

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5637** Parcel number(s):
- 2. Temporary resource number: **069** **525411009**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Latshaw, William D., House**
- 6. Current building name: **Serna, Yolanda Espinoza, Apartments**
- 7. Building address: **411 W 13th Street**
- 8. Owner name: **Yolanda Alise Espinoza Serna**
- Owner organization:
- Owner address: **411 W 13th 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 type="checkbox"/> Not eligible	<input type="checkbox"/> Need data

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**SE 1/4** of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533914** Northing: **4236645**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 11: Block 25**  
Addition: **County Addition** Year of addition: **1869**
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): **1,980 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
18. Roof configuration: **Truncated Hip**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Ornamentation/Decorative Shingles**
21. General architectural description:  
**Oriented to the south, this house rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar. White-painted, horizontal wood siding, with 1-by-4-inch cornerboards, clads the exterior walls. Variegated wood shingles, also painted white, cover the pedimented gables, which face east, south, and west. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames and green-painted wood surrounds. Some windows have aluminum-frame storm windows. Piercing the gable of a single-story structure attached to the rear (north) elevation is a 2-over-2-light window. A rectangular, single-story, hipped-roof bay window protrudes from the north side of the east elevation. A hipped-roof porch spans the entire front (south) facade. White-painted, square latticework fills the area between the ground and the wood porch floor. The porch features square, wood supports, with formal pedestals and capitals. Elaborate scrolled brackets spring from the capitals to the east, south, and west. Between the supports is a stickwork balustrade. A pediment rises above the westernmost third of the porch. White-painted, square-cut shingles cover the face of the pediment. Approaching the porch, beneath the pediment, are 5 concrete steps, flanked on the east by a wrought-iron railing. The principal doorway opens on the west side of the otherwise symmetrical façade. It hosts paired, 5-panel, 1-light, glass-in-wood-frame doors, painted white. The glass is beveled. Above both doors is a 2-light transom. A small, shed-roof porch fills the inside (northeast-facing) corner created by the junction of the**

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2-story core and single-story rear wing. It has a concrete floor and simple, square, wood supports. A doorway opens in the north face of the corner. It hosts a 1-light, glass-in-wood-frame door, opening behind a white-painted, wood-frame screen door. Gray, interlocking asphalt shingles cover the main, tuncated hipped roof and all other roof surfaces. The top of the hipped roof is flat. White-painted wood soffit and green-painted wood fascia, with protruding cornice, box the eaves. Elaborate scroll brackets appear beneath the eaves, corresponding to the bottom corners of the pediments. Elaborately corbelled, brick chimneys emerge from the south-facing slopes of the east- and west-facing gables. Another much simpler brick chimney protrudes just east of the rear wing's north-south roof ridge.

22. Architectural style: **Late Victorian**

Other architectural styles:

Building type:

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. Most of the houses here have an unusually shallow setback from West 13th Street, the busy, principal east-west thoroughfare through this area. This property is situated on the north side of West 13th Street, between 409 West 13th Street to the east and 413 West 13th Street to the west. Gravel covers the front yard while the back yard hosts a planted-grass yard with gardens and matures landscaping. A chain-link fence encircles the entire property. Located at the northeast corner of the lot is a gravel parking area.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single car garage is located north of the house, along the northern edge of the property. Oriented to the east, not north toward the alley, the garage rests on a concrete slab. White-painted, square-cut wood shingles clad the exterior walls. A pair of doorways opens in the front (east) elevation. The southern doorway hosts a narrow, 4-panel wood door, painted white. Opening in the northern doorway are paired, white-painted, vertical plank doors, with X-shaped bracing. They hang from metal strap hinges. Gray asphalt shingles cover the front-gabled roof, and the shaped rafter and perlin ends are exposed.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:  
Source 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.**

26. Architect: **unknown**  
Source of information:

27. Builder: **unknown**  
Source of information:

28. Original Owner: **William D. Latshaw**  
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 1900. However it appears on an 1893 Sanborn map. The rear wing may be original or may have actually been a separately constructed building attached to this building at a later time. Either way, however, it existed in its current form as early as the 1893 Sanborn Map. This house has not been significantly altered since that time. The garage appears to date to the 1910s or '20s.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Multiple Dwelling**

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

35. Historical background:

The original owner and resident of this house, constructed around 1890, appears to have been William D. Latshaw, city auditor and secretary of the State Savings and Trust Company. In 1909, he resided here with Arthur W. Paine, sales manager for the Kansas-Colorado Railroad Company and Kurt G. Grunwald, also an employee of the Kansas-Colorado Railroad.

Around 1914, William M. Campbell purchased this lot and resided in the house. With his wife, Georgia, William had three daughters: Mrs. Joseph A. Bullen, Mrs. Jessie Cunningham, and Ida C. Taube. The Campbell's remained here until Georgia's death on October 13, 1942. William died in March 1947.

In 1945 Lawrence W. Broyles and Stewart Greenawalt resided here. Around 1950, owner Harold R. Cousins converted this single-family residence into apartments, dwelling with his wife, Marion L., in one of the units. Marion and Harold had two daughters: Marie Lucas and Carol L. Fritz. Harold died on September 19, 1959.

