

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.5697**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Thatcher, Ethel M., Garage**
- 6. Current building name: **Pueblo Regional Building Department**
- 7. Building address: **316 W 15th Street**
- 8. Owner name: **Pueblo Regional Building Department**
- Owner organization:
- Owner address: **316 W 15th St**
Pueblo, CO 81003

Parcel number(s):

525403012

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**
SE 1/4 of **SW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534070** Northing: **4236828**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 4 to 7 inclusive; Block 21 of Henry C. Brown's Addition. Also west 13 feet of Lot 2 and all of Lots 3, 4, 13, and 14; Block 23 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **7,350 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
21. General architectural description:
Oriented to the north, this L-shaped building rests on a concrete foundation. Tan stucco clads the exterior walls. A false half-timbered bulkhead protrudes over the western half of the front (north) façade. Windows vary from 1-over-1-light, double-hung sash to 1-beside-1-light, sliding sash, to 1-light fixed-frame. All have tinted glazing and brown, aluminum frames. The principal doorway opens in the west side of the asymmetrical façade. It hosts a plate-glass door with a brown, metal frame. Brown-painted steel slab doors open in the east and west ends of a shed-roofed structure spanning the north elevation of the east wing. A ramp approaches the west door and a concrete stoop leads to the eastern door. A single-light, brown-painted slab door and 3 windows open in 3 former garage bays dominating the western half of the rear (south) elevation. Sheltering these windows and door are green canvas awnings. On the east side of the same elevation is a loading dock. It hosts a 9-panel, 3-light, steel, overhead-retractable garage door, painted white. Asphalt covers the shed roof, largely obscured behind a parapet. A chimney protrudes near the center of the building.
22. Architectural style: **No Style**
Other architectural styles:
Building type:

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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 15th Street are generally the same on this block. This property is situated on the south side of West 15th Street, between 1445 Court Street to the east and 322 West 15th Street to the west. Grass covers the strip separating the sidewalk from the street. Macadam parking lots flank the east and south sides of the building.

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

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: **Ethel M. Thatcher**
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. The building appears to have remained intact through 1952. It later gained a large addition to the east elevation. Most modifications appear to date to after the Pueblo Regional Planning Department purchased the property in 1994, including the stucco wall cladding and replaced windows and doors.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Garage**
32. Intermediate use(s): **Warehouse**
33. Current use(s): **Government Office**
34. Site type(s): **Garage, Warehouse, Offices**
35. Historical background:
This building, constructed in 1940, was originally a private garage for Ethel M. Thatcher, widow of John Henry Thatcher (son of Pueblo financier and Rosemount Mansion owner John Thatcher). She resided around the corner, at 1402 North Grand Avenue. The garage also served as a residence for the Thatcher family gardener, George A. Buckley, an Irish immigrant. Buckley died in April 1952.
Around 1955, the San Isabel Electric Association purchased the garage. Alva B. Adams, Jr., acquired the property in 1988. He was the son of U.S. Senator Alva B. Adams, Sr., and grandson of Pueblo pioneer and Colorado Governor Alva Adams. He sold the building and lots to the Pueblo Regional Planning Department, the current owner, in 1994.
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.

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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.

“Buckley (George)” [obituary]. Pueblo Chieftain, 4 April 1952, p. 7.

Dodds, Joanne West. The Thatchers: Hard Work Won The West. Pueblo, Colo.: My Friend, The Printer, 2001.

“Alva B. Adams, Jr.” In Hafen, L.R. Colorado and Its People, vol. III. New York: Lewis Historical Publishing Co., 1948, p. 5.

