

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.517.40** Parcel number(s): **525310005**
- 2. Temporary resource number: **096**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Olin House; Coulter, Judge, House; Thompson House**
- 6. Current building name: **Olin, Edgar, House Bed & Breakfast**
- 7. Building address: **727 W 13th Street**
- 8. Owner name: **Gary N. and Leilani M. Adrian**
- Owner organization:
- Owner address: **727 W 13th St.
Pueblo, CO 81003**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input 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

Architectural Inventory Form

Page 2

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: **533502** Northing: **4236635**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,039 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Vertical Siding
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Balcony
Chimney
Porch
Tower
Window/Stained Glass
Window/Segmental Arch
21. General architectural description(s):
Oriented to the south, this house consists of a central, 2-story, hipped-roof core with 2-story, 4-sided canted bays at the southeast and southwest corners; 2-story, 3-sided canted bays on the north ends of the east and west elevations, and a 3-story, 5-sided canted tower protruding from the center of the front (south) facade. A single-story, shed-roofed structure spans the entire rear (north) elevation. Protruding from the northwest corner is a newer, single-story, hipped-roof addition. The original portion of this house rests on a buff-colored, rock-faced, coursed sandstone ashlar foundation. Between the foundation and exterior walls is projecting watertable comprised of dressed sandstone. The northwest addition has a concrete foundation. A red-brick veneer clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash or single-light fixed-frame, with white vinyl frames. The windows in the original portion of the house feature dressed, buff-colored sandstone sills and architraves. The architraves contain carved rosettes at their centers and corners. Carved ornaments flank the central rosette.

Architectural Inventory Form

Page 3

Windows in the addition have only brick sills and no architraves. Windows in the east elevation open between white-painted concrete sills and segmental arches. The west elevation of the addition hosts a tripartite window, with a central 1-over-1-light window with flanking, single-light sidelights. The rear elevation also hosts single-light awning windows. The principal doorway opens in the center of the protruding tower. It hosts paired, 5-panel, 1-light, glass-in-wood-frame doors, painted green. Above them is a large, stained-glass transom. Surrounding the transom is a pedimented sandstone architrave with a carved leaf pattern in the frieze. A 3-step concrete stoop, with black-painted pipe railing, approaches the doorway. Above this doorway, providing access to a small balcony, opens another doorway. It hosts an 8-panel wood door. The balcony itself has a decorative, wrought-iron railing. A 2-story porch is located at the center of the east elevation, between the protruding bays. This porch has a wood floor and slender, round supports, painted white. The support north of center is comprised of 2-by-4-inch boards nailed together. This porch provides access to a doorway hosting a 6-panel metal door, painted green. Above it is a single-light transom. Another doorway opens directly above this one, in the second story. It hosts a single-light door providing access to an uncovered balcony. A decorative, wrought-iron railing surrounds the balcony. Evidence of the same porch/doorway combination is visible at the center of the west elevation. The porch has been removed, however, and doorways filled in with single-light, fixed-frame windows. A hipped roof porch fills the inside (northeast) facing corner of the house, and wraps around the northeast corner. It has turned supports and spindle-work frieze, all painted white. The porch provides access to a doorway opening in the north face of the corner. It has a 6-panel metal door, painted green. The northeast corner of the porch has been enclosed with white-painted beadboard. Opening in the north elevation of this enclosed porch is another 6-panel door, painted white. A doorway opens in the center of the rear (north) elevation's second story. It hosts a 4-panel wood door. A hipped-roof porch spans the south elevation of the hipped-roof addition protruding from the northwest corner. It has a concrete floor, turned wood supports, and a simple wood balustrade. Three concrete steps approach the porch on its west end. A doorway, addressed 1302 Craig Street, opens under the porch. It hosts a 9-light, glass-in-wood-frame door, painted white. Gray, interlocking asphalt shingles cover the main, hipped roof, and all other roof structures. White-painted wood soffit and fascia box the eaves. Elaborate brackets, with fan patterns and finials, are evenly spaced beneath the eaves of the 2-story portion of the house and the tower. A brick chimney emerges from the center of the rear elevation.

