

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.5651**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Colburn, U. Grant, House**
- 6. Current building name: **Maestas-Espinoza House**
- 7. Building address: **618 W 13th Street**
- 8. Owner name: **Fidel Maestas and Judy Espinoza**
- Owner organization:
- Owner address: **146 MacNeil Rd**
Pueblo, CO 81004

Parcel number(s):

525420003

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **NW** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533638** Northing: **4236603**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 7 and west 6 feet of Lot 6; Block 42**
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): **1,036 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle** Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the north, this house rests on a tan-painted concrete foundation, with 2-light hopper basement windows. Tan-painted, square-cut wood shingles clad the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and aluminum-frame storm windows. They have broad, dark-red-painted wood surrounds. A 3-light hopper or awning window opens in the front (north-facing) gable. An integral porch spans the entire front (north) façade. It features a wood floor and beadboard porch. The porch supports consist of dark-red-painted brick pedestals and battered, wood piers. Three concrete steps approach the porch, offset east of center. The principal doorway opens east of center in the façade. It hosts a 6-panel, white, metal door. Two doorways open in the rear (south) elevation. One opens low in the west end of the elevation, apparently providing access to a basement stairwell. The other opens west of center. Both are 3-panel, 1-light, glass-in-wood-frame-doors, painted green. They open beneath a simple, shed-roofed structure consisting of wood posts and a corrugated, sheet-metal roof. A brick planter lines the south edge of this structure. Gray asphalt shingles cover the front-gabled roof, and the rafter ends are exposed. Simple knee brackets appear beneath the eaves, within the gables. A red-brick chimney protrudes from the roof ridge, south of center.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural styles:

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Building type: **Bungalow**

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 and commercial buildings. Setbacks from West 13th Street, the busy, principal east-west thoroughfare through this area, vary widely on this block. This property is situated on the south side of West 13th Street, between 614-616 West 13th Street to the east and 1216-1218 West Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, surrounds the house. While a chain-link fence encircles the front yard, a combination of chain-link and wood privacy fences, as well as a concrete-block wall, delimit the back yard. A concrete and gravel driveway runs along the east side of the house, connecting West 13th Street to a garage southeast of the dwelling.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located adjacent to the southeast corner of the house. Oriented to the north, the building rests on a concrete slab. Green-painted, square-cut wood shingles, with white-painted cornerboards, clad the exterior walls. Dominating the front (north) elevation are paired, green-painted, vertical plank doors, opening on metal strap hinges. Opening in the side (east and west) elevation are a pair each of 2-light hopper or awning windows, with white-painted wood frames and surrounds. Gray asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1923**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
26. Architect: **unknown**
Source of information:
27. Builder: **unknown**
Source of information:
28. Original Owner: **U. Grant Colburn**
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 1923. Sanborn maps and city directories corroborate this date. The only notable alterations have been the replacement of doors and the construction of the rear porch. This porch appears to date to the 1970s.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:
The first owner and resident of this house, constructed in 1923, was railroad locomotive fireman Ulyses [sic] Grant Colburn. He was born in Pennsylvania in September 1868. He married his wife, Minnie, around 1888. She was born in Wisconsin in December 1870. They had two daughters, Mrs. Eddie De Rome and Mrs. Andrew O. Nelson. Grant Colburn remained here until his death on March 17, 1935.

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By 1940, the owner and resident was Henry B. Nagle, a conductor for the Atchison, Topeka & Santa Fe Railway. He came to Pueblo in 1927. Henry Nagle's wife was Elena M. Nagle and he was stepfather to Juanita Kellogg and Oma Jean Horstmann. Henry Nagle remained at this house until his death in February 1959.

James G. and Stephanie J. Hand purchased the property prior to 1993, selling it that year to Alpolonio P. Fierro, Jr. In February 2004 Wells Fargo Home Mortgage, Inc., acquired the property, transferring it to the U.S. Secretary of Veterans Affairs. Fidel Maestas and Judy Espinoza, the current owners, purchased the property in September 2004. They appear to operate it as a rental unit.

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. Precincts 13 and 14, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 119.

"Colburn (Ulyses Grant)" [obituary]. Pueblo Chieftain, 19 March 1935, p. 7.

"Nagle (Henry B.)" [obituary]. Pueblo Chieftain, 11 February 1959, p. 10.

