

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

AUG 27 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

San Juan Avenue Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

501 through 521, plus 522, San Juan Avenue

___NOT FOR PUBLICATION

CITY, TOWN

La Junta

CONGRESSIONAL DISTRICT

3

___ VICINITY OF

STATE

Colorado

CODE

08

COUNTY

Otero

CODE

089

3 CLASSIFICATION

CATEGORY

DISTRICT

___BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER:

4 OWNER OF PROPERTY

NAME

See Continuation Sheet

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Otero County Courthouse

STREET & NUMBER

200 Block of Colorado Avenue

CITY, TOWN

La Junta

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Inventory of Colorado Historic Sites (45/03/0000/02)

DATE

Ongoing

___FEDERAL STATE ___COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The San Juan Avenue Historic District is composed of seven, single detached houses situated on an old tree-lined street in La Junta, Colorado. Each structure is set above the street level, back about the same distance from the street behind grass parking, with stone or cement retaining walls and small lawns. Walks are the old brick and newer cement. Two of the old hitching posts remain. There are no intrusions in the district.

The style is generally Queen Anne although the ornamentation is not elaborate. There is a repetition of steep-pitched gabled roofs; porches with balustrade and columns; red brick first stories and frame, shingled second stories; fishscale and dogtooth shingle decoration; bays; window lug sills of rock-faced stone; window and door lintels of segmental-arched brick; small-paned windows; and rock-faced foundations. Two houses are one story and the other five two story. For variety one house is built of rock-faced, native stone with a turret and rounded porch; one square, two-story brick, and one has an projecting corner porch. In addition to the many gabled roofs, there are shed and hip roofs and one gambrel. As for color, red brick with white-painted wooden trim predominates, varied by the rosy tones of the native stone house and the rosy beige painted shingles on the second story of the house next door on the north.

The street side facades have been changed remarkably little over the years. In the rear at three properties, the original outbuildings remain. Three others have small rental houses on the back of the lots. Four have had wings added to the main house at the back. The interior of the native stone house has been completely replaced, but the other six houses have retained much of the original. The old light fixtures; heavy, ornate woodwork, some in the original stained state; old embellished hardware; fine fireplace mantels; and graceful staircases are commonplace.

The whole is enhanced by the setting of big, old trees and neat lawns and plantings. The houses are in excellent-to-good condition with a few modern intrusions such as air conditioners and metal at doors and windows. The impression is one of a much-used but well-cared-for area. Generally, the seven houses create a streetscape characterized by the rhythm of repetition, but with the variety so that each structure is an individual. These are the oldest houses in La Junta so well preserved together. All this is in contrast to the surrounding area in which much of the old residences have been demolished or remodeled in a manner that destroyed their character.

1. Wilbur O. Skinner House (501 San Juan Avenue): The first story of the house is red brick; the second, frame covered with rosy beige painted shingles. The plan is rectangular with the steep-pitched, wood-shingled roof. Gables appear at the east and west ends. At the back (east) is a one-story wing with a lower, steep-pitched roof ending in a gable. A one-story bay set on this wing has a gabled roof. In the latter gable is a fixed, square window divided into small panes by diagonal cross pieces. The upper lights of three other double hung windows on this facade are decorated in a like manner.

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CONTINUATION SHEET Owners of
Property ITEM NUMBER 4 PAGE 2

Earl F. Kenagy
501 San Juan Avenue
La Junta, Colorado 81050

Skinner, Wilbert O., House
501 San Juan Avenue

Velma D. Carter
505 San Juan Avenue
La Junta, Colorado

Anderson, Jay F. House
Reynolds, Charles A., House
505 San Juan Avenue

Janet Millard
509 San Juan Avenue
La Junta, Colorado 81050

George, Noah W., House
509 San Juan Avenue

Janet Millard
509 San Juan Avenue
La Junta, Colorado 81050

Andrews, Willis, House
515 San Juan Avenue

Lea F. and Hazel L. Garlington
517 San Juan Avenue
La Junta, Colorado 81050

Lee, Mosby A., House
517 San Juan Avenue

Joe D. and Ethyl L. Burris
521 San Juan Avenue
La Junta, Colorado 81050

Ragsdale, Edward W., House
521 San Juan Avenue

Grace L. Keane and
Bessie I. Kenagy
522 San Juan Avenue
La Junta, Colorado 81050

Spalding, Basil M., House
522 San Juan Avenue

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The most interesting feature of the house is an open porch on the northwest corner. It juts out to the west with a hip roof. A further gable-roof porch section projects from the corner to invite you to enter. The porch has a rock-faced stone partial wall, with a roof supported by turned wooden posts. Other decorations are fishscale shingles on the west gable; rock-faced stone sills and brick segmental-arched lintels on the windows; and rounded brick at the sides of the door and windows on the porch. The original high ceilings and much of the old woodwork have been left in the interior. The wood is covered with many coats of paint.

