

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.5695**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Kohn, Max, House**
- 6. Current building name: **Cummins, Sharon June and Gary Lynn, House**
- 7. Building address: **802 W 14th Street**
- 8. Owner name: **Sharon June Cummins**
- Owner organization:
- Owner address: **802 W 14th St**
Pueblo, CO 81003

Parcel number(s):

525309001

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 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 **SW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533467** Northing: **4236720**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1; Block 6**
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): **1,565 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Asbestos** Other wall materials:
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
Roof Treatment/Finial
Roof Treatment/Dormer
Window/Stained Glass
21. General architectural description:
Oriented to the north, this house rests on a sandstone foundation, nearly obscured behind a pink-painted, concrete stucco. Pink-painted, asbestos shingle siding clads the exterior walls. It is painted green in the gables. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames, and white-painted wood surrounds. These windows open in a 2-story, 3-sided, canted bay protruding from the center of the west elevation. This bay has its own, steeply pitched, octagonal roof, crowned by a metal finial. Another canted bay protrudes from the east elevation. It sits beneath its own, pedimented gabled. Single-light hopper or awning windows appear on either side of the principal doorway. A 1-beside-1-light, sliding-sash window, with an aluminum frame, opens in the center of a single-story canted bay, protruding from the east side of the front (north) façade. Opening in the first story of a two-story porch, protruding from the southeast corner, are windows consisting of a 1-beside-1-light, sliding-sash window beneath a single, fixed frame. The gables host paired hopper or awning windows, with stained glass. A small, half-circular window opens beneath a small roof projecting from a steeply pitched, pyramidal roof capping the

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northwest corner of the house. This roof also has a finial. A porch spans the entire facade and wraps around the northeast corner. It has a simple, white-painted wood balustrade. The supports are turned. Between them is a spindlework frieze. Approaching the porch on the west end of its north elevation is a single wood step. Above the step is a pediment. This portion of the porch provides access to the principal doorway, which hosts a two-panel, 1-light, glass-in-wood-frame door, painted white. The door's light and transom host stained glass depicting a bull elk in a mountain setting, with a bald eagle soaring overhead. Another doorway opens in the east face of the inside (southeast-facing) corner. It hosts a 6-panel, white-painted door, opening behind a white, aluminum-frame storm door. The door provides access to a concrete porch, sheltered beneath a shed roof of corrugated, translucent fiberglass, on wrought-iron supports. Another doorway opens in the east elevation of a front-gabled structure protruding from the west end of the rear (south) elevation. It hosts a 5-panel, white-painted wood door. A 4-step concrete stoop, with wrought-iron railing, approaches the door from the south. Brown asphalt shingles cover the cross-gabled main roof and all other roof surfaces. White-painted wood fascia, with projecting cornice, and soffit box the eaves. Red-brick chimneys protrude from the roof's apex and from the south-facing slope.

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

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 southwest corner of West 14th and Craig streets. Gravel covers the strip separating the sidewalk from the streets. A planted-grass yard, with mature landscaping, covers the property. Encircling the front yard is a chain-link fence; a wood privacy fence encloses the backyard.

24. Associated buildings, features or objects:

1: Type: **Shed 1**

Describe: **A prefabricated shed, constructed by the Morgan Company, is located on the southeast corner of the lot. Oriented to the north, it rests on a loosely laid, red brick foundation. Walls of pale-yellow-painted sheet metal clad the exterior walls. A sheet-metal-covered door opens in the center of the front (north) elevation. Flanking the doorway are 1-beside-1-light, sliding sash windows, with brown aluminum frames. On either side of the windows are white, board-and-batten shutters. White sheet metal covers the front-gabled roof.**

2: Type: **Shed 2**

Describe: **A shed is located on the southwest corner of the lot. Oriented to the east, the building lacks a formal foundation. Pink-painted asbestos siding clads the exterior walls. Opening in the center of the front (east) elevation is a green-painted wood slab door. A window opening in the south elevation has been boarded shut. Brown sheets of asphalt cover the side-gabled roof, and a fascia board caps the otherwise exposed rafter ends.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **Max Kohn**
- Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

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29. Construction history:

According to Pueblo County Tax Assessor records, this building was constructed in 1900. Sanborn maps and city directories corroborate a circa 1900 date of construction. The most notable alteration has been the 2-story enclosed porch protruding from the south end of the east elevation. It rests on concrete blocks and appears to date to after 1950. Other modifications include the installation of asbestos siding, probably in the 1930s or '40s, and replacement of most double-hung sash windows, which date to after 1980.

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:

The first owner and resident of this house, constructed around 1900, was Max Kohn, owner and manager of the Colorado Bedding Company. He was born in Austria in March 1850. His wife, Carrie Kohn, was also born in Austria, in February 1853. Max arrived in the United States in 1866 and Carrie in 1870. They were married around 1872 and initially settled in Nebraska before coming to Pueblo. The Kohns had at least four children: Amanda, Rosa, Edgar, and Nathaniel. They also resided in this house with a son-in-law and a grandson, Laskar. A domestic servant, Caroline Dasher, also lived here. Carrie Kohn continued to reside here following Max's death, around 1910, leaving this address around 1921.

From that time until his death over 40 years later, the owner and resident was William O. Hartman. He came to Pueblo around 1921 and was an employee of the power company. He later operated the Hartman Rest Home. With his wife, Ida A. Hartman, William had two daughters, Marie Stilson and Nadean Clark. William Hartman died on May 30, 1965.

