

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.5667** Parcel number(s):
- 2. Temporary resource number: **525401009**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Wadhams, Addison D., House**
- 6. Current building name: **Czarnecki, Charlene Kay, House**
- 7. Building address: **117 W 14th Street**
- 8. Owner name: **Charlene Kay Czarnecki**
- Owner organization:
- Owner address: **7135 W Jewell Ave**  
**Lakewood, CO 80232**

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**  
**NE 1/4** of **NE 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534311** Northing: **4236758**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 13; Block 8**  
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,418 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:  
**Wood/Horizontal Siding**
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**  
**Chimney**  
**Porch**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the south, this house rests on what appears to be a sandstone foundation, now almost entirely obscured behind white-painted stucco. The same stucco clads the exterior walls. White-painted, horizontal wood siding covers the exterior walls of a shed-roofed porch filling the inside (southeast-facing) corner of the house. Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames. The window opening near the center of the west elevation is 2-over-2-light. A 1-beside-1-light, sliding-sash window, with an aluminum frame, appears in the center of the rear (north) elevation. Those in the original portion of the house open beneath protruding, segmental arches. Windows opening in subsequent additions have blue-painted wood surrounds. The south elevation of the enclosed porch hosts a tripartite window with flanking lights opening as hopper, awning, or casement windows. The principal doorway is located on the south end of the east elevation. It hosts a 6-panel, white, metal door, opening behind a white, aluminum-frame storm door. Another doorway opens in the south elevation of a front-gabled wing protruding from the center of the west elevation. It hosts a wood slab door and single-light transom, beneath a segmental arch. Another slab door opens in the north elevation of an addition filling the inside (northwest-facing) corner of the house. It provides access to a small, shed-roofed porch, with a concrete floor and a simple, square, wood support at its northwest corner. Blue-painted wood slab doors open in either end of the rear elevation. Gray, interlocking asphalt**

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shingles cover the cross-gabled roof. Blue-painted wood fascia and soffit box the eaves, except for a shed-roofed addition across the rear elevation, where a fascia board caps the exposed rafter ends. Tall brick chimneys, covered in stucco and with elaborately corbelled caps, emerge from the south- and east-facing roof slopes.

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 and commercial buildings. Setbacks from West 14th Street are generally the same on this block. This property is situated on the north side of West 14th Street, between 115 West 14th Street to the east and the parking lot for 1400-1410 North Main Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the property. Surrounding the front yard is a wood picket fence, and a combination of wood privacy, picket, and woven-wire fences encloses the back yard.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A garage is located northwest of the house. Oriented to the north, the building rests on a concrete slab. White-painted stucco clads the exterior walls. Dominating the east side of north elevation is a 1-car, green fiberglass, overhead-retractable garage door. The west side of the same elevation hosts a window opening, which has been boarded shut. A carport spans the east elevation. It has a concrete floor and simple, 4-inch square supports. A doorway opens in the east side of the south elevation. It hosts a blue-painted, 4-panel door, with its light boarded shut. The west side of the same elevation has a 1-beside-1-light, sliding sash window, with an aluminum frame. Gray sheets of asphalt cover the shed roof. White-painted wood fascia and soffit box the eaves, except above the carport, where the rafter 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.**

**Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Addison D. Wadhams**

Source of information: **U.S. Census of 1900. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 24.**

29. Construction history:

**According to Pueblo County Tax Assessor records, this building was constructed in 1900. However it appears on an 1893 Sanborn map, and city directory listings for this address date to 1890, suggesting a circa 1890 date of construction. Sanborn maps and structural evidence suggest that this house was originally a cross-shaped masonry building, with a shed-roofed porch filling the southeast-facing inside corner. Prior to 1952, a frame addition was constructed within the northeast-facing inside corner. After that date, another addition filled the northeast-facing corner and a large, shed-roofed addition spanned most of the rear (north) elevation. The garage appears to have been once part of a complex of buildings along the north edge of the property that, by 1932, included a small house. Those buildings remained intact as late as 1960.**

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

## V. HISTORICAL ASSOCIATIONS

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**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 was Addison D. Wadhams. He was born in New York state in December 1850. His wife, Anna B. Wadhams, was also born in New York state, in February 1855. They were married around 1873 and had two children, Ralph E. Wadhams and Mae C. Cates. Addison Wadhams settled in Pueblo as a bookkeeper for the Andrews Packing Company and, later, for CF&I Steel. Ralph Wadhams later settled at 617 West 15th Street. His parents, however, resided at this 14th Street address for the rest of their lives; Addison died around 1920 and Anna in February 1936.

Around 1935, Anna Wadhams had a garage and small apartment constructed behind (north of) the house. Residents in this unit included Robert I. Milner, 1935; Freeman A. Dennerline, 1940; Lillian Walters (widow of Roy Walters), 1945; William Tithill, 1950; and Robert V. Dugan, 1960.