22. Architectural style: **Late Victorian/Italianate**

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. Setbacks from West 13th Street, the busy, principal east-west thoroughfare through this area, are generally the same on this block. This property is situated on the northeast corner of West 13th and Craig streets. A planted-grass yard with mature landscaping, including flower beds, surrounds all but the northern portion of the yard, which hosts a macadam parking lot. A large berry tree grows at the southwest corner of the property. Lining the southern edge of the front yard and the southern portion of the east yard is a low, decorative wrought-iron fence.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1888**
Source of Information: **Adrian, Gary and Leilani, and Weston C. Burrer. Pueblo Historic Preservation Commission Application for Landmark Designation for the Edgar Olin House (727 W 13th St.), 2004.**
26. Architect: **Patrick P. Mills (most likely)**
Source of information: **Comparison of dates of construction and unique stylistic components of two known Mills-designed houses, the 1888 J.L. Streit House (5PE.526.60), 2201 North Grand Avenue; and the circa 1890 Owen Caffrey House (5PE.517.17), 721 West 11th Street.**
27. Builder: **Owen E. Caffrey**
Source of information: **Adrian, Gary and Leilani, and Weston C. Burrer. Pueblo Historic Preservation Commission Application for Landmark Designation for the Edgar Olin House (727 W 13th St.), 2004.**
28. Original Owner: **Edgar W. Olin**
Source of information: **Warranty Deed. Book 57, page 638, 15 February 1888.**

Architectural Inventory Form

Page 4

29. Construction history:

According to legal documents and articles in the Pueblo Chieftain newspaper, this house was constructed in 1888. The first addition, the shed-roofed structure across the rear (north) elevation, was added prior to 1917. The hipped roof addition to the northwest corner was completed in the late 1920s. Other notable modifications include the removal of the west porch and balcony, and its doorways. The front balcony and eastern 2-story porch have lost their original balustrades. The existing wrought-iron railings are, according to the owners, pieces of the property's original fence. Also, all of the original windows in the older portions of the house have been replaced with single-light and 1-over-1-light, double-hung sash windows, with vinyl frames. This modification was made between 1995 and 2003.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
 32. Intermediate use(s): **Multiple Dwelling**
 33. Current use(s): **Hotel**
 34. Site type(s): **Residence**
 35. Historical background:

The first owner of this house, constructed in 1888, was Edgar W. Olin, a pioneering Pueblo entrepreneur and businessman. He was born on March 30, 1839, in Canton, New York. He and his wife, Henrietta, were married on March 5, 1867, in Canton. Edgar Olin eventually operated a lumber and flour business in De Kalb, New York. After 1880, he moved to Pueblo with his brothers Fred E. and Cylon E. Olin. They immediately embarked upon a number of business ventures. Around 1886 the brothers established a steam bottling works that was touted as the largest of its kind in Colorado. The Olins bottled soda water, ginger ale, champagne, and pear cider. The Olins' icehouse was the largest in southern Colorado. They cut ice from the City Reservoir on the north end. The Pueblo Vinegar and Pickle Company was another successful Olin enterprise. The factory produced 15 barrels of vinegar a day and employed around 30 people. Other Olin businesses included Olin & Olin Undertakers & Embalmers, the Olin Dairy, and Olin Grocers.

Edgar Olin's Pueblo home was meant to reflect his business acumen and subsequent success. At the time of its construction, which cost \$6,000, the Olin House was not only one of the most architecturally sophisticated residences in Pueblo, but also it was one of the most technologically advanced. As the Pueblo landmark nomination for this property observes:

"An interesting feature of the residence is the heating system developed for the spaces inside. This system...eliminat[ed] the need for any fireplaces. Four rooms on the first floor share a 4-by-4-foot space in the center of the house in which is housed a furnace. Each room had a system of doors, much like a double hung sash, in which you opened the corresponding door to allow heat into the room. The heat in the lower rooms was passed to the second floor through convection by way of vents placed between the first and second floors."

Strangely, Edgar Olin resided in this house only briefly. By 1900 he had sold the house and moved back east. He died in February 1915. His brother Fred E. Olin remained in Pueblo where he continued as a prominent businessman and became president of the Pueblo Board of City Commissioners.