2. Anderson-Reynolds House (505 San Juan Avenue): The house is a two-story, T-shaped structure of rock-faced, native limestone and sandstone. The steep-pitched roof is hip on the east (back) and gable north and west. Gable ends and returns are wood-shingled. On the front (west facade) where the T parts join, a round tower is partially inset. Below the tower in the first story is a large, rounded, open entrance porch. The porch has a partial stone wall on which are paired rough sandstone columns supporting the rounded shed roof. The shingled gable end on the west is bell cast and rounded out over a protruding, rounded bay. The sills and lintels of all windows; the porch columns; and the wide, partially exterior chimney on the south are rose-colored sandstone. An impression that the whole house is rose colored is created by the repetition of the rose tones in the dark, asbestos-shingled roof; the rosy beige paint on the wood trim; the brick retaining wall in the front topped by a picket fence painted a drak rosy hue; and the old rose sandstone sections of wrought iron fence between low, square, brick pillars on the north. A high wrought iron gate leads to the back yard with its profusion of multi-level flower beds--colorful in summer. Adding to the scene in the back are an outdoor dining area and the old barn. The main facade is marred by metal awnings over some windows, two obtruding air conditioners, and a metal screen door at the entrance.

3. Noah A. George House (509 San Juan Avenue): This home is a one-story, red brick structure with the attic finished for more living space. The plan is rectangular with the pitched roof axis running north and south, shingled gables at each end. On the west (front) is a centered wing with a lower pitched roof ending in a gable. All three gables are shingled and have shingled returns. On the east (back) the old, one-story porch has been removed, a door closed up, and new door and window added. A shed roof covers an addition to the attic on this facade. On the northwest corner is a small entrance porch with a flat roof. The roof is supported by wooden pillars and has a wooden balustrade. A bay with three double hung windows protrudes from the wing on the street side. The gable above is supported at each end by wooden brackers. Similar wooden brackets support a small, shingled, pitched roof with gable over the entrance on the south. On the north is another bay with three windows. Above the gable is a diamond-shaped window. Most of the old windows remain. All windows in the brick walls have rock-faced stone sills and brick segmental-arched lintels. The foundation is rock-faced limestone in need of repair. Rounded bricks decorate the sides of

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the two entrance doors on the porch. Inside, the ceilings have been lowered except in the living and dining rooms. In these two rooms the paint has been stripped from the old woodwork. In the dining room a stairway with the original floor-to-ceiling post rises to the finished attic.

4. Andrews-Millard House (515 San Juan Avenue): This house has two stories; the first brick, the second frame covered with wooden shingles. The basic shape is square with a hip roof. A shed roof covers the one-story, brick, back (east) later addition. On the front (west) of the second story is a bay with a hip roof. An open porch extends across the front of the house. Its roof is flat, and is supported by four wooden pillars above the brick partial wall. There are handsome, leaded-glass, fixed windows flanking the front entrance door. The upper light is one double hung window on the porch and in one window over the porch is also leaded. All the windows and doors downstairs have rock-faced sandstone sills with brick, segmental arches above. The stone foundation has been covered with brick, but a band course of stone in the brick just above the foundation remains. The house is now divided into two rental apartments. The inside stairway to the upstairs has been closed off, and an exterior stairway built on the south. All of the old woodwork including a mantel over the fireplace in the living room downstairs has been retained. Some of the hardware is the original.

5. Mosby A. Lee House (517 San Juan Avenue): This house was originally a one-story, red brick square with a hip roof on the front (west) and gable end at the back. Many years ago a shed-roofed, open porch with white-painted, wooden balustrade and six pillars was built across the front. After the 1930s a wing of red brick was added on the back, extending a bit to the south. Behind the wing, on the northeast, is a shed-roofed addition covered with white asbestos shingles. On the front of the original house is a bay with a gable over it. This gable is decorated with fishscale and dogtooth shingles painted white. Beside the entrance door is a square, stained glass window. All windows are double hung with rock-faced sandstone sills and brick, segmental-arched lintels. The house is in excellent condition. The only late alterations are a mental storm door at the front entrance and the cement used to repair the deteriorating limestone foundation. Almost all the original interior has been retained, and it has been remarkably well maintained. The woodwork is the old, stained hard pine. Light fixtures are those installed when electricity came to La Junta. All hardware, even the ornate covers for the furnace vents, is the original.

