the owner for only three years, selling the property in 1990 to Michael C. Polunci, who shared ownership of the house with Debra L. Polunci in 1992. The Poluncis remains the current owners and residents.

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.

U.S. Census of 1900. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 13B.

"Biele (Louis W.)" [obituary]. *Pueblo Chieftain*, 20 June 1933, p. 10.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 4A.

"Rich (Dr. William F.)" [obituary]. *Pueblo Chieftain*, 15 May 1941, p. 5.

"Dr. W.F. Rich Dies Suddenly." *Pueblo Chieftain*, 14 May 1941, p. 1.

## 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, 1900; Social History, 1900-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is historically significant under Pueblo Landmark Criterion 1A for its association with the 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct homes in the latest contemporary suburban styles. This house was home to lumberyard manager Louis Biele, physician Dr. William Rich, and salesman David L. Edmiston. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of a classically inspired Foursquare plan. Character-defining features include an overall square plan, front porch, hipped roof, and a pediment. While 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 or the Colorado State Register of Historic Properties, it could be individually eligible 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 1900, 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. This building has not been notably altered since its construction; thus it 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): **grandaven1930 - 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): **1/3/2008**

50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

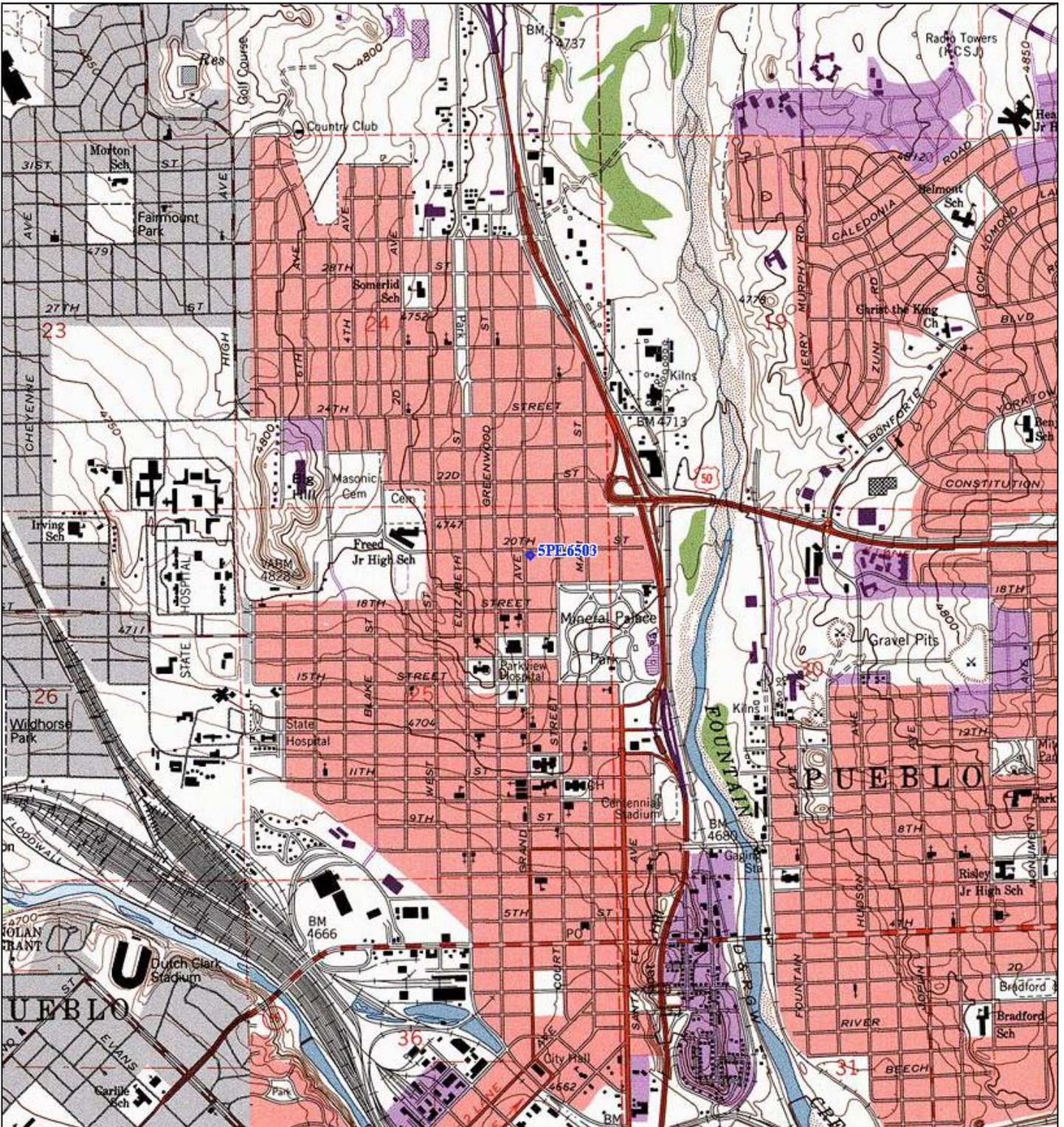
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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)