

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5628** Parcel number(s):
- 2. Temporary resource number: **057** **525319004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Sun-Ra Apartments**
- 6. Current building name: **Fuss Apartments**
- 7. Building address: **718 W 12th Street**
- 8. Owner name: **Rodney Jay Fuss**
- Owner organization:
- Owner address: **718 W 12th 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
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 1/4 of **SE** 1/4 of **NE** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533534** Northing: **4236502**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 3; Block 1**
Addition: **Craig's Addition** Year of addition: **1871**
13. Boundary description and justification:
The parcel, 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): **1,293 square feet**
16. Number of stories: **1 1/2**
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: **Chimney**
Roof Treatment/Dormer
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation, covered in cream-painted stucco. Basement window openings have been boarded shut. Cream-painted stucco clads the exterior walls. Windows are generally 6-over-6-light, double-hung sash, with green-painted wood frames, screens, and surrounds. They are paired on either side of the front (south) façade. Smaller window openings are 4-over-4-light. The principal doorway opens in the center of the symmetrical façade. It hosts a 15-light, glass-in-wood-frame door, painted green. A barrel-roofed hood, on simple knee brackets, protects the rounded, 3-step stoop. Two other doorways open in the south ends of both the east and west elevations. They host 3-panel, 9-light, glass-in-wood-frame doors, painted green. Another doorway opens in the second story of the rear (south) elevation, offset east of center. It hosts the same kind of door as the side doorways and is protected beneath a pent roof. It provides access to a green-painted, steel staircase descending to the south. Dark gray, interlocking asphalt shingles cover the cross-gabled roof. Front-gabled dormers protrude from either side of the roof's north-facing slope. The house has no overhanging eaves. A squat, red-brick chimney emerges from the center of the east-west-oriented roof ridge.
22. Architectural style: **Modern Movements/Minimal Traditional**
Other architectural styles:
Building type:

Architectural Inventory Form

Page 3

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. This property is located on the south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 716 W 12th Street, to the east, and 720 West 12th Street to the west. A gravel-covered strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, with mature landscaping. A gravel parking lot is located behind (south of) the house, accessed from the alley.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 3-car garage is located south of the house, running along the west edge of the property. Oriented to the east, the building rests on a concrete foundation. Cream-painted stuccos clads the exterior walls. Dominating the front (east) elevation are the garage doorways. The southernmost and northernmost doors are sage-green-painted wood beadboard, with inverted, Y-shaped bracing. The middle door is a sage-green-painted, 16-panel, overhead-retractable steel door. Black sheets of rolled asphalt cover the shed roof, which a parapet surrounds.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1940** Actual:
Source of Information: **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: **unknown**

Source of information:

29. Construction history:

According to Pueblo County tax records, this building was constructed in 1900. However, city directories and Sanborn insurance maps suggest that this building existed no earlier than 1940. An analysis of the form, style, and materials corroborate a circa 1940 date of construction. The building has not been significantly altered since that time.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**32. Intermediate use(s): **Multiple Dwelling**33. Current use(s): **Multiple Dwelling**34. Site type(s): **Apartments**

35. Historical background:

The Sun-Ra Apartments were constructed around 1940 and originally consisted of three rental units. It replaced an older, 2-story dwelling, dating to around 1900.

Floyd E. and Betty Jean Comfort purchased the apartment building in 1977, selling it to Jo Ane Kusie in 1986. Robert W. Scanlan acquired the property from Decibel Credit Union in 1990. Rodney Jay Fuss, the current owner, bought the apartment building from Scanlan in 2002.

36. Sources of information:

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.

Architectural Inventory Form

Page 4

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.