In 1940, the resident in the main house was Roy W. Walters. He came to Pueblo around 1916 and initially worked as a mechanic at the Clevenger Auto Company. He was later a machinist at the wire mill of the Minnequa plant, CF&I Steel Corporation. With his wife, Lillian Walters, Roy had two children, Robert and Ruth. Roy Walters remained passionate about automobiles—a hobby that would ultimately result in his untimely death. On September 28, 1941, Walters entered a 100-mile Tin Lizzie race at Trinidad's Roundup Park Track. Around 2:30 p.m., as the cars entered the 15th mile of the race, a pileup occurred on the track's southeast corner. Walter's car and two others collided, hurling the driver 15 feet into the air. Roy Walters died instantly as his skull was crushed against the track. He was 37.

In 1945, Stephen Raye resided at this address. Belle. C. Floyd purchased the property and lived here in 1950. In 1955, the resident was Ted Spaller, followed by Gilbert W. Knabee in 1960.

Valley Investment Company acquired the property in 1979. Jack R. and Virginia Lawhon purchased the house and lot in 1981, followed by Charles J. and Evelyn B. Young in 1983. Darrell Preston bought the property from the Youngs in 1987, selling it to Charlene Kay Czarnecki, the current owner, in 1994.

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. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 24.

"Wadhams (Anna B.)" [obituary]. Pueblo Chieftain, 10 February 1936, p. 10.

"Wadhams (Ralph E.)" [obituary]. Pueblo Chieftain, 9 October 1943, p. 12.

"Roy Walters Dies As 'Tin' Cars Pile Up." Pueblo Chieftain, 29 September 1941, p. 1, 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: **Not Applicable**40. Period of Significance: **n/a**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 development of Pueblo's North Side Neighborhood. It was one of the earliest houses constructed in the 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. Nonetheless, it should be considered a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed around 1890, this house exhibits a moderately 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. Numerous additions, stucco wall cladding, and other changes have altered the original form of this house and concealed or removed some character-defining features. However, remaining elements, including window surrounds, continue to convey a sense of the building's original architecture and history. This property 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

