

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.5696** Parcel number(s):
- 2. Temporary resource number: **525402008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Presbyterian Towers**
- 6. Current building name: **Presbyterian Towers**
- 7. Building address: **220 W 15th Street**
- 8. Owner name: **Presbyterian Towers Building Corporation**
- Owner organization:
- Owner address: **220 W 15th St**
- Pueblo, Colorado 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**
SW 1/4 of **SE** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **534208** Northing: **4236808**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **West 3 feet of Lot 4 and all of Lots 5 through 14; Block 20 of Henry C. Brown's Addition. Also, the west 34 feet of Lot 3, all of Lots 4 through 8, and all of Lot 12; Block 9 of County Addition.**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **9,851 square feet (per floor)**
16. Number of stories: **11 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Balcony**
Porch
21. General architectural description:
Oriented to the north, this 11-and-half-story apartment building rests on a concrete foundation. A brown-red, raked-brick veneer clads the exterior walls. Windows are generally 1-beside-1-light, sliding-sash, with aluminum frames; however, some have been replaced with 1-over-1-light, double-hung sash windows, with white vinyl frames. Doors are generally plate glass. Those exiting onto porches or balconies are sliding. Secondary doors are steel slab. The facade is broken into 5 vertical bays. Each bay hosts 11 levels of porches or balconies. These porches have brown-painted steel railings, with yellow-painted, steel mesh panels. Some of the porches or balconies have been enclosed with 1-beside-1-light, sliding-sash windows, louvered windows, or screens. The rear elevation hosts the same number of bays, but a brick shaft east of center divides them. As well, the balconies across the rear elevation are narrower than those across the front façade. The principal doorway opens in the center of the facade. It hosts paired, plate-glass doors, with plate-glass sidelights. Approaching it are 4 concrete steps. Sheltering the steps is a protruding, flat-roofed structure, on brown-painted steel supports. Similar door configurations open near the center of all other elevation. The broadly overhanging eaves are concrete. A rectangular structure caps the building. Above it is the elevator penthouse. Asphalt and gravel cover the flat roof, which also hosts an antenna array.
22. Architectural style: **Modern Movements**

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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. Mineral Palace Park, a multi-block city-owned park, is located directly north, across West 15th Street. Setbacks from West 15th Street are generally the same on this block. This property is situated on the southeast corner of West 15th and Court streets. Grass covers the strips separating the sidewalk from the streets. A planted-grass yard, with mature landscaping, covers the north and west yards. To the east and south are macadam parking lots.

24. Associated buildings, features or objects:

1 : Type: **Shed**

Describe: **A standard kit-built or modular shed, manufactured by the Morgan Company, is tucked into the northwest, inside corner of the building. Oriented to the south, the structure lacks a formal foundation. The walls consist of tan-painted sheet metal. A door of the same material opens in the center of the front (south) elevation. The front-gabled roof also consists of tan-painted sheet metal.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1964**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
26. Architect: **unknown**
Source of information:
27. Builder: **Stavast-Davis Construction Company**
Source of information: **"Dedication Service Sunday For Presbyterian Towes." Pueblo Chieftain, 24 August 1963, p. 1B.**
28. Original Owner: **Presbyterian Towers Building Corporation**
Source of information: **"Dedication Service Sunday For Presbyterian Towes." Pueblo Chieftain, 24 August 1963, p. 1B.**
29. Construction history:
According to Pueblo County tax assessor records, this apartment building was completed in 1964. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations since the date of construction have been the replacement of some windows and the enclosure of some balconies. These modifications appear to have occurred throughout the lifespan of the building, from circa 1970 to the present.
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): **Apartment Building, Retirement Home**
35. Historical background:

This apartment building, formally dedicated on August 25, 1963, was the vision of Pueblo's First Presbyterian Church and its board: Richard Quigg, Chelsie K. Pearson, John MacFarlane, John Stavast, Carl Dincler, Harry Torbit, Frank Tallman, Thomas F. Phelps, Joseph A. Bullen, Jr., and Rev. Harry G. Griffiths, pastor. They recognized the need for quality housing for Pueblo's

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increasing elderly population. Thus, they obtained a Federal Housing Administration-secured loan to cover the estimated \$1.2 million construction costs. Plans called for an 11-story tower containing over 100 apartment units in 3 floor-plan sizes: "buffet," 1-bedroom, and 2-bedroom. The building would also boast a rooftop lounge.

The newly formed Presbyterian Towers Building Corporation limited leasing to Pueblo resident 62 years old or older. Denomination affiliation with the Presbyterian Church was not requirement for rental.