Architectural Inventory Form

Page 5

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: **ca. 1940**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

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, reflecting a period when multi-family housing expanded over single-family housing (ca. 1920 through 1955). The apartment building is also architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Minimal Traditional style. 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. Nonetheless, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1940, this apartment building 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. It has not been significantly altered since its construction. The building retains sufficient physical integrity to convey its 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): 12thstw718
- 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): **06/21/05**
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**

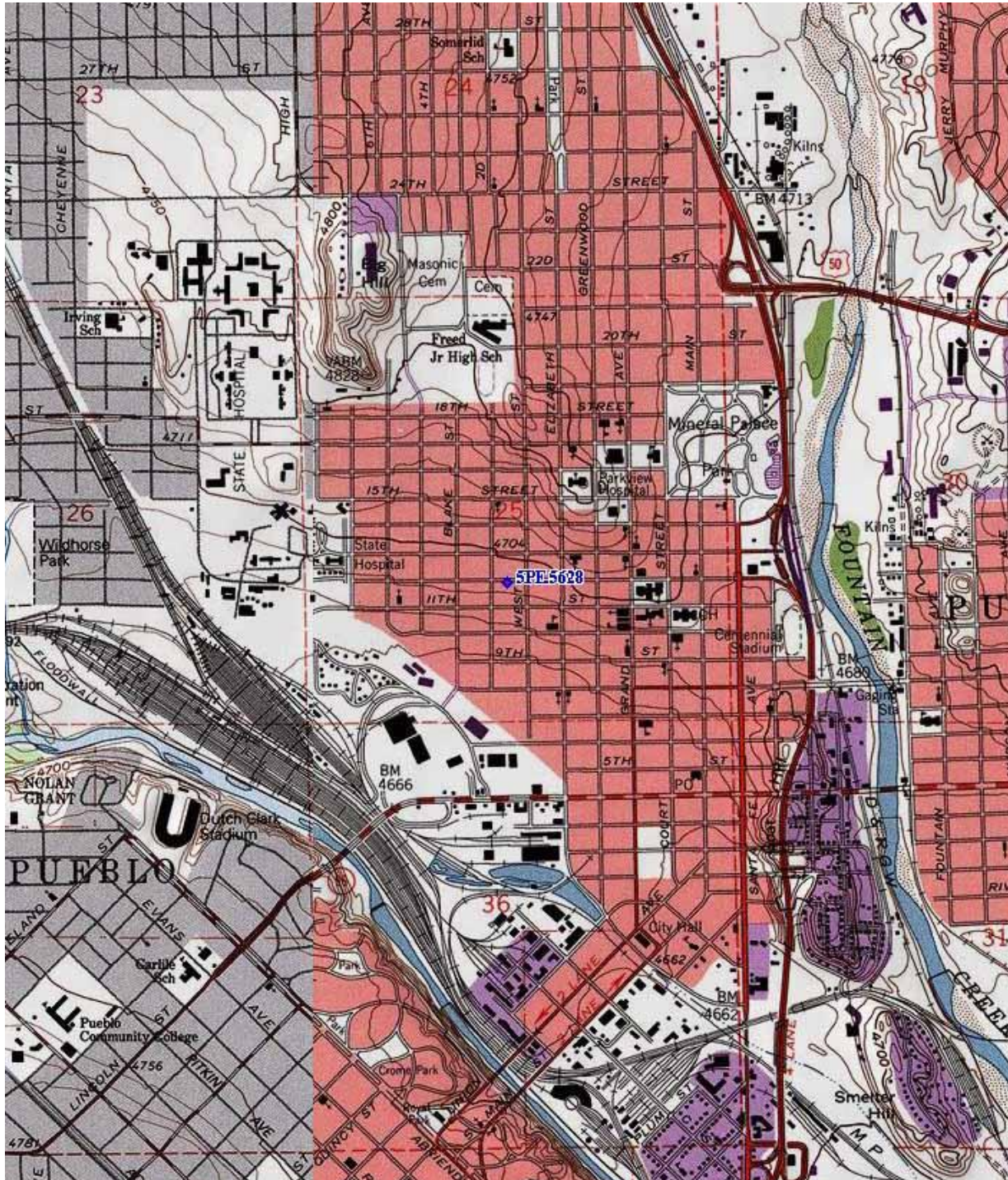
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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