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6. Edward W. Ragsdale House (521 San Juan Avenue): The Ragsdale House is cruciform in plan with a steep-pitched, shingled roof, gables on three ends and a gambrel roof on the east. In the northeast corner the roof extends to the north forming a shed roof over a two-story wing. In the southeast corner is a one-story porch enclosed with wooden lattice work between wooden columns that support the low, hip roof. An open porch with a low, hip roof extends across the west facade, and curves around to meet the arm of the cross on the south. This porch has a white-painted, wooden balustrade and wooden columns supporting the roof. On the first floor on the south is a bay window with a shingled, mansard roof. Originally the bay was decorated above by a balustrade on three sides. Removal of the balustrade and the addition of a metal awning over the porch entrance are the only changes in the exterior of the house since it was built.

The First story is of red brick, the second, bell cast, frame, wooden shingled. The foundation is rock-faced sandstone. The windows downstairs have sills of sandstone, rock-faced with drafted margin. Lintels are brick, segmental arches. All windows in the second story have white-painted, wooden surrounds. The west (front) facade is decorated further with a gable over the porch entrance; a porthole window; and in the main gable a small, arched window surrounded by fish-scale shingles. The gable on the south, also a street side, has a like, arched window and fishscale shingles.

The interior seems to have had no alterations except the installation of oak flooring. The front door still has the name plate, "Dr. Ragsdale." On the newel post in the front entrance hall is a bronze figure signed "Ferrand." All hardware and light fixtures are the original including a leaded, stained glass lamp shade over the dining room table. Ornate moldings near the ceilings; a heavy, wooden plate rail in the dining room; wainscoting of leatherlike, embossed material in the sitting room; cyprus woodwork; carved, wooden grill-work at the top of three doorways; and a marble and wood fireplace mantel are some of the unusual features.

7. Basil M. Spalding House (522 San Juan Avenue): The Spalding House is a two-story, red brick structure with a small, one-story, brick wing at the back, both with shingled, hip roofs. Behind the wing is a small, white-painted, wooden, enclosed porch with shed roof. In front on the east, five white-painted wooden columns support the hip roof of a one-story porch extending almost across the entire facade. The regularly spaced, double hung windows have rock-raced sandstone lug sills and lintels except for brick, segmental-arched lintels in the back brick wing. Four rows of rock-faced sandstone form the high foundation.

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This rather plain, dignified, well-cared-for house sits on a corner well above the street, with a high retaining wall, concrete on the south and rock-faced stone on the east. The old cement hitching post with iron ring has been left at the back on the south. It is the only one in its block of old houses that has not had its character destroyed by remodeling. The only exterior changes have been enclosure of the back porch and removal of the front porch balustrade.

Interior remodeling has destroyed the original open arrangement that allowed circulation of air from the many large windows. However, none of the ceilings have been lowered. Many of the interesting old features remain. In the entry a carved, wooden armrest of a removed bench has been left extending from the newel post. The original entry door and hardware has a lovely oval, beveled glass light and a turn bell. The stained wood newel post and balustrade of the stairway and the stringer and tear drop decoration above are more massive than usual in La Junta. In the dining room (the old sitting room), is a graceful fireplace decorated with tiles and flanked by fluted, wooden columns. At the back a small dining area, once the kitchen, has the original wooden wainscoting. Upstairs the old stained woodwork in the four bedrooms and bath have not been painted; and the hardware is the original, as is the light fixture in the hall.

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Continuation sheet Description Item number 7 Page 6

Description of back buildings

1. 501 San Juan

Behind the house to the east is the old two-story wood-frame barn. The second story is shingle covered like the house. It has been converted into a two-car garage below and an apartment above.

On the alley east of the converted barn is a newer stuccoed one-story structure which is two apartments.

Both of these back buildings are painted rose beige like the shingles on the second story of the house.

2. 505 San Juan

On the alley behind the house is the original two-story barn. It has been stuccoed and painted a rosy hue to go with the house. It is used for storage.

3. 509 San Juan

Vacant backyard

4. 515 San Juan

On the alley is a two-story stuccoed structure, two-car garage below and an apartment above. This was probably the old barn.

5. 517 San Juan

On the alley is a two-car garage, probably much newer than the house.

