

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.5679**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Hipp, Roy Lee, House**
- 6. Current building name: **Moreschini, Alan D., House**
- 7. Building address: **510 W 14th Street**
- 8. Owner name: **Alan D. Moreschini**
- Owner organization:
- Owner address: **510 W 14th St**
Pueblo, CO 81003

Parcel number(s):

525410003

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**
NW 1/4 of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533799** Northing: **4236709**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 110 feet of Lot 5; Block 38**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,204 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
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
Garage/Attached Garage
Chimney
Porch
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation, covered in cream-painted stucco. The basement windows are 2-light hopper. A red, raked-brick veneer, with tan, raked-brick window sills, clads the exterior walls. Cream-painted stucco covers the gables. Broad, white-painted wooden composition siding clads the exterior walls of a hipped-roof addition across the rear (south) elevation. Windows vary from 5 (vertical)-over-1-light to 4-over-1-light, double-hung sash, with black-painted wood frames, aluminum-frame storm windows, and cream-painted wood surrounds. A pair of single-light casement windows, with frosted glass, flanks the engaged hearth and chimney on the north side of the east elevation. A three-light hopper or awning window, with battered surround, pierces the front (north) porch gable. The rear (south) addition has 1-over-1-light, double-hung sash windows. A front-gabled porch protrudes from the eastern thirds of the front (north) façade. It has a brick kneewall and supports. Ten concrete steps, flanked on the west by a wrought-iron railing, approach the porch on the west end of its north elevation. The porch provides access to a pair of doorways, opening at the center of the elevation. Both host single-panel, 3 light (vertical) oak doors, opening behind aluminum-frame storm doors. A shed-roofed structure, apparently an attached garage, protrudes from the western third of the façade, at the basement level. It is comprised of a wrought-iron frame and sheets of corrugated, tan, translucent fiberglass. Dominating its north elevation are paired, fiberglass doors. Another

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doorway opens in the east end of the rear elevation. It hosts a 1-light, glass-in-wood-frame door, painted black, opening behind an aluminum-frame storm door. Red, interlocking asphalt shingles cover the front-gabled main roof and all other roof surfaces. The shaped rafter and perlin ends are exposed.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**

Other architectural styles:

Building type: **Bungalow**

23. Landscape or special setting features:

This property is located on terrain sloping downward from northwest to southeast, with an elevation of around 4,700 feet above mean sea level. The neighborhood features a mixture of small and large, one- to three-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 508 West 14th Street to the east and 512 West 14th Street to the west. Grass covers the strip separating the sidewalk from the street. A brick retaining wall, in turn, separates the sidewalk from the front lawn. A planted-grass yard, with mature landscaping, covers the property. Dividing the back yard from an east-west-oriented alley is an 11-foot-high, sandstone retaining wall, capped by a chain-link fence. A sandstone and concrete steps ascends from the alley, through the wall, providing access to the southeast corner of the back yard.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1930**

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: **Roy Lee Hipp**

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 1930. An analysis of the style, materials, and historical records corroborates this date. This bungalow shares characteristics in common with adjacent houses at 512, 514, and 516 West 14th Street, and 1310 North Elizabeth Street, suggesting that the same builder constructed all of them. The shed-roofed structure in front (north of) the garage appears to date to after 1950, while the small, shed-roofed addition across the rear (south) elevation appears to have been constructed after 1970.

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): **Residence**

35. Historical background:

This house was constructed in 1930 on a previously undeveloped parcel. The first owner and resident was Roy Lee Hipp. He was a veteran of World War I, serving in the 115th Ordnance Department. With his wife, Harriet Spencer Hipp, Roy had two sons, James Arthur Hipp and Roy Lee Hipp, Jr. The elder Roy Hipp died on June 20, 1945. His widow and son James, who had

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been residing at this address, sold the property.

Purchasing the house and lot was Walter W. Merrell. He was born in Newton, Kansas, on August 14, 1903. He came to Pueblo in 1923 and worked as the interline freight accountant for the Colorado & Wyoming Railroad. He retired after 31 years of service, later taking a position as a meat buyer for Safeway supermarkets in the area. With his wife, Mildred Merrell, Walter had a son, Craig Merrell, and a daughter, Linda Morgan. Prior to his death on February 3, 1987, Walter and Mildred Merrell moved to the Villa Pueblo Towers.

George P. and Virginia Williams purchased this property prior to 1988, when they transferred it to Robert B. Williams. He, in turn, transferred the property back to George P. and Virginia Williams in 2002. They sold it a year later to Alan D. Moreschini, the current owner and resident.

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.

