

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.5659** Parcel number(s):
- 2. Temporary resource number: **525310007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Bannister, Charles, Building**
- 6. Current building name: **Manzanares Tax Service and Private Residence**
- 7. Building address: **715 W 13th Street**
- 8. Owner name: **Jose L. and Clara H. Manzanares**
- Owner organization:
- Owner address: **715 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 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 **NE** 1/4 of **NE** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533536** Northing: **4236632**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 10; Block 3**
Addition: **Craig's Addition** Year of addition: **1871**
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): **1,262 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
Wood/Vertical Siding
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**
Porch
21. General architectural description:
Oriented to the south, the building rests on a concrete foundation. Buff-tinted stucco clads the exterior walls. Brown, aluminum siding covers the gables. Windows are generally 1-beside-1-light, sliding sash, with aluminum frames. The front (south) facade hosts two different bays. The east bay is actually a storefront, with vertical wood siding as exterior wall cladding. Flanking either side of a doorway at the center of the storefront are 3-sided, canted bow window. Above them is a wood-shake-covered pent roof, which also shelters the doorway. Above the window and pent roof are clerestory windows comprised of 2 bands of sliding-sash windows. The doorway hosts a 2-light, 2-panel, white, metal door, with decorative leaded glass, in a prairie-style pattern. A single, concrete step approaches the doorway. Dominating the west bay is an integral porch. It has a concrete floor and black-painted, decorative wrought-iron railings and supports. Small leaf ornaments and the monogram "M" have been painted a salmon color. Three concrete steps approach the porch on its east side, corresponding to a doorway opening beneath the porch. It hosts a two-panel, white metal door, with two rectangular lights beneath a fanlight. These lights have frosted glass in a brass-coated leading. A long solar panel spans the entire façade between the top of the bays and bottom of the gable. Another doorway opens north of center in the west elevation. A small, front-gabled structure protrudes from the west end of the rear (north) elevation. Opening in this structure's east elevation is another doorway, providing access to a concrete patio. Gray, interlocking asphalt shingles cover the front-gabled main roof. Brown-painted wood fascia and soffit box the eaves.
22. Architectural style: **No Style**

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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 and commercial buildings. Setbacks from West 13th Street, the busy, principal east-west thoroughfare through this area, are generally the same on this block, except for the shallow setback of this particular building. This property is situated on the north side of West 13th Street, between 713 West 13th Street to the east and 719 West 13th Street to the west. Grass covers the strip separating the sidewalk from the street; a low, stucco-covered wall flanks the north side of the sidewalk. A planted-grass yard, with mature landscaping, covers the yard. Surrounding the backyard is wood privacy fence.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A 2-car garage is located north of the house. Oriented to the north, the building rests on a concrete slab. Broad, brown-painted, horizontal wooden composition siding clads the exterior walls. The east and west elevations are largely open. Dominating the front (north) elevation is a 32-panel, steel, overhead-retractable garage door, painted brown. Gray asphalt shingles cover the front-gabled roof. Boxing the eaves are brown-painted wood fascia and soffit.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1920**

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: **Charles A. Bannister**

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 1920. Sanborn maps and city directories corroborate this date. The building was originally just the storefront (eastern) half of the existing structure. After he acquired the property in 1974, Jose Manzanares constructed his house around the existing building, more than doubling the size of the structure and introducing a new roof over both portions.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Grocery Store**

32. Intermediate use(s): **Specialty Store**

33. Current use(s): **Single Dwelling
Professional**

34. Site type(s): **Office, Residence**

35. Historical background:

This building, constructed in 1920, was originally associated with Charles A. Bannister. Around 1930, N. Rollo Crouch operated a grocery store out of this building. He had been associated with his brother, Sterling P. Crouch, in operating the Davis Fruit Company. He and his wife, Clara B. Crouch, resided across the street, at 726 West 13th Street (5PE.517.39). Prior to his death in

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August 1938, Crouch resided at 1121 West 26th Street.

By 1935 through at least 1940, this building housed North Side Shoe Repair. From around 1945 until his death in 1953, this storefront served as Daniel E. Boyle's cabinet shop. Boyle arrived in Pueblo County around 1923. He farmed in the Avondale area for several years before moving to Pueblo to open his cabinet shop. With his wife, Charlotte, Daniel had five children: Daniel E. Boyle, Jr.; George A. Boyle; Evelyn Vanata; Kathryn Bruce; and Margaret Atkins. Daniel and Charlotte Boyle's Pueblo home was located at 1919 Grand Avenue. Daniel Boyle, Sr., died in April 1953.

Around 1960, this building housed a business called "Clement's." Jose L. and Clara H. Manzanares purchased the property in 1974. According to Jose Manzanares, the building housed Potter's Pharmacy prior to the acquisition. The Manzanareses reside in the western half of the building while operating Manzanares Tax Service out of the eastern half.

