

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.5699**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Parkview Medical Center**
- 6. Current building name: **Medical Office Building**
- 7. Building address: **405 W 15th Street**
- 8. Owner name: **Parkview Medical Center, Inc.**
- Owner organization:
- Owner address: **400 W 16th St**
Pueblo, CO 81003

Parcel number(s):

525142008

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 **SW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533947** Northing: **4236860**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 5 feet of Lot 12 and all of Lots 13, 14, and 15; Block 1 of Bartlett & Miller Addition. Also south half of a fraction of Block 29 of Henry C. Miller's Addition.**
Addition: **Bartlett & Miller 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **8,836 square feet**
16. Number of stories: **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: **Fence**
21. General architectural description:
Oriented to the east, this office building rests on a concrete foundation. A tan-brick veneer clads the exterior walls. Panels of brick on all but the north elevation and the parapet are painted brown. However, blue, glazed bricks are showing through the paint. Windows are 1-beside-1-light, sliding-sash, with aluminum frames and brick sills. Those on the lower level open behind heavy steel grilles. Fixed-frame, single-light windows appear in the south end of the west elevation, and in the second story of the northeastern bay. Most windows open beneath round, blue canvas awnings. Two doorways open in bays protruding from either end of the symmetrical facade. Both have aluminum-frame, plate-glass doors. The rear (west) elevation is similar to the facade, but, because of the slope of the terrain, the doorways enter the second story. Asphalt and gravel covers the flat roof, which is surrounded by a parapet.
22. Architectural style: **Modern Movements**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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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 northwest corner of West 15th Street and North Grand Avenue. Grass covers the strips separating the sidewalks from the streets. A planted-grass yard, with mature landscaping, is located along the south side of the building. Brick planters fill the recesses of the building. Surrounding a sunken garden along the south side of the building is a brick wall capped by a metal mesh railing. To the east and west are macadam parking lots.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1963-64**
 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: **Parkview Episcopal Hospital & Howard Whitlock Jr.**
 Source of information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
29. Construction history:
According to Pueblo County Tax Assessor records, this building was constructed in 1967. However, a newspaper article from November 1963 reports that the building would be completed in December of that year. An analysis of the style, materials, and historical records corroborates the 1964-64 date. The only notable alteration since that time has been the painting of the blue-brick panels and parapets.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Medical Business/Medical Office**
32. Intermediate use(s): **Medical Business/Medical Office**
33. Current use(s): **Medical Business/Medical Office**
34. Site type(s): **Medical Office Building**
35. Historical background:
This medical office building was constructed in late 1963 or early 1964 as part of the adjacent Parkview Episcopal Hospital/Parkview Medical Center complex. The \$275,000-building was designed with office space for 14 physicians and dentists. The first 2 physicians to open offices in the building were Dr. Clifford F. Bramer and Dr. Herbert H. Schneider. Dr. Bramer graduated from the University of Buffalo and began practicing in Pueblo in 1948. Dr. Schneider was a graduate of the University of Bern, Switzerland. He trained as physician in hospitals in Washington, D.C., and Albuquerque, N.M., before coming to Pueblo. This building continues to house a variety of specialty medical professionals.
36. Sources of information:
Pueblo County Office of Tax Assessor. Property information card [internet].
"Two Doctors Open Offices in Parkview Medical Center." Pueblo Chieftain, 5 November 1963, p. 3A.

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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 1967, this office building 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. The only notable alteration has been the painting of the blue-brick panels and parapet.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

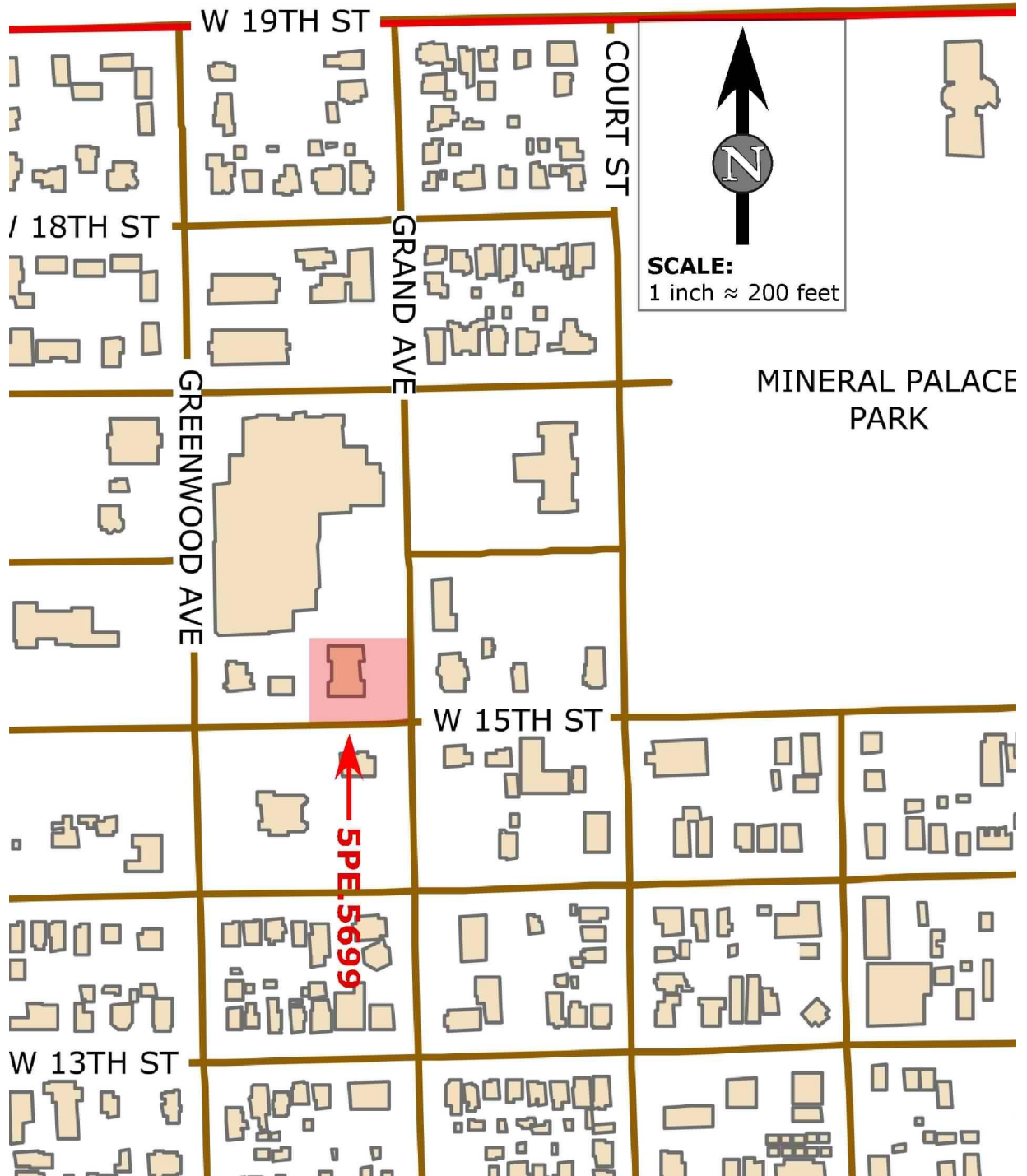
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 15thstw405
- 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**