Around 1900, the resident of this house was William H. Thompson, president of the Mercantile National Bank. He was born in Iowa in August 1849. His wife, Emma C. Thompson, was born in Maine in October 1856. They resided here with their children: Donald, Jessie L., Margery, and Elizabeth. Other residents included Donald Thompson's wife, Jennie, and Elizabeth "Lizzie" Neil, a live-in domestic servant.

The resident of this house from 1902 until his death in 1905 was Judge James W. Coulter. The following history comes from this property's landmark nomination:

"Judge Coulter held many prominent positions in Pueblo. ...[H]e had reached such a high stature that he was the first choice of Governor Adams for the position of the Colorado Supreme Court. Sadly Judge Coulter passed away before he was able to take on this high honor. Among the many judicial positions he held in Pueblo County, he was chosen to take the honorable position of a Pueblo county Judge. He also was the chairman of the Democratic central committee in Pueblo County at the time of his death in 1905. He had lived in Pueblo since 1889 and became a County Judge around 1899. Shortly after he became a judge, he decided to move to a home that better represented the judicial position that he held and he moved his residence to 727 West 13th Street."

Architectural Inventory Form

Page 5

The resident in 1914 was J.H. Williams. By 1925, the dwelling appears to have become a boarding house or apartments. The residents that year were F.C. Jones, W.H. Reininger, J.C. Sadewhite, James Wells, and Mrs. E.M. Rogers, who was a dressmaker. The residents in 1930 were Edward L. Brown and Richard J. Miller, followed by John D. Fawcett and Robert H. Banks in 1935. Fred W. Bowman purchased the property around 1940 and appears to have continued to take in renters. Mildred Bowman owned the property through the 1960s.

Mark J. Leiker purchased this property in 1982, selling it to Lupe N. Lucas in 1995. Gary and Leilani Adrian, the current owners, purchased the house and lot in 2003. They operate their residence as the Olin House Bed and Breakfast.

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.

Adrian, Gary and Leilani, and Weston C. Burrer. Pueblo Historic Preservation Commission Application for Landmark Designation for the Edgar Olin House (727 W 13th St.), 2004.

U.S. Census of 1880; Census Place: DE Kalb, Saint Lawrence, New York; Roll: T9_925; Family History Film: 1254925; Page: 58.4000; Enumeration District: 192; Image: 0118.

U.S. Census of 1900; Census Place: Pueblo, Pueblo, Colorado; Roll: T623 128; Page: 11B; Enumeration District: 93.

"Fred E. Olin." In History of Colorado, vol. II, Wilbur Fisk Stone, ed. Chicago: S.J. Clarke Publishing Co., 1918, 444-5.

Architectural Inventory Form

Page 6

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Designation authority: **City of Pueblo**

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; or

1b. History

- Be the site of a significant historic event; or

1c. 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; or

2b. Architecture

- Be a significant example of the work of a recognized architect or master builder, or

2c. 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, or

3b. Geography

- Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or

3c. 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: **Social History**
Architecture40. Period of Significance: **Social History, 1888-1905; Architecture, 1888**41. Level of significance: National: State Local

Architectural Inventory Form

Page 7

42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) for its association with the early development of Pueblo's North Side Neighborhood, particularly for its direct association with Pueblo's emerging entrepreneurial and professional class, which settled in this neighborhood. The house's early residents, particularly Edgar Olin, William Thompson, and Judge James Coulter, were all early, prominent businessmen and professionals. The house is also significant under Criterion C (architecture) as an intact example of the Italianate style, rarely seen applied to houses in Pueblo. Character-defining features include a low-pitched hip roof; bracketed cornice; tall, narrow windows; molded window surrounds; and a tower. The building's octagonal-shaped corners and central tower are unusual features. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. It is already listed as a City of Pueblo Landmark. The property is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1888, 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 removal of a porch and balcony, as well as the replacement of the original windows, have altered or eliminated some character-defining features. But most of the character-defining features, including the octagonal tower and bracketed soffit, remain intact. As well, the original windows were 1-over-1-light, so the replacement windows are not a vast departure from the originals. While additions have slightly altered the original plan, they are isolated to secondary elevations. This property retains sufficient physical integrity to convey its historical and architectural 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): 13thstw727
- 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**