Beginning construction 2 weeks prior to the dedication ceremony, the Stavast-Davis Construction Company completed the apartment building the following year. The Presbyterian Towers Building Corporation continues to oversee management of the property, which retains its original service objective of providing affordable, quality housing for Pueblo's senior citizens.

36. Sources of information:

"Occupants Being Signed For Presbyterian Towers." Pueblo Chieftain, 22 March 1962, p. 4B.

"Dedication Service Sunday For Presbyterian Towes." Pueblo Chieftain, 24 August 1963, p. 1B.

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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:

Because this property is less than 50 years old and does not meet any of criteria considerations A through G, it is ineligible for listing in the National Register of Historic Places. Moreover, the architectural and historical significance are not to the extent that the property would qualify for individual listing in the Colorado State Register of Historic Properties or as a City of Pueblo landmark. Given its age, the property should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1964, this apartment buildings 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. Modifications have been limited to the replacement of some small windows and the enclosure of some balconies. This property certainly retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

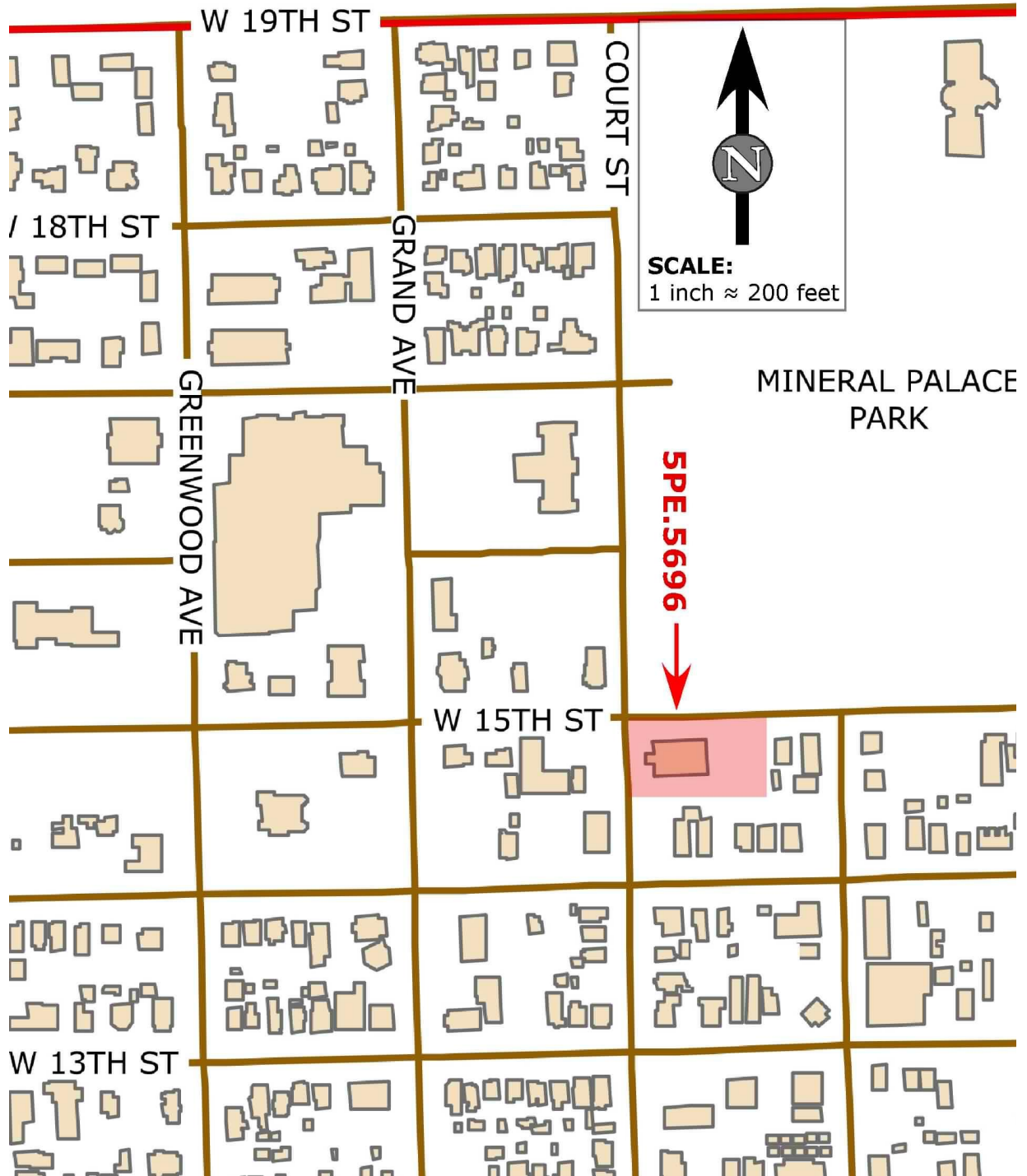
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 15thstw220
- 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): **07/20/05**
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**

