

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.5703** Parcel number(s):
- 2. Temporary resource number: **525147006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **614-616 West 15th Street Duplex**
- 6. Current building name: **614-616 West 15th Street Duplex**
- 7. Building address: **614-616 W 15th Street**
- 8. Owner name: **Tina L. Armstrong**
- Owner organization:
- Owner address: **13 Brooks Pl  
Pueblo, Colorado 81001**

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**  
**SE 1/4** of **SW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533682** Northing: **4236802**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **West 39 feet of Lot 3 and all of Lot 4; Block C of Bartlett & Miller Addition. Also, West 39 feet of Lot 3 and all of Lot 4; Block 40 of County 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): **1,120 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**Oriented to north, this duplex rests on a concrete foundation. Tan stucco clads the exterior walls. The northeast and northwest corners have raised quoins. Windows are 1-beside-1-light, sliding sash, with white vinyl frames. A 2-story, front gabled porch protrudes from the center of the façade. A concrete stairwell, descending from the east beneath the porch, provides access to the lower-level unit. A steel staircase, ascending from the west, provides access to the upper-level unit. The principal doorways into each unit open in the center of the façade. Both host white-painted, 4-panel doors with fanlights. Black asphalt shingles cover the front-gabled roof. White-painted wood soffit and fascia box the eaves.**
22. Architectural style: **No Style**  
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-story houses. 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 604 West 15th Street to the east and 618 West 15th Street to the west. Gravel covers the strip separating the sidewalk from the street. The property lacks a yard or**

**Architectural Inventory Form**

Page 3

landscaping. In front (north of) the building is a concrete parking area.

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

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: Actual: **2004**  
 Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**  
**Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**  
 Source of information:

27. Builder: **Leonard A. Pace, Jr.**  
 Source of information:

28. Original Owner: **Leonard A. Pace, 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 2004. (Sanborn records reveal that a greenhouse had previously occupied this lot.) An analysis of the style, materials, and historical records corroborates this date. There have been no notable alterations since the date of 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): **Duplex**

35. Historical background:  
**Leonard A. Pace, Jr., initially purchased this property from Dr. Charles Brady in 2001. Sanborn maps show that a greenhouse had previously occupied this parcel. Pace constructed the current duplex in 2004, selling it in October of that year to Tina L. Armstrong, the current owner. She operates the property as rental units.**

36. Sources of information:  
**Pueblo County Office of Tax Assessor. Property information card [internet].**  
**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 4

## 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

## Architectural Inventory Form

Page 5

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 2004, this duplex 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.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

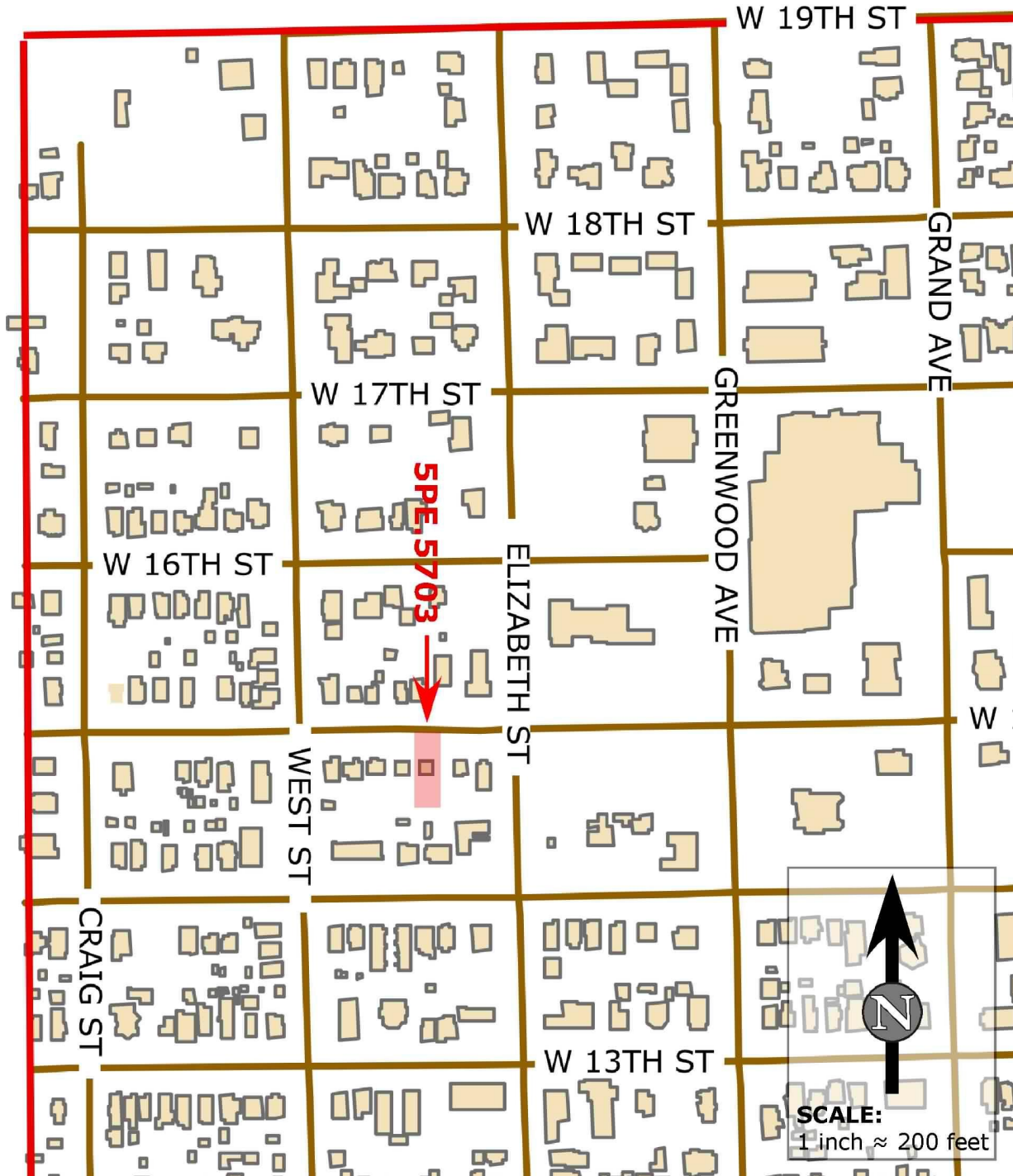
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood 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): 15thstw614-616**
- 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**

