

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.5673** Parcel number(s):
- 2. Temporary resource number: **525412014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **MacDaniel, Anna, House**
- 6. Current building name: **310 West 14th Street**
- 7. Building address: **310 W 14th Street**
- 8. Owner name: **Parkview Medical Center, Inc.**
- Owner organization:
- Owner address: **400 W 16th 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**
NE 1/4 of **NW 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534080** Northing: **4236712**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 4; Block 22**
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): **888 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** 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: **Roof Treatment/Dormer**
Porch
Fence
Chimney
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. A red, raked brick veneer clads the exterior walls. The brickwork features a watertable of alternating sets of 3 stretchers and soldiers. Broad, horizontal wood siding, painted tan, covers the larger of the front (north-facing) gables and the dormers. Windows are generally 3-light casement, with brown-painted steel frames. Some have sidelights and transoms. Opening in the east end of the front (north) façade and in the north side of the west elevation are 1-beside-1-light, sliding sash windows, with aluminum frames. Fiberglass awnings shelter some of the windows on the east, south, and west elevations. Board-and-batten shutters, with diamond-shaped voids, flank the window opening in the protruding, front gabled bay at the west end of the façade. The principal doorway opens east of center in the asymmetrical facade. It hosts a single-light, wood slab door, with an elaborate metal grille over the light. Protecting this door is a tan-painted, aluminum-frame storm door. Approaching the doorway is a 3-step, brick and concrete stoop. A wrought-iron railing flanks the east side of the stoop. Another doorway opens just north of center in the west elevation. It hosts a 3-panel, 4-light, glass-in-wood-frame door, painted tan and opening behind a wood-frame screen door. Approaching the doorway is a single concrete step. Brown, interlocking asphalt shingles cover the cross-gabled roof. A pair of front-gabled dormers protrudes from the roof's south-facing slope. The roof lacks overhanging eaves. A brick engaged hearth and chimney

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protrudes north of center on the east elevation.

22. Architectural style: **Modern Movements/Minimal Traditional**

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, with some residential and medical-related buildings towering many stories above the rest of the landscape. Setbacks from West 14th Street are generally the same on this block. This property is situated on the south side of West 14th Street, between a vacant lot to the east and the parking lot for 1310-1320 North Grand Avenue to west. This is the only building on the south side of the 300 block of West 14th Street. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the lot, with an elm growing in the strip and large junipers in front of the house. Running along the west side of the property to a garage southwest of the house is a concrete driveway. A combination of woven-wire and chain-link fences surround the backyard.

24. Associated buildings, features or objects:

1: Type:

Describe:

2: Type:

Garage

Describe:

A single-car garage is located just of the southwest corner of the house. Oriented to the north, the garage rests on a concrete foundation. Cream-painted stucco clads the exterior walls of all elevations except the front (north), which has a red, raked-brick veneer. Dominating the front elevation is an overhead, pivot-type garage door, constructed of yellow-painted beadboard. A small, hipped-roof awning shelters the doorway. Opening in either end of the east elevation are doorways. The north doorway hosts a 5-panel, tan-painted wood door. The south doorway has a 3-panel, 1-light wood door, painted tan. A 4-light hopper or awning window opens in the center of the rear (south) elevation. Brown sheets of asphalt cover the shed roof, which a parapet surrounds.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1940**
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: **Anna MacDaniel**
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 1940. An analysis of the style, materials, and historical records corroborates this date. Prior to construction, this was a previously undeveloped lot. The only notable alterations have been the replacement of two windows, most likely installed in the 1970s or '80s.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**

Pueblo North Side Neighborhood Survey

Sorted by Resource Number

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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 1940, was Anna MacDaniel. She was the widow of James Albert MacDaniel, who died in 1903. With him, Anna had two daughters, Irma and Elsa MacDaniel. Anna died on May 24, 1946, but Irma continued to reside in the house. She was a secretary for J.T. McCorckle, attorney-at-law, and for the Colorado-Kansas Railroad. For several years prior to her death, Irma operated an insurance agency in Pueblo. She was a member of the Pueblo Chamber of Commerce and the Pueblo Country Club. She died on May 3, 1971.