"Hipp (Roy Lee)" [obituary]. Pueblo Chieftain, 21 June 1945, p. 5.

"Walter W. Merrell" [obituary]. Pueblo Chieftain, 5 February 1987, p. 2C.

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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: **1930**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 development of Pueblo's North Side Neighborhood in the first half of the 20th Century, when popular suburban styles and forms of houses, like this one, were widely constructed on the remaining undeveloped portions of this neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Craftsman-style bungalow. 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 1930, 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 alterations have been the expansion of the garage and a rear (south) addition, both of which are small in scale and clearly differentiated from the original building. Almost all character-defining features remain intact. 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): 14thstw510
 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): **07/13/05**
 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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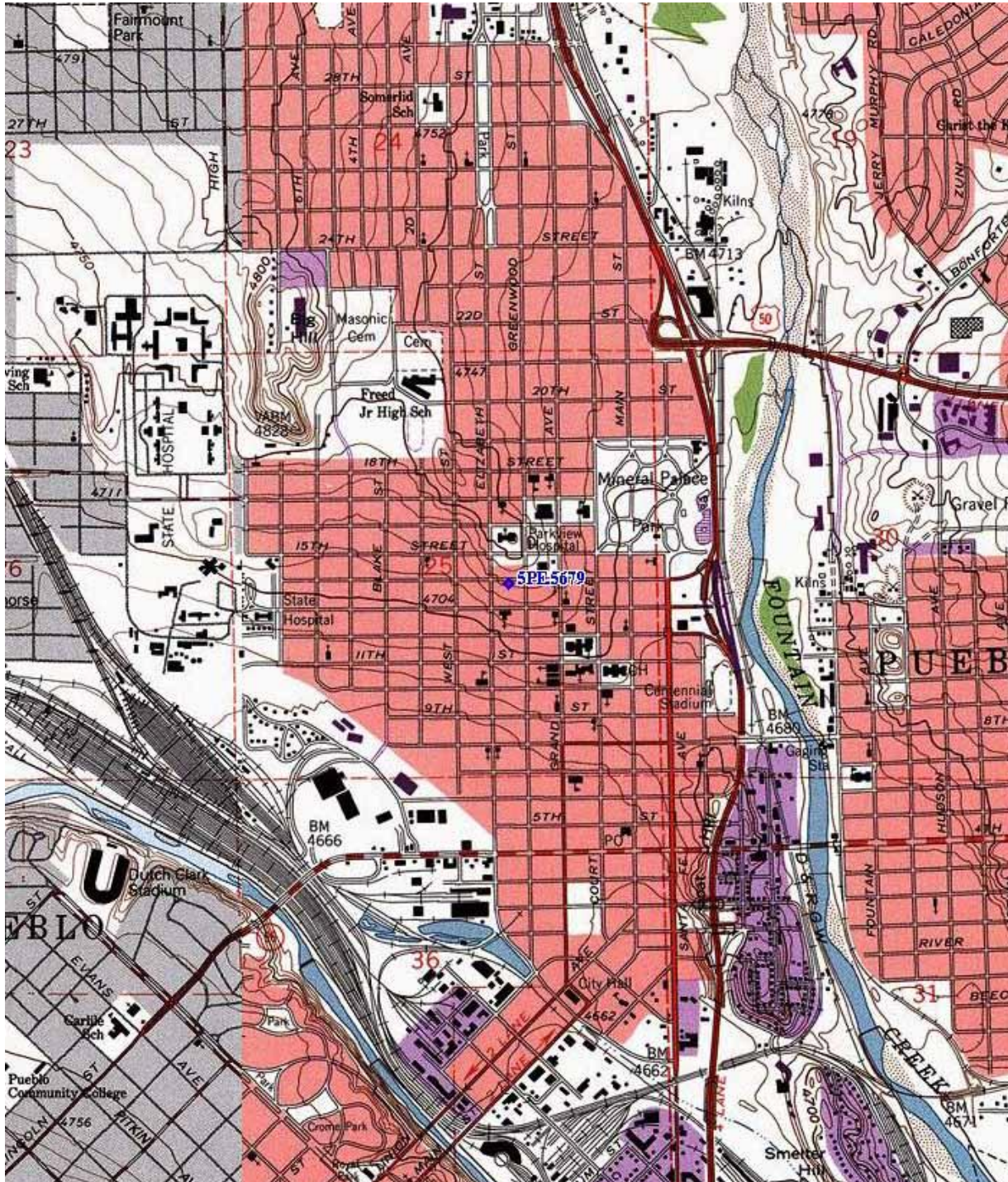
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SITE SKETCH MAP



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LOCATION MAP



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