6. 521 San Juan

Immediately behind the house is a small story and a half brick building that was originally the home of a Black couple, servants to the Ragsdales. This was a situation unique in La Junta, then and now.

On the alley the old barn has been converted into a two-story house of white stucco. It is owned and occupied by Edward Ragsdale and his wife. Mr. Ragsdale is the son of the original owners of the property.

7. 522 San Juan

On the alley behind the house is a small one-car garage. It is of brick and the sill and lintel styles match those of the house.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Continuation sheet **Description** **Item number** **7** **Page 7**

The houses in the San Juan Historic District represent an island of large, elaborate dwellings in a neighborhood made up of smaller, less pretentious homes. The larger scale and massing of these structures, and their better craftsmanship, make them stand out on the streetscape as a physical and visual entity. In every other direction outside the district boundaries lie houses that are not comparable.

3 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1896 -- present

BUILDER/ARCHITECT See Below

STATEMENT OF SIGNIFICANCE

All the homes in the San Juan Avenue Historic District were constructed in the original town of La Junta between 1896 and 1905, a time when the town had just recovered from a depression and was experiencing a commercial and residential building boom. With one exception they were all built by outstanding citizens of La Junta. The one exception is the native stone house at 505 San Juan which was built to rent in 1898, and then enlarged for a new owner's home in 1905. Since that time some of the dwellings have had renters, but at present all are owner occupied except the two-apartment house at 515 San Juan. The owners at 522 operate a hair-dressing shop in their home, but there is no sign outside to announce that fact.

1. 501 San Juan Avenue: This house was built in 1897 by Wilbert O. and Maud C. Skinner. It has always been a one-story home, lived in by its owners except between 1955 and 1971 when it was rental property. The present owner, Earl Kenagy, is conscious of its historic value and its place in the streetscape as he repairs and restores the house.
2. 505 San Juan Avenue: The one native stone house in the block was built in 1898 by Jay F. Anderson, a local stonemason, for rental purposes. In 1905 it was purchased by Sarah F. Reynolds, wife of Charles A. Reynolds, for their home. Mr. Reynolds was a banker, farmer, and stockman.
3. 509 San Juan Avenue: The house was built by Noah W. and Molly George for their home in 1899. Mr. George owned and operated the La Junta Vulcanizing Plant at one time. The architect was John Gwyn and the contractor, John W. Warner.
4. 515 San Juan Avenue: This house was built in 1905 for the home of Willis and Addie E. Andrews. The contractor was Blankenship Brothers.
5. 517 San Juna Avenue: Mosby A. Lee, State Brand Inspector for southeastern Colorado, built this house for his home in 1896. The builder was John W. Warner.
6. 521 San Juan Avenue: The house was built in 1901 for his home by Dr. Edward W. Ragsdale, a long-time, prominent physician and surgeon in La Junta. The architect was John Gwyn.
7. 522 San Juan Avenue: This home was built some time between 1901 and 1905 by Basil M. Spalding for his home. The architect was John Gwyn and the contractor, John W. Warner. Mr. Spalding was owner and manager of the La Junta Mill and Elevator Company, a business still in existence. He was mayor of La Junta from 1905 until 1910 and county commissioner in 1911 and 1912.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 3

QUADRANGLE NAME La Junta

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 13 6277810 42047410
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 11 and 12, Block 52;

Lots 15 - 24, Block 53;

W 92' Lots 13 and 14, Block 53; all in original town, La Junta, Colorado

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

E. Brances Keck

ORGANIZATION

La Junta Heritage Foundation, Incorporated

DATE

March 13, 1978

STREET & NUMBER

701 Grace Avenue

TELEPHONE

(303) 384-2702

CITY OR TOWN

La Junta

STATE

Colorado 81050

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William C. Anderson Feb. 22, 1980

TITLE State Historic Preservation Officer-Colorado

DATE

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Luce
KEEPER OF THE NATIONAL REGISTER
ATTEST: *Hub Shaw*
CHIEF OF REGISTRATION

DATE 8/27/80
DATE 8/25/80

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CONTINUATION SHEET Major Bibliographical
References ITEM NUMBER 9 PAGE 2

Abstracts on each property in possession of property owners

John Gwyn Records, Otero County Historical Society

Book of pictures and history of La Junta, 1904. Files of La Junta Heritage
Foundation

La Junta City Directories, 1909, 1911-12, 1914, 1919. Woodruff Memorial
Library, La Junta, Colorado