Gordon D. Murley and W.B. Sullivan acquired this property in 1979, transferring it in 1995 to the Murley Family Limited Partnership and W.B. Sullivan. Parkview Medical Center, Inc., the current owner, purchased the house and lot in 2003.

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.

"MacDaniel (Anna)" [obituary]. Pueblo Chieftain, 25 May 1946, p. 3.

"MacDaniel (Irma)" [obituary]. Pueblo Chieftain, 4 May 1971, p. 5B.

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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: **Architecture, 1940**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 dwelling. 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 1940, 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 replacement of 2 windows. This property certainly retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

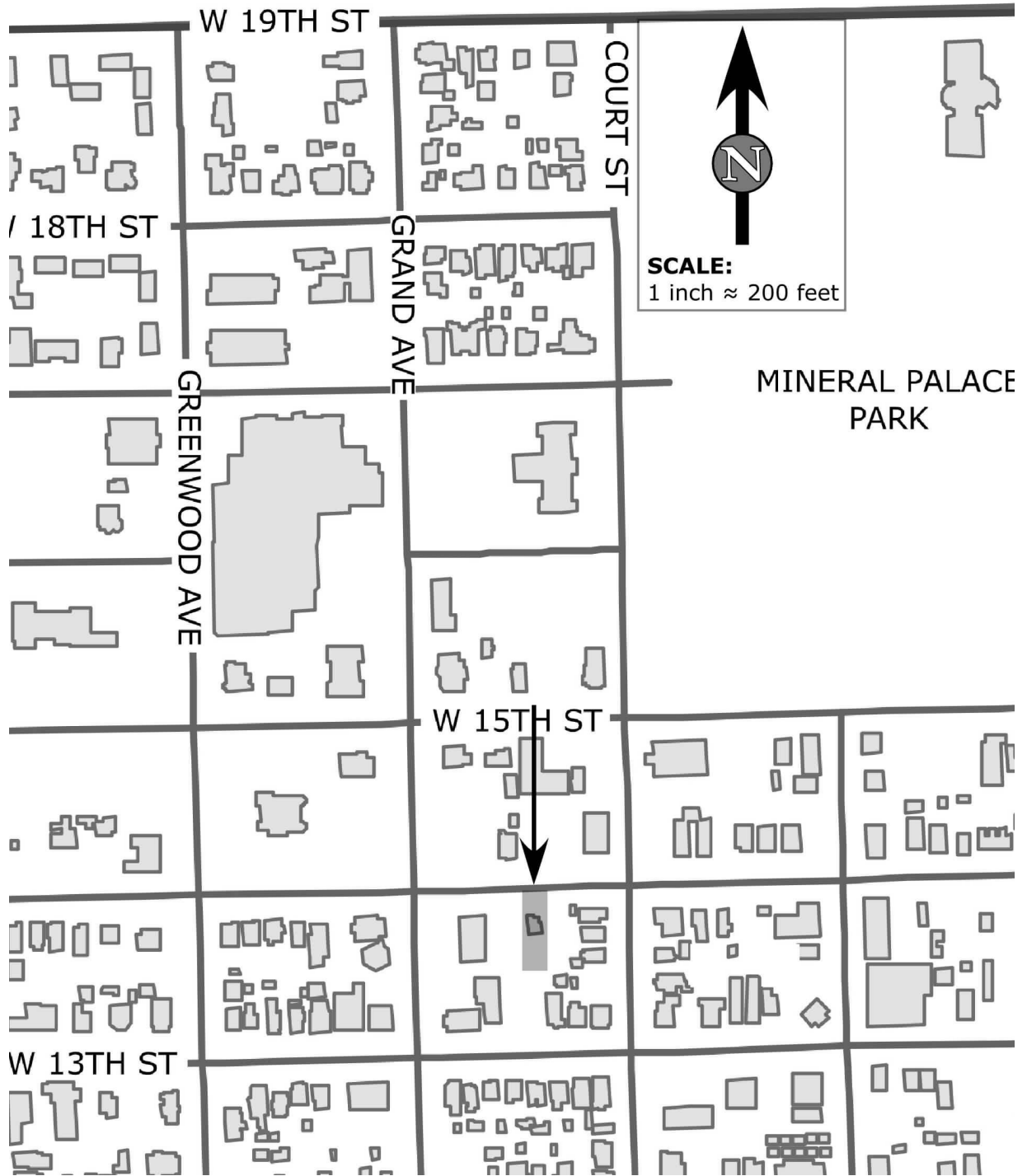
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
 Discuss: **Pueblo's North Side Neighborhood represents 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): 14thstw310
- 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): **07/12/05**
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**