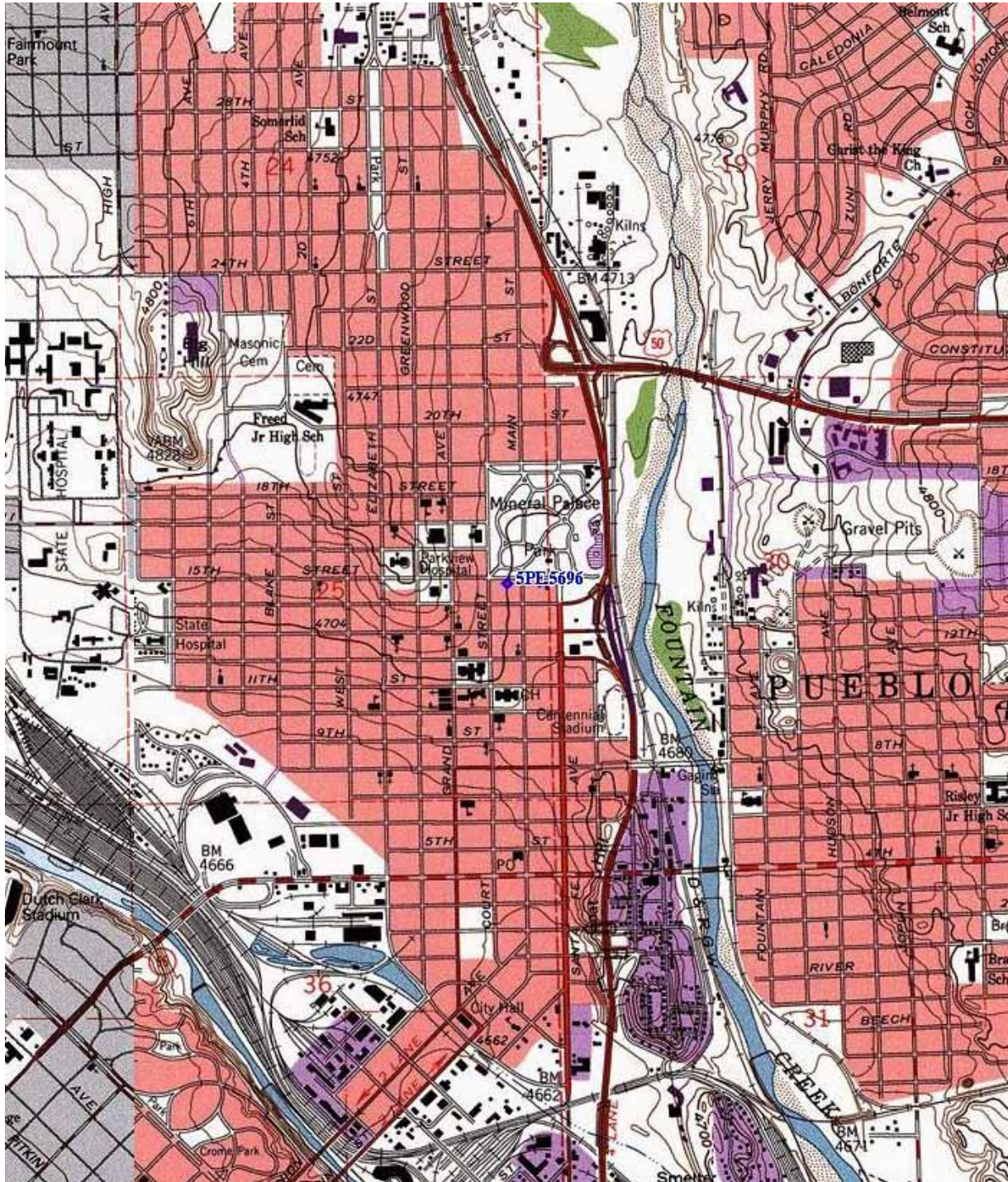
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SITE SKETCH MAP



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LOCATION MAP



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