Ray J. and Lorraine Sanchez purchased this property in 1977, selling it in 1983 to Michael E. and Nadine Diaz. Frederick and Patricia B. Koffel acquired the house and lot from the Diazes in 1986. Frederick Koffel sold the property to Joseph R. Orfe in 1992. Later that year, the Secretary of Veterans Affairs obtained the house and lot, selling them in 1994 to Kenneth Lambrecht, Sr. In 1998, Paulette Lambrecht sold the property to Gary Lynn and Sharon June Cummins, the current owners.

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. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 14.

"Hartman (William O.)" [obituary]. Pueblo Chieftain, 31 May 1965, p. 8B.

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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: **ca. 1900**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, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, joined the smaller, plainer dwellings originally constructed here. Indicative of these early Pueblo entrepreneurs was resident Max Kohn, founder of the Colorado Bedding Company. As well, the house is significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an excellent example of Edwardian style. 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 or the Colorado State Register of Historic Properties. It could, nonetheless, be eligible as a City of Pueblo Landmark. In any case, it is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, this building exhibits a moderate 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. Small additions, newer exterior wall cladding, and replacement windows have concealed or removed some character-defining features. Yet enough of the features remain intact to express the original architectural style and form. 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): 14thstw802
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): 07/18/02

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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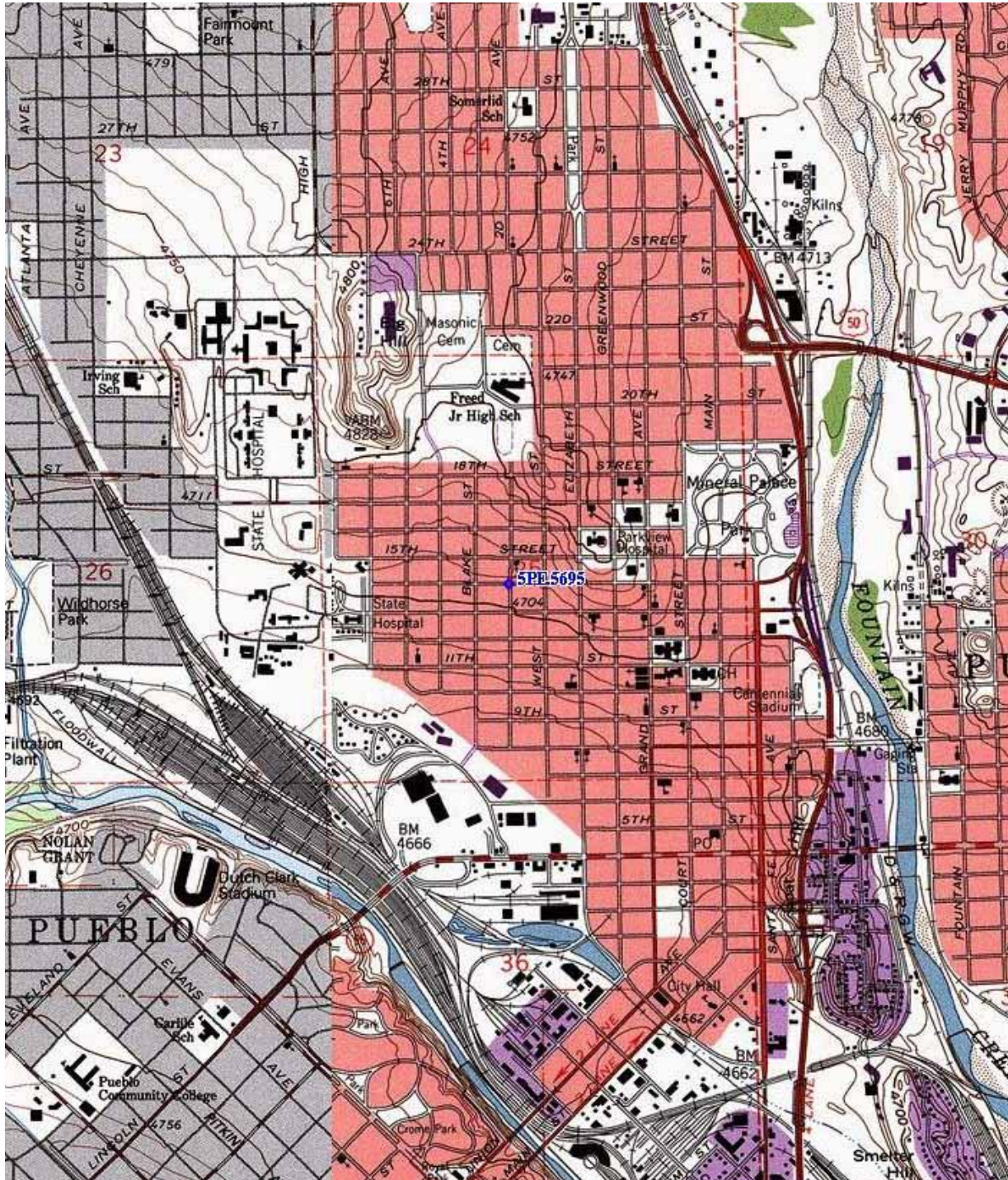
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SITE SKETCH MAP



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LOCATION MAP



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