

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- 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.5653**
- 2. Temporary resource number: **083**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Cowne, Robert, House**
- 6. Current building name: **Aragon, Paul L. and Bernice, House**
- 7. Building address: **702 W 13th Street**
- 8. Owner name: **Paul L. and Bernice Aragon**
- Owner organization:
- Owner address: **383 W Winterhaven Dr  
Pueblo West, CO 81007**

Parcel number(s):  
**525421001**

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**  
**SE 1/4** of **NW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533589** Northing: **4236603**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1 and the east 5 feet of Lot 2; Block 52**  
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,144 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** Other wall materials:  
**Wood/Weatherboard**
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: **Fence**  
**Porch**
21. General architectural description:  
**Oriented to the north, this house rests on a cream-painted concrete foundation. Cream-painted asbestos shingle siding clads the exterior walls. Covering the eaves is green-painted wood weatherboard. Windows are generally single-light picture or 2 (horizontal)-over-2 (horizontal), double-hung sash, with red-painted wood frames and narrow, blue-painted wood surrounds. A 1-beside-1-light, sliding-sash window opens near the center of the rear (south) elevation. The principal doorway opens in the center of the front (north) façade. It hosts a black-painted wood slab door, opening behind a black, security storm door. A single-step concrete stoop approaches the door. Sheltering the stoop is a translucent fiberglass awning on aluminum supports. A shed-roof porch fills the inside (southeast-facing) corner of the house. It has a concrete floor and blue-painted, decorative wrought-iron supports. Two sets of concrete steps approach the porch near the center of its east and south elevations. A doorway opens onto the porch from the rear elevation. It hosts a two-panel, 1-light metal door, opening behind a white, aluminum-frame storm door. Gray asphalt shingles cover the side-gabled roof, and the house lacks overhanging eaves.**
22. Architectural style: **Modern Movements/Minimal Traditional**  
Other architectural styles:  
Building type: **Ranch Type**
23. Landscape or special setting features:

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**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 represent 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. A gravel driveway at parking area is located on the southeast corner of the lot.**

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A single-car garage is located on the southwest corner of the property. Oriented to the east, the building rests on a concrete slab. Gray asbestos shingle siding, with dark-gray-painted wood cornerboards, clads the exterior walls. Wood weatherboard, also painted gray, covers the gables. Dominating the front (east) elevation is a 16-panel, steel, overhead-retractable garage door, painted beige. Gray, interlocking asphalt shingles cover the front-gabled roof. The building lacks overhanging eaves.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1950**

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: **Robert Cowne**

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 1950. Sanborn maps and city directories corroborate this date. There have been no notable alterations made to this building since its construction.**

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):

35. Historical background:

**The first owner and resident of this house, constructed in 1950 on a previously vacant lot, was Robert Cowne. He lived here through at least 1960. John R. and Eulogia Martinez purchased the property in 1979. Otero Savings acquired the house and lot from John Martinez in 1990, selling it later that year to Maude C. Mattarocci. She sold the property to William Decker in 1998. Paul L. and Bernice Aragon, the current owners, acquired the property in 2000. They 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.**

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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: **1950**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 post-World War II development of the 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 Minimal Tradition-style building. 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:

**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 notably altered, other than routine painting and roofing, since its construction. 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 dataLocal landmark eligibility field assessment:  Individually eligible  Not eligible  Need data45. 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): 13thstw702**

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): **06/28/05**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

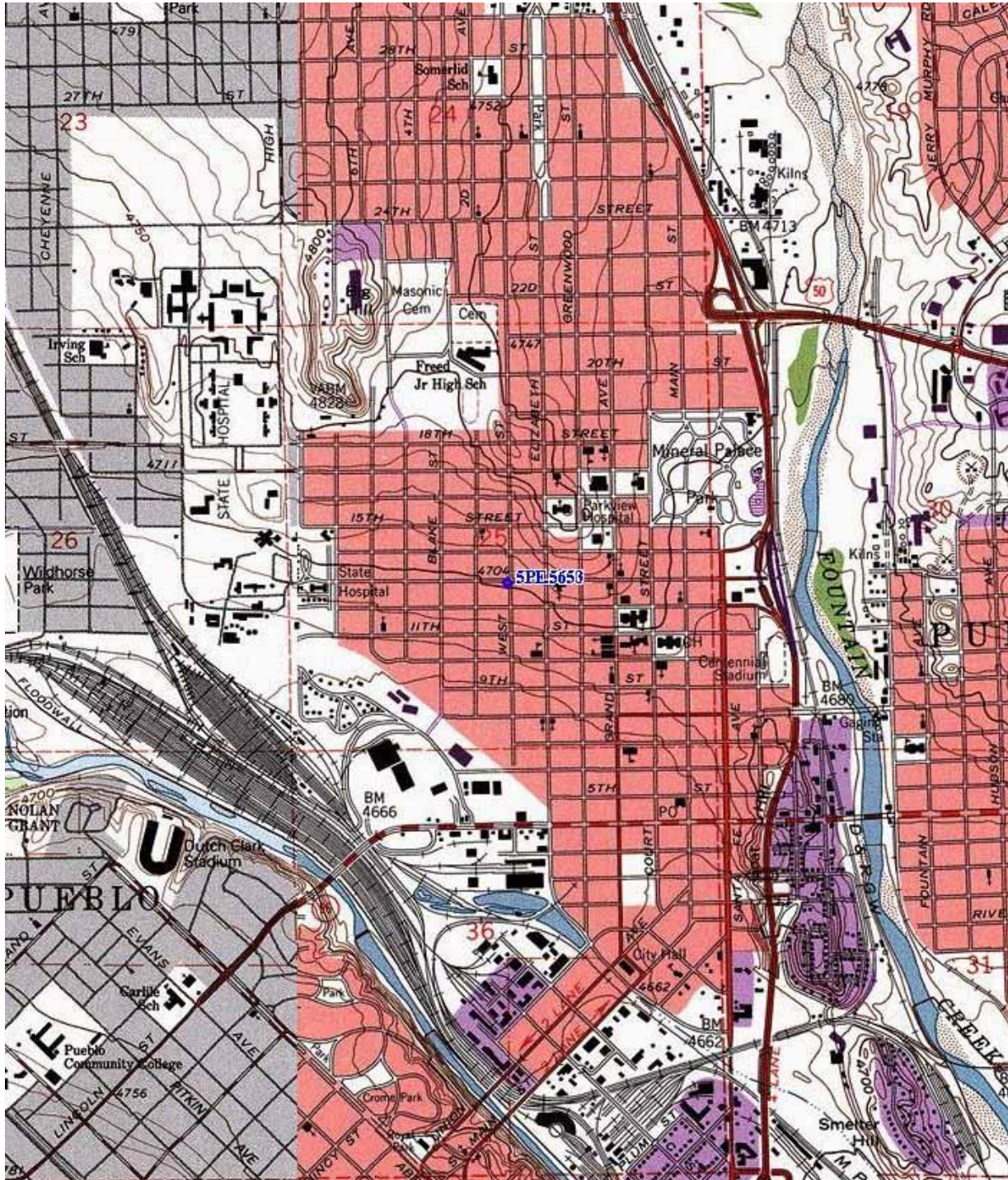




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## LOCATION MAP



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