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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:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the development of Pueblo's North Side Neighborhood, particularly the evolution of automobile-related facilities. In this case, the facilities were related to one of Pueblo's most prominent and wealthy families, the Thatchers, who were largely responsible for the development of the North Side neighborhood. However, the level of historical significance, combined with physical integrity, 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. Because of the property's low physical integrity it should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1940, this garage/warehouse buildings exhibits a low 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. A large addition, replaced windows and doors, and stucco wall cladding were all modifications made after the period of significance and resulted in the loss of all character-defining features and the original form. This property does not retain 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

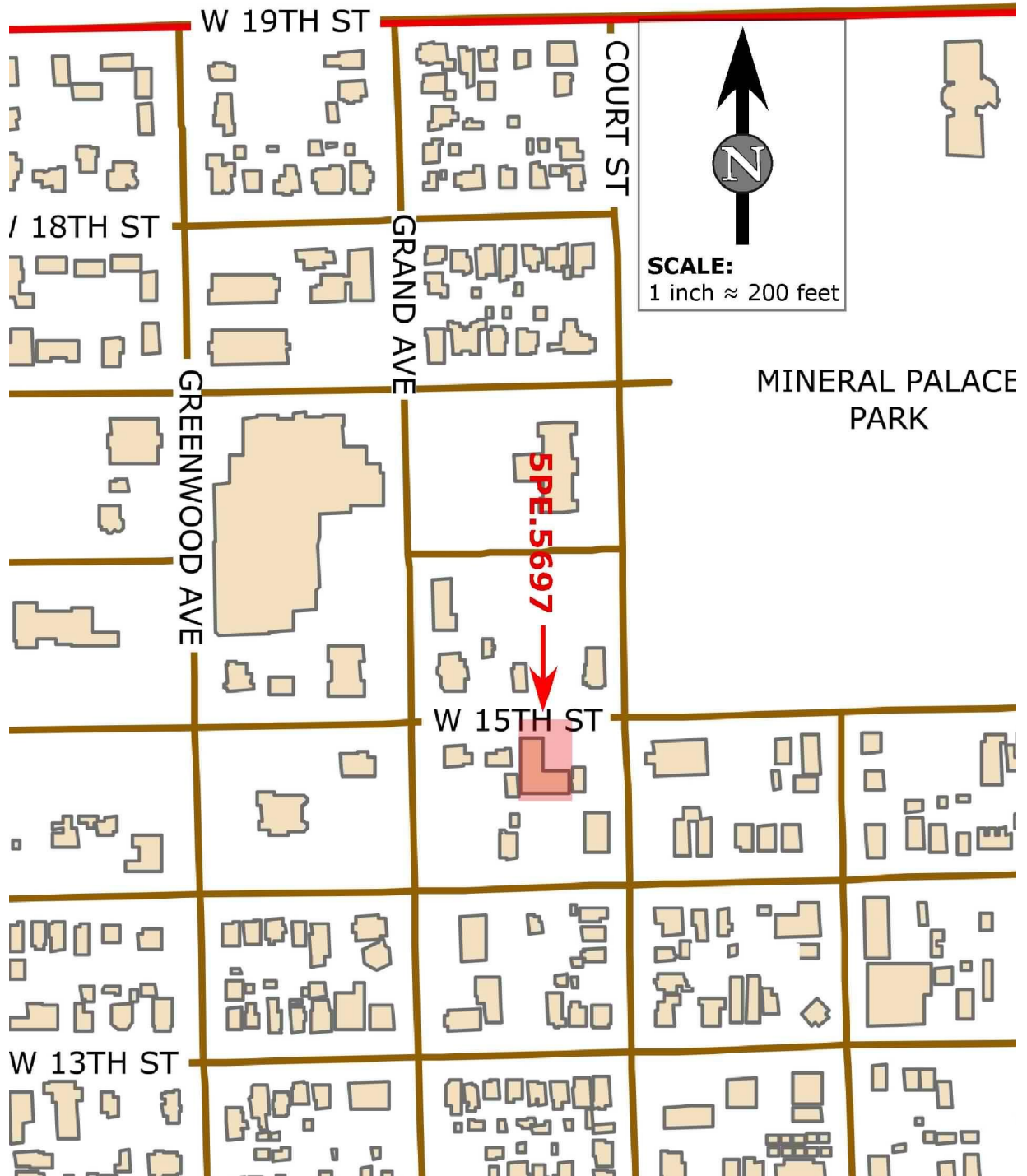
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 15thstw316
 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): **07/18/05**
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**