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.

"Charles A. Bannister" [obituary]. Pueblo Chieftain, 21 March 1977, p. 8B.

"Boyle, Daniel E." [obituary]. Pueblo Chieftain, 10 April 1953, p. 14.

Manzanares, Jose L. Interview with Adam Thomas, 28 June 2005.

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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: **Commerce**40. Period of Significance: **1920**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 small businesses in the otherwise residential confines of Pueblo's North Side Neighborhood. 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. Because of the lack of physical integrity, it should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1920, this building exhibits a low 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. A residential expansion after 1974 more than doubled the size of this former storefront and added an entirely new roof structure.

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): 13thstw715
- 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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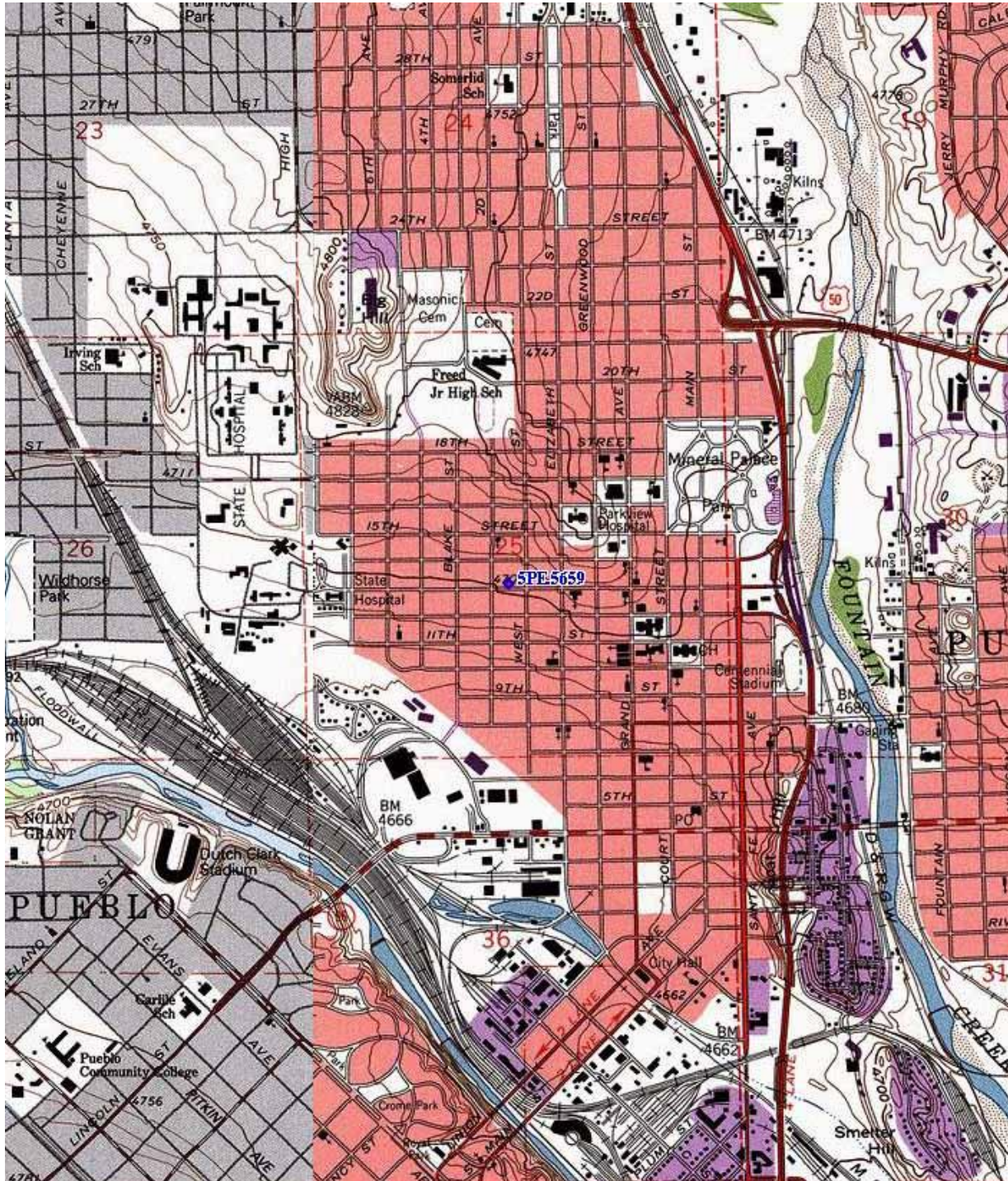
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SITE SKETCH MAP



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LOCATION MAP



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