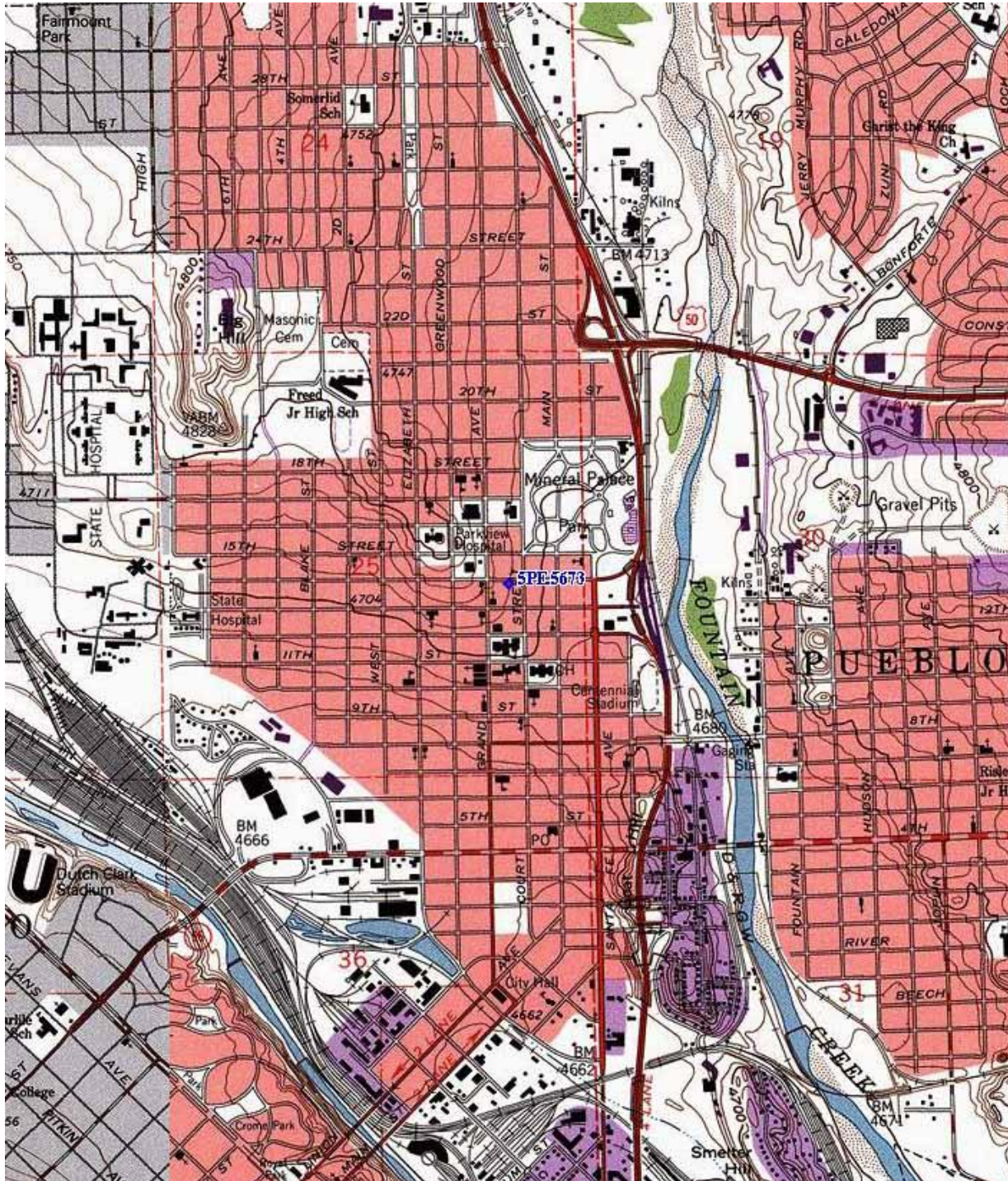
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SITE SKETCH MAP



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LOCATION MAP



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