### Architectural Inventory Form

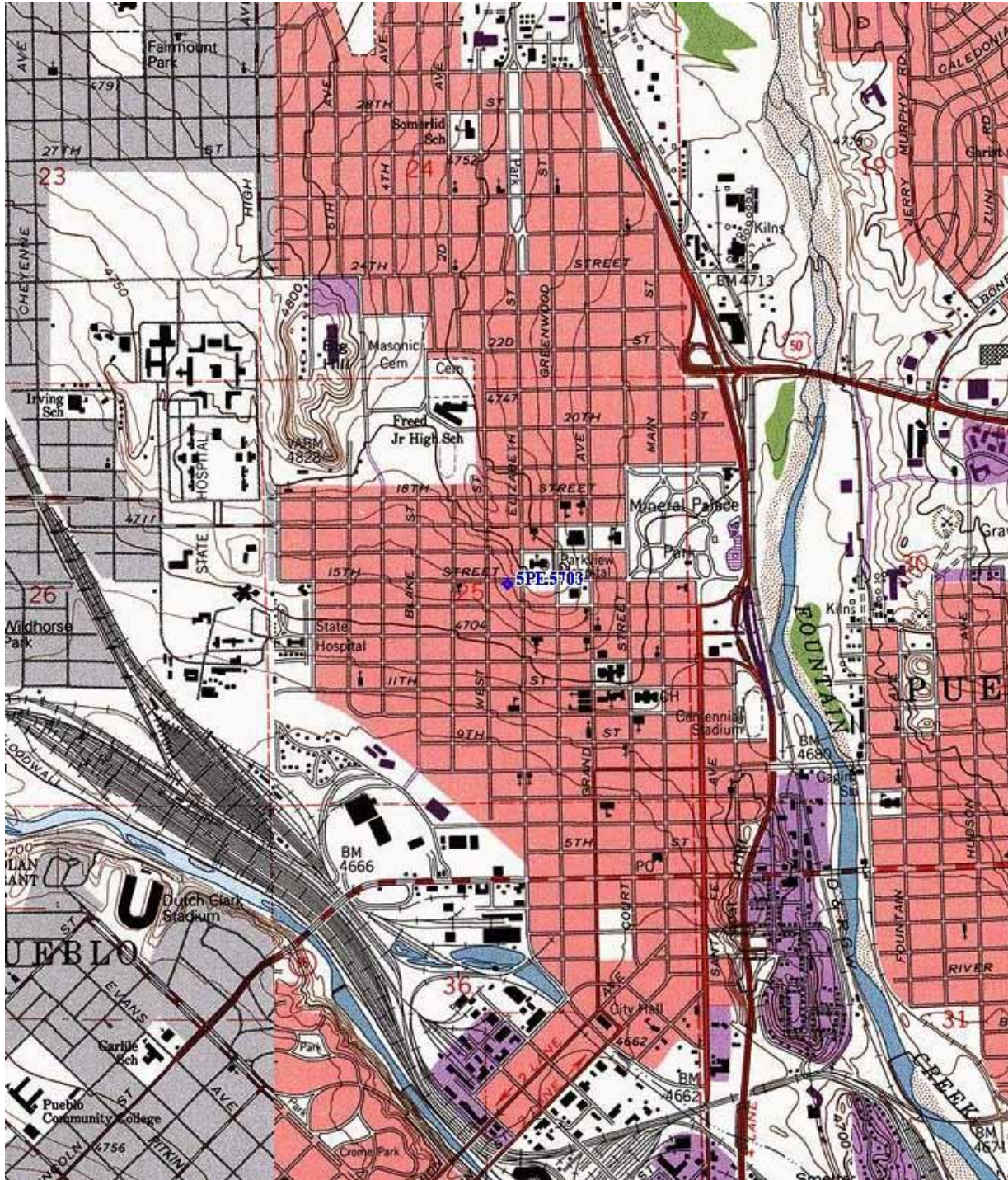
#### SITE SKETCH MAP



# Architectural Inventory Form

Page 7

## LOCATION MAP



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