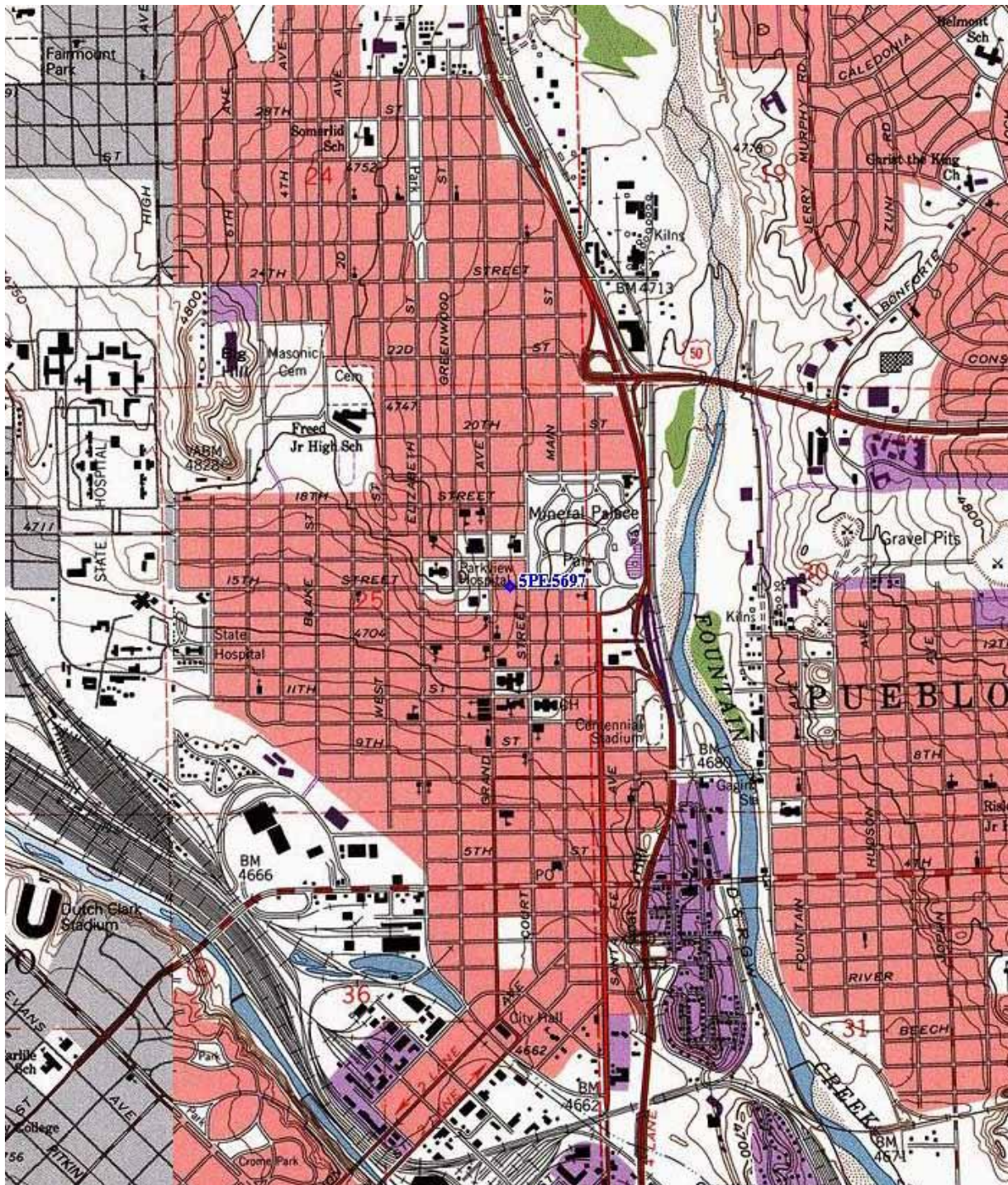
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SITE SKETCH MAP



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LOCATION MAP



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