La Junta Tribune files, Woodruff Memorial Library, La Junta, Colorado

Interviews

William Winchell, August 5, 1977

Edward Ragsdale, July 6, 1977

Earl F. Kenagy, July 27, 1977

Velma D. Carter, December 11, 1977

Mr. and Mrs. Lea F. Garlington, July 20, 1977

Mrs. Floyd Estep, February 21, 1978

Grace L. Keane, August 8, 1977

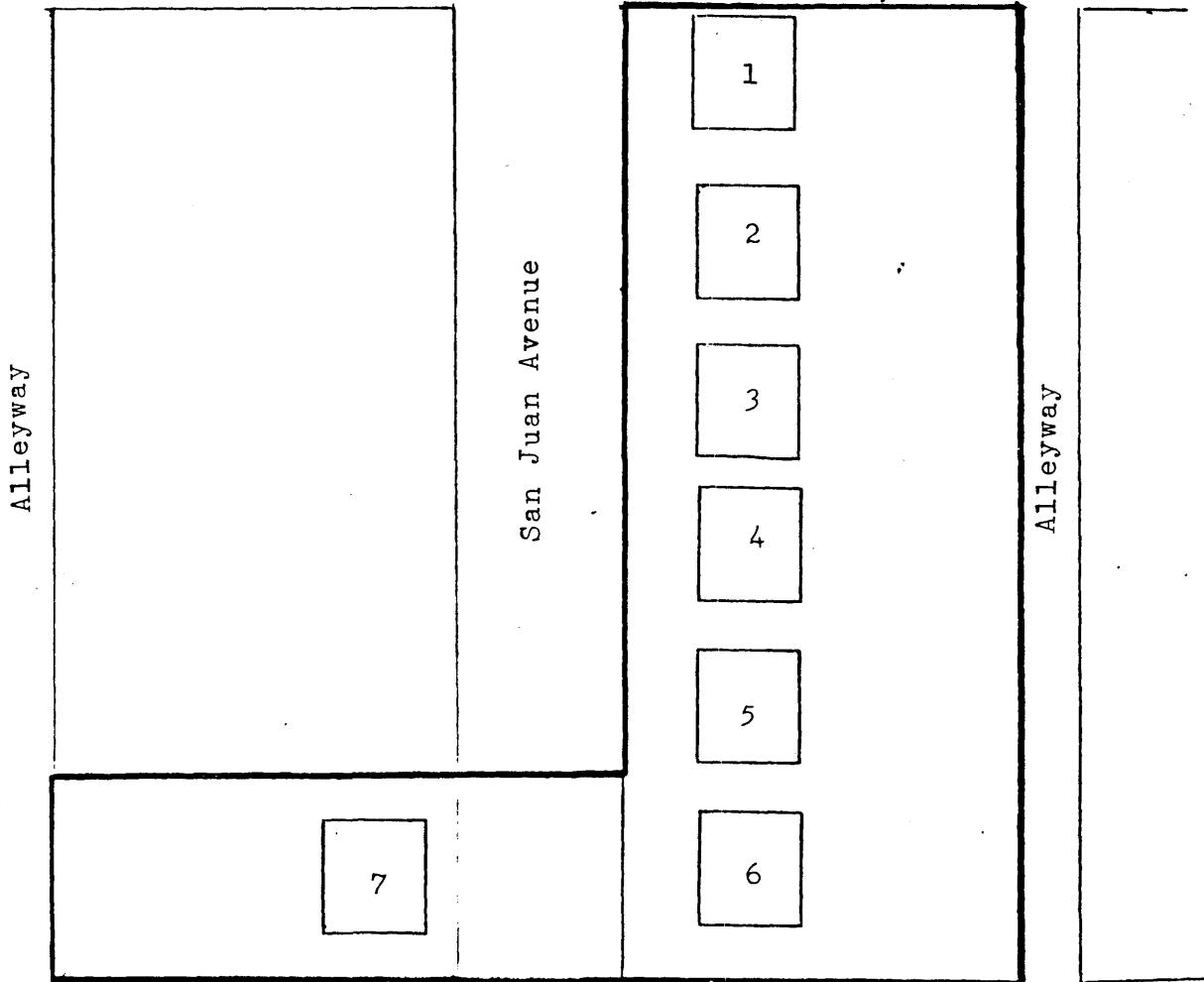
Bessie I. Kenagy, August 8, 1977

Janet Millard, July 14, 1977

Ethyl L. Burris, July 6, 1977

San Juan Avenue Historic District
La Junta, Colorado

5th Street



6th Street