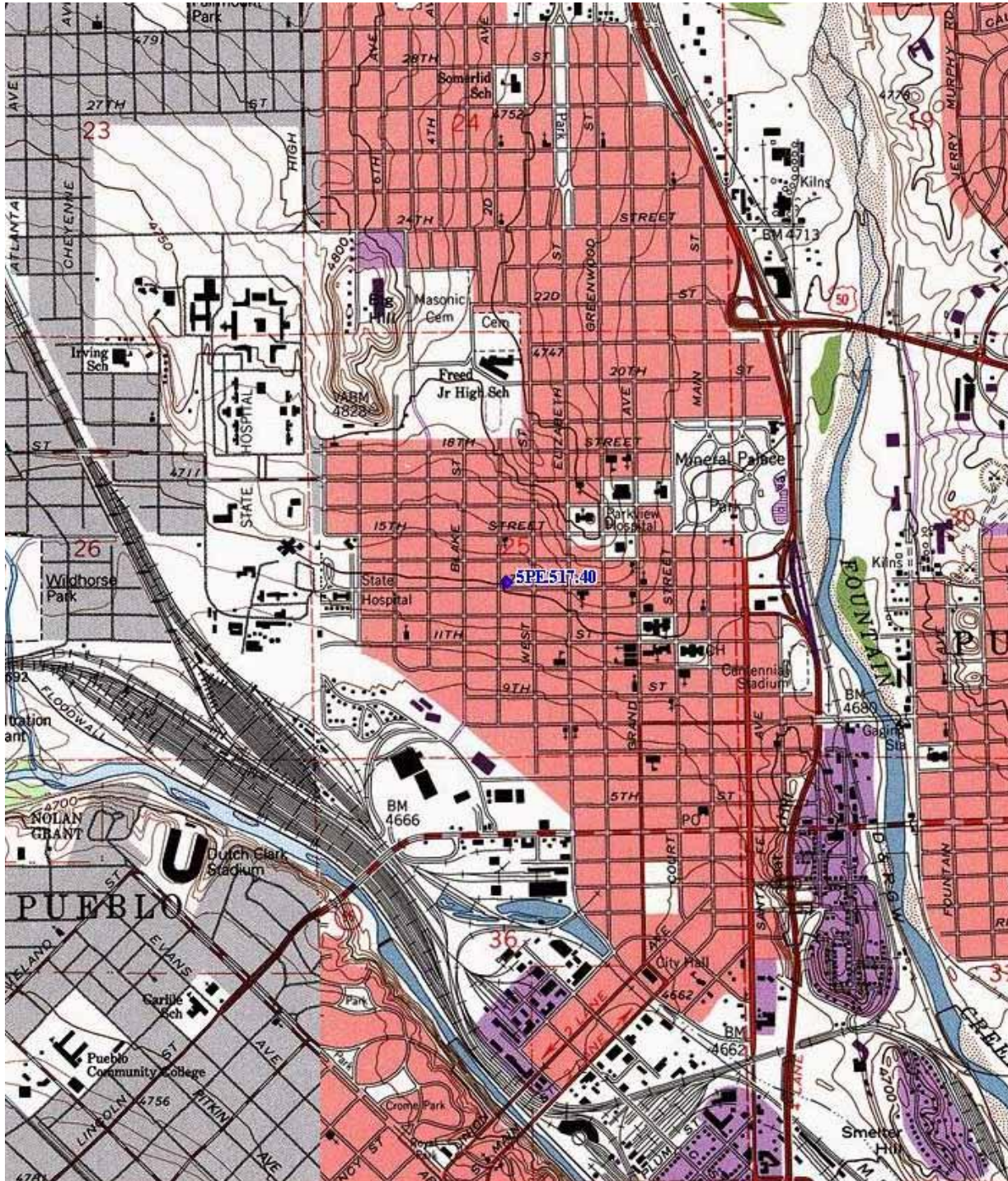
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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