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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: **1923**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the early 20th-century development of Pueblo's North Side Neighborhood, when smaller houses filled the undeveloped lots remaining here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Craftsman-style bungalow. 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 in 1923, this house exhibits a moderately 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 alteration has been the construction of the rear (south) porch. As well, the doors have been replaced. Nonetheless, this property certainly retains sufficient physical integrity to convey its architectural and historical 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): 13thstw618
- 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): **06/27/05**
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**

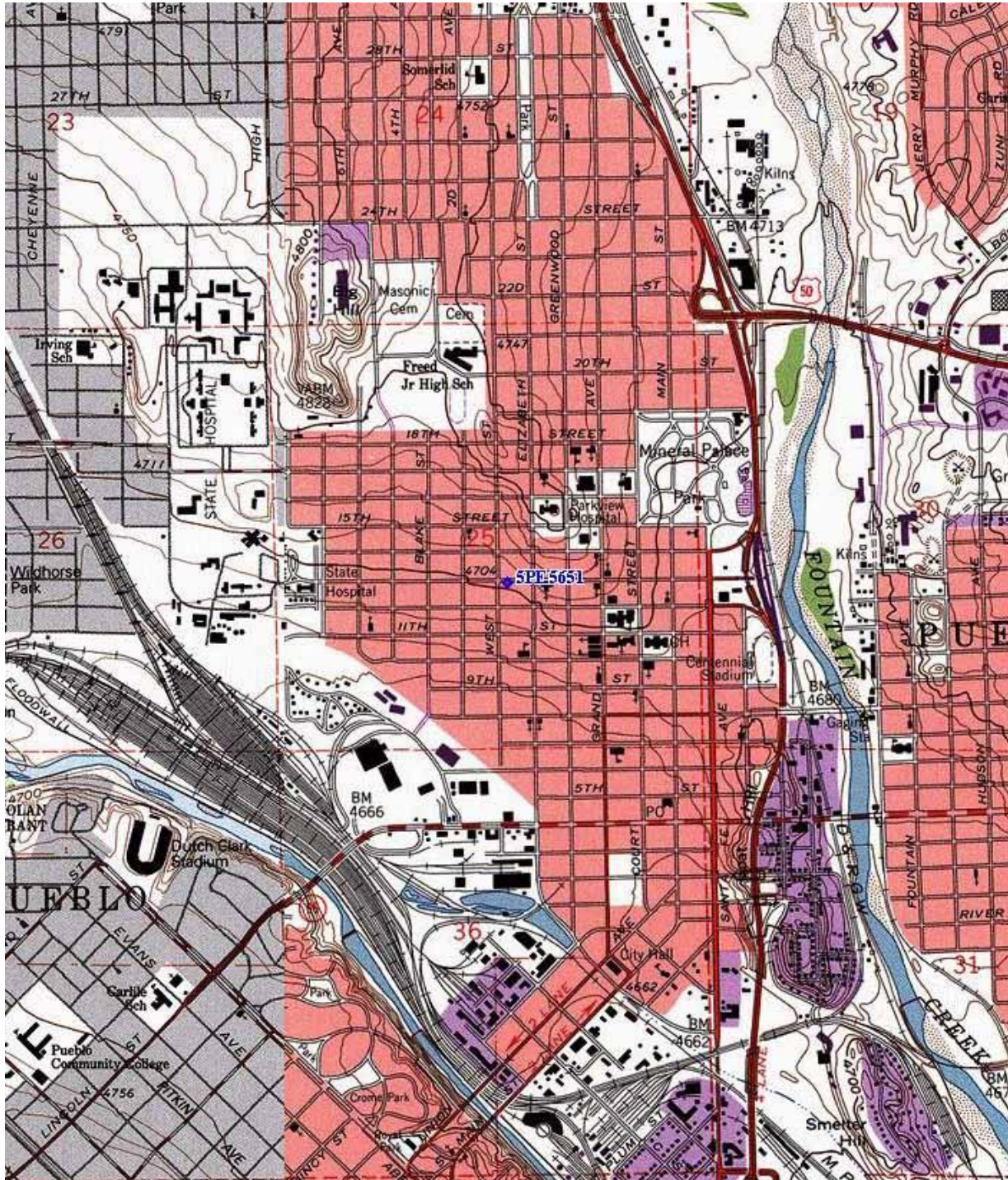
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SITE SKETCH MAP



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LOCATION MAP



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