

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.5687** Parcel number(s):
- 2. Temporary resource number: **525409003**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **610-620 West 14th Street Apartments**
- 6. Current building name: **610-620 West 14th Street Apartments**
- 7. Building address: **616-620 W 14th Street**
- 8. Owner name: **Kamran Atabai**
- Owner organization:
- Owner address: **747 W Abriendo Ave**  
**Pueblo, CO 81004**

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

## Architectural Inventory Form

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NW 1/4** of **NW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533661** Northing: **4236705**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 5 and 6; Block 41**  
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): **2,175 square feet (each building)**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:  
**Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Porch**  
**Fence**
21. General architectural description:

**EAST BUILDING (616 West 14th Street)**

Oriented to the west, this 4-unit apartment building rests on a concrete foundation. A red, raked-brick veneer clads the exterior walls. White-painted, vertical board-and-batten siding covers the gables. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and tan, raked-brick sills. Lining the west elevation are single-light picture windows. The principal doorway into each apartment opens in the front (west) façade. Each hosts a 4-light, 3-panel, glass-in-wood-frame door, painted white, opening behind a wood-frame screen door. A 3-step concrete stoop approaches each doorway. Wrought iron railings flank both sides of the stoops. Front gabled hoods, on corbelled, tan-brick brackets, shelter the stoops. A small, front-gabled structure protrudes from the center of the south elevation. It has walls of beige-painted particleboard. Opening at its center is a 4-panel, white-painted wood door. Gray, interlocking asphalt shingles cover the side-gabled roof. The rafter ends are exposed.

**WEST BUILDING (620 West 14th Street)**

This building is identical to west building except that it is oriented to the east, contains only 3 units, and is terraced to match the slope. It also lacks the gabled-roofed structure protruding from the rear (west) elevation. As well, the units have rear (west) doorways, which are accessed via small concrete stoops.

## Architectural Inventory Form

Page 3

22. Architectural style: **Modern Movements**  
 Other architectural styles:  
 Building type:
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 modest, one- and two-story houses. 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 608 West 14th Street to the east and 624 West 14th Street to the west. Gravel covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the property. The buildings are oriented toward a central courtyard. Encircling much of the property is a combination of chain-link and wood privacy fences.**
24. Associated buildings, features or objects: **No associated buildings identified.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1953**  
 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: **Cowens and Harold G. Hanley**  
 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 apartment complex was constructed in 1953. An analysis of the style, materials, and historical records corroborates this date. It is similar in style and form to the Tower Annex Apartments at 221 West 14th Street (5PE.5672), suggesting the same architect and/or builder. This apartment complex has not be notably altered since its construction.**
30. Location: **original** Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Apartments**
35. Historical background:  
**This apartment complex was constructed in 1953 on a pair of previously undeveloped lots. The original owners appear to have been Raymond Cowens and Harold G. Hanley. Brenda K, Byers purchased the property in 1982, selling in 1994 to 14th Street Partners, LLC. Karman Atabai, the current owner, purchased the lots and apartment buildings in 1999.**
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.**

## Architectural Inventory Form

Page 4

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**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.**

## Architectural Inventory Form

Page 5

## 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: **1953**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

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 the first multi-family apartment buildings specifically constructed as apartments appeared. (Before this time, apartments were generally converted single-family homes or duplexes.) As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Modern architecture, reflecting the minimalist influences of the International Style. However, the historical and architectural significance is 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 1953, this apartment complex exhibits a 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. It has not been notably altered since its construction. 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): 14thstw616-620**
- 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**

### Architectural Inventory Form

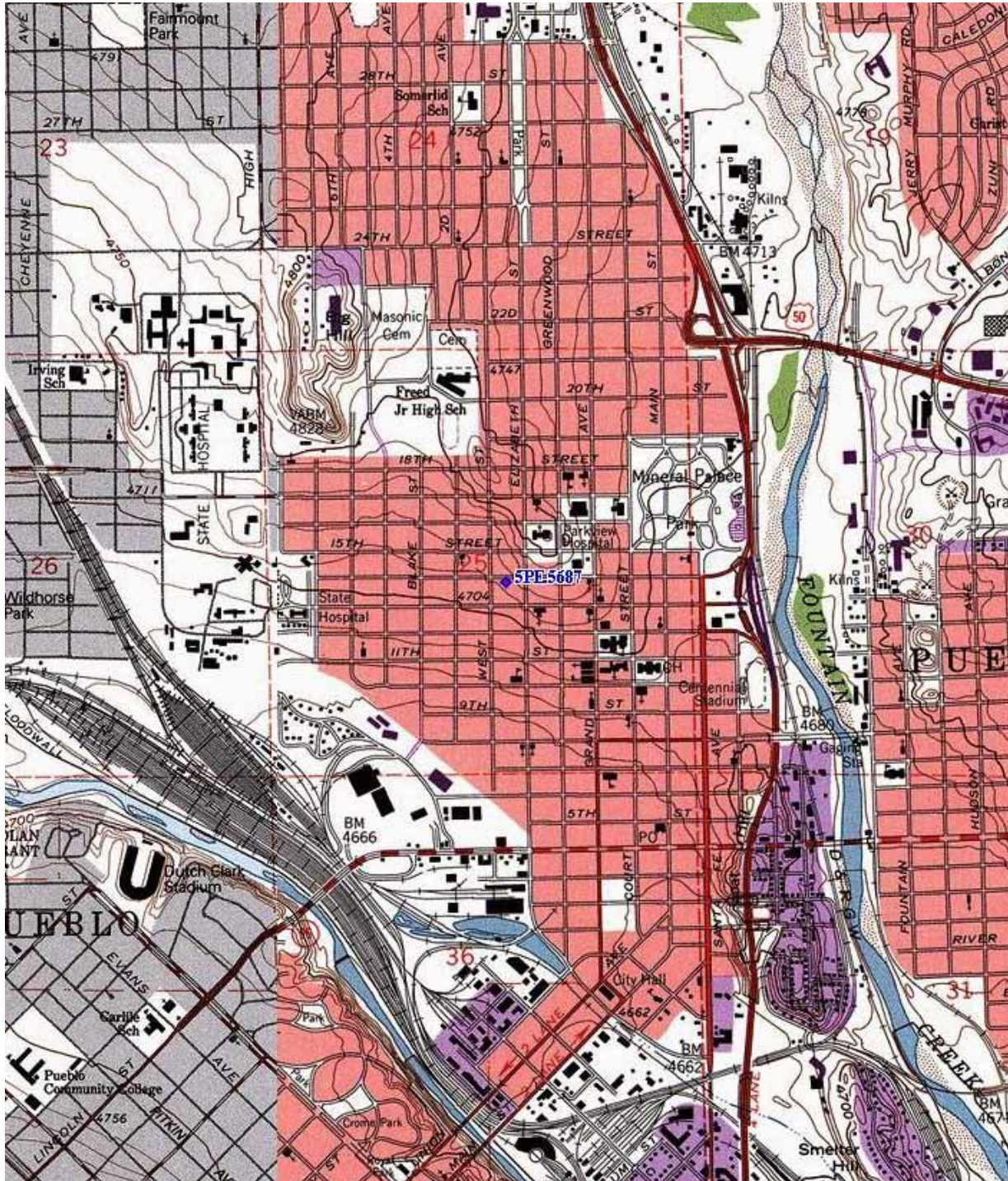
Page 7

SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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