Another long-term resident was Harvey F. Carter, who lived here prior to 1955 through 1970. He was born on March 28, 1907, in Joliet, Illinois. Carter eventually settled in Pueblo where he worked for the CF&I Steel Corporation. With his wife, Audrey J., Harvey had a son, Stephen, and two daughters: Kathleen D. Smith and Shirley Scott. Harvey Carter retired in 1971. Audrey and Stephen both died in 1977. Harvey died on December 10, 1983.

Elmer C. Espinoza purchased this property in 1985. His daughter, Yolanda Alise Espinoza Serna, the current owner, acquired the house in 1994. She continues to operate the property as apartments, residing across the street, at 412 West 13th Street.

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.

"Campbell (William M.)" [obituary]. Pueblo Chieftain, 19 March 1947, p. 14.

"Cousins (Harold R.)" [obituary]. Pueblo Chieftain, 25 Septmeber 1959, p. 8A.

"Harvey F. Carter" [obituary]. Pueblo Chieftain, 13 December 1983, p. 8B.

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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: **ca. 1890**41. Level of significance: National:  State  Local

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## 42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. It is also associated with Pueblo's professional middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a late Victorian-era style. Character-defining features include simpler surfaces and plan than the Queen Anne style, and restrained ornamentation. 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 or the Colorado State Register of Historic Properties. However, because of its high integrity, it should be considered individually eligible as a City of Pueblo Landmark. It is most likely a contributing resource within any potential historic district.

## 43. Assessment of historic physical integrity related to significance:

Constructed around 1890, 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 house 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): 13thstw411**
- 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): **06/22/05**
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**

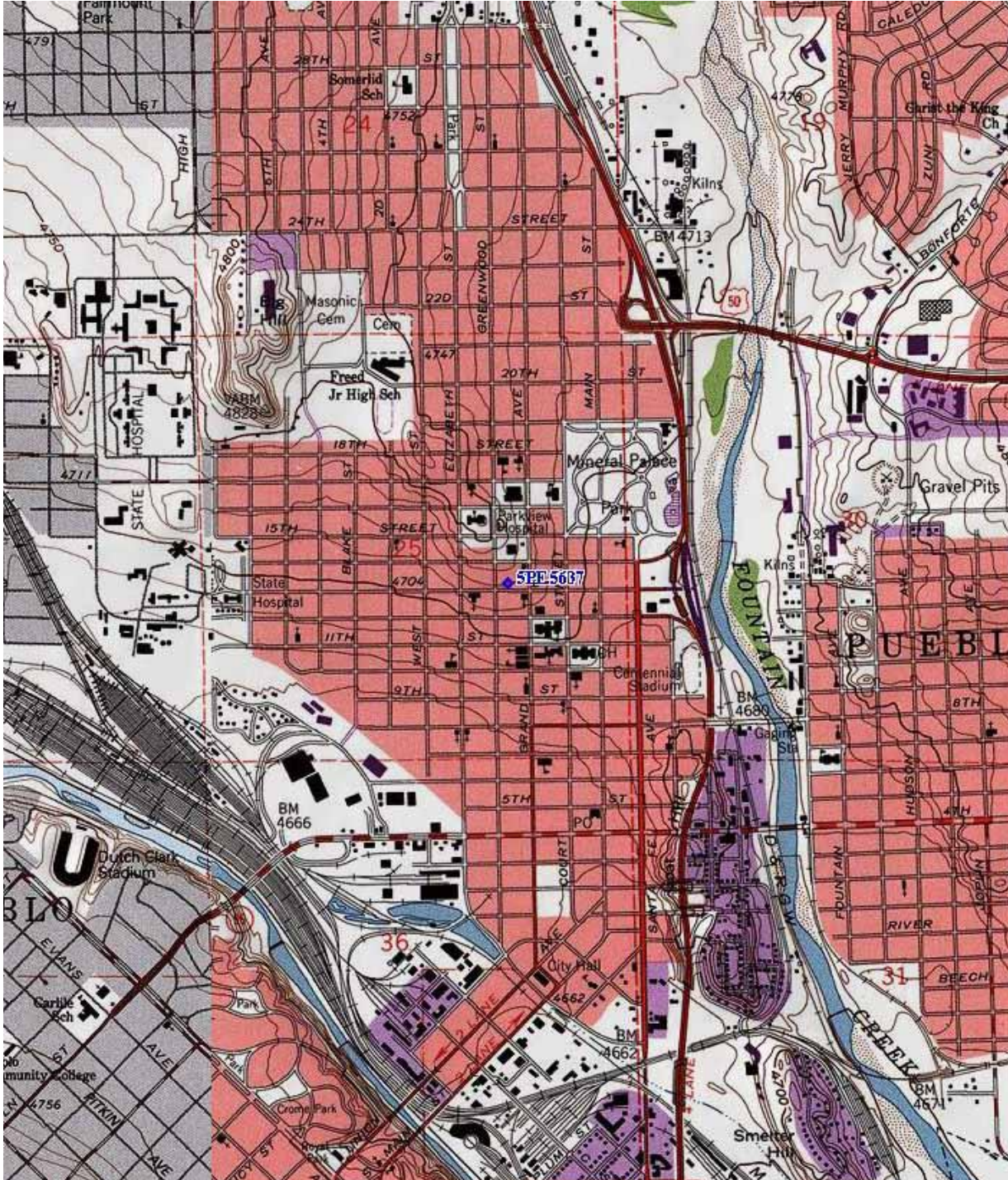
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#### SITE SKETCH MAP



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## LOCATION MAP



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