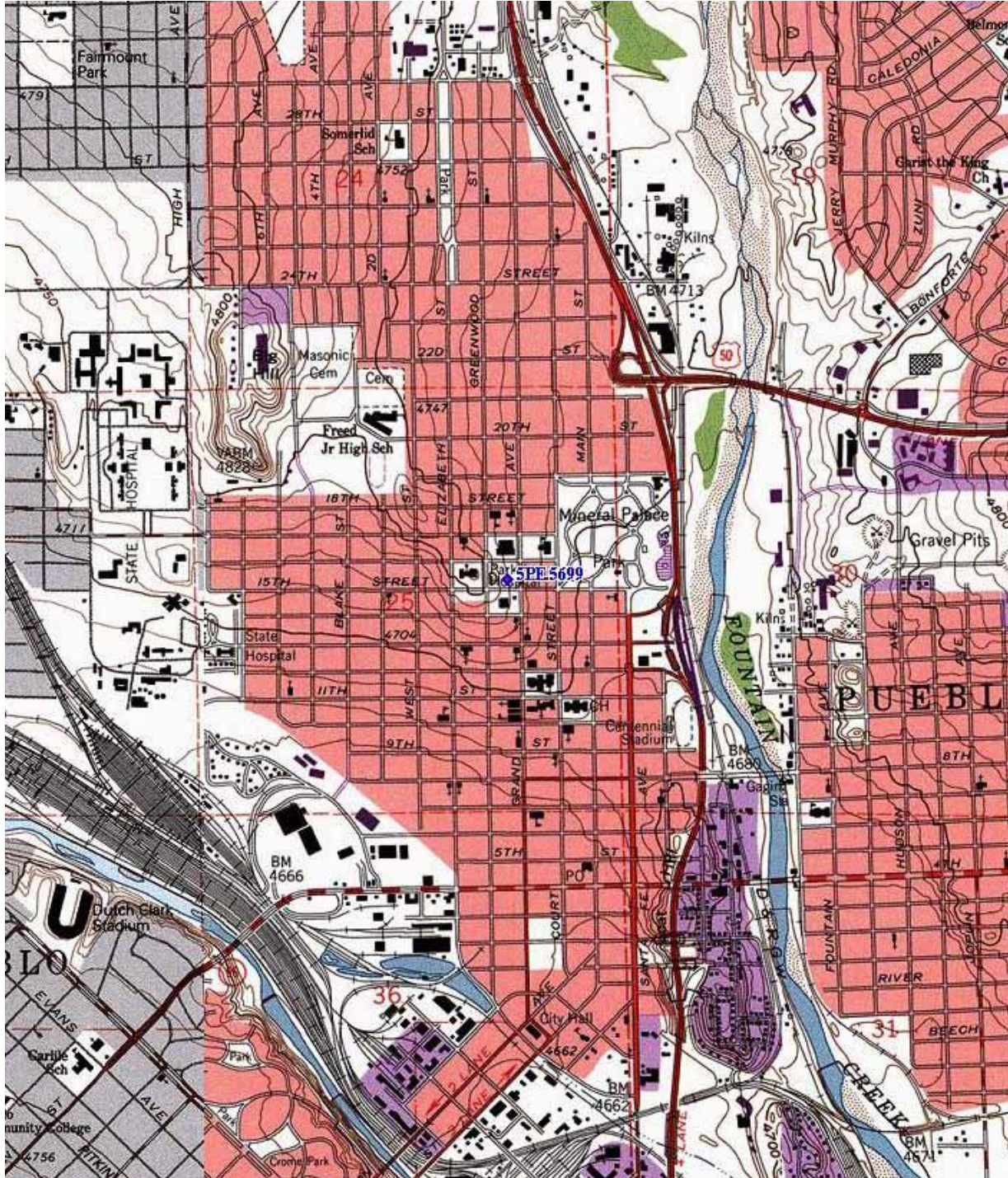
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SITE SKETCH MAP



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LOCATION MAP



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