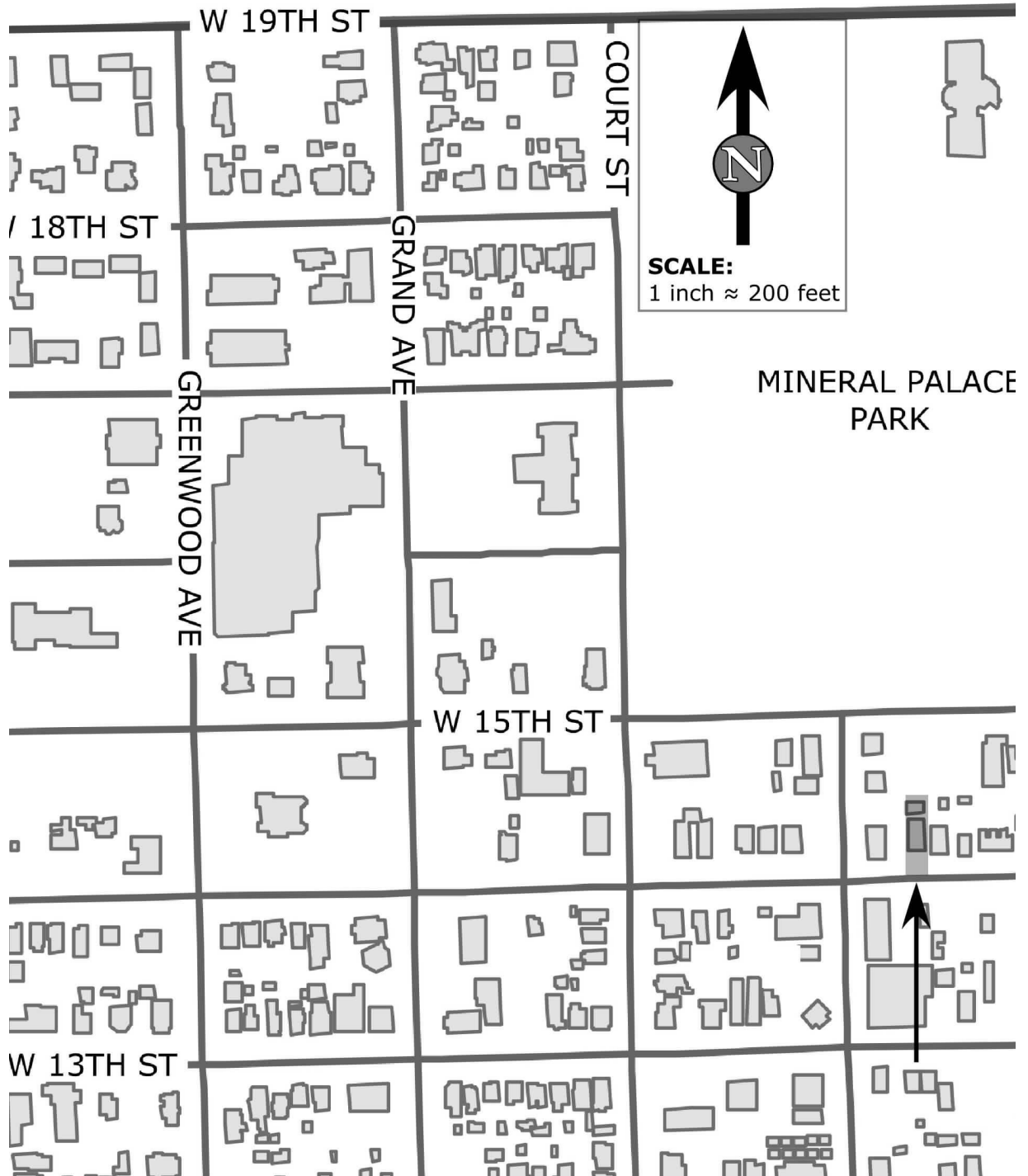
### VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): 14thstw117**  
 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): **07/11/05**  
 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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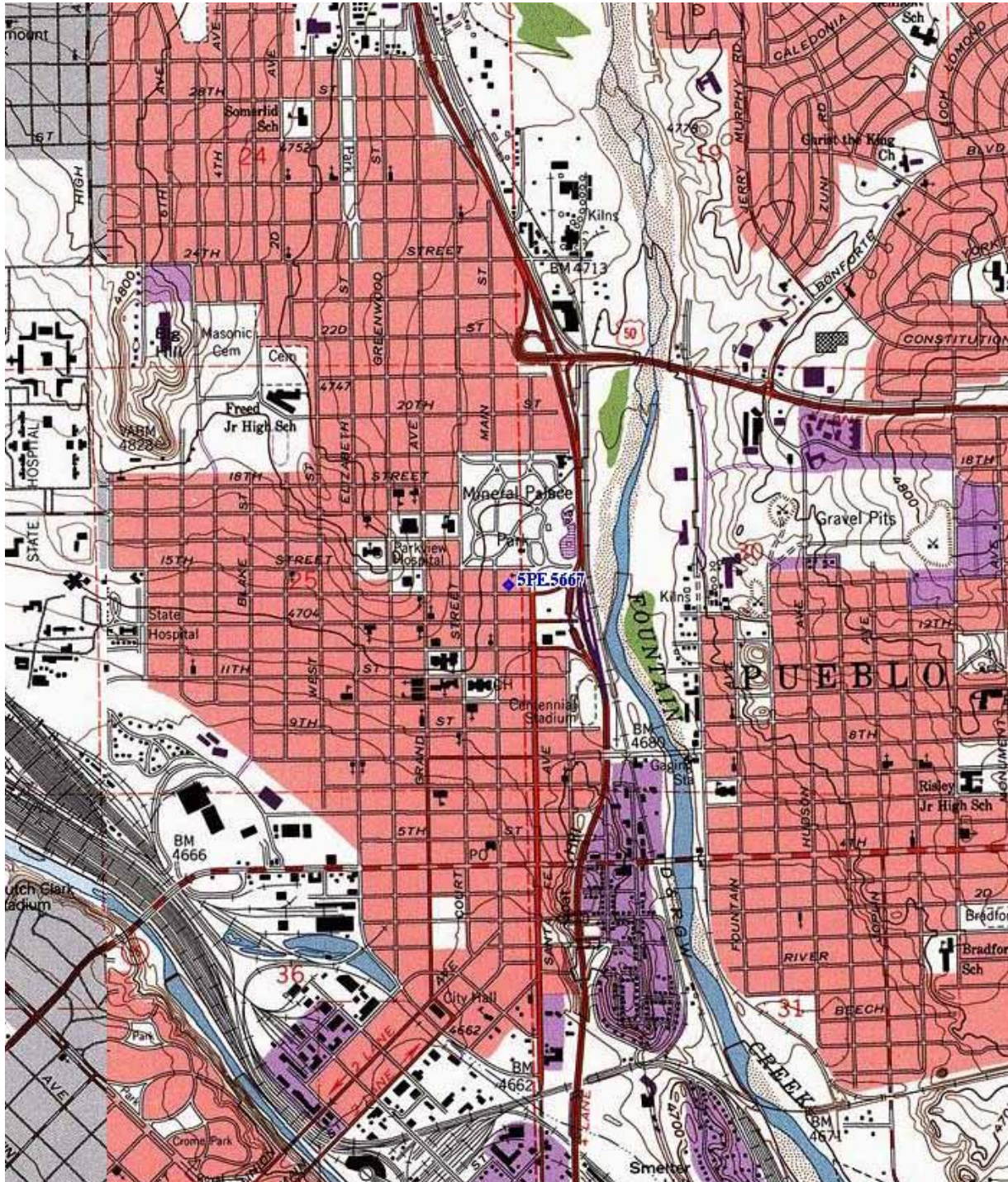
#### SITE SKETCH MAP





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## LOCATION MAP



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