

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.5705** Parcel number(s):
- 2. Temporary resource number: **525144018**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Vorhees, Israel, House**
- 6. Current building name: **617 West 15th Street**
- 7. Building address: **617 W 15th Street**
- 8. Owner name: **Homecomings Financial Network, Inc.**
- Owner organization:
- Owner address: **102 S Greenwood Ave**
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 **SW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533666** Northing: **4236844**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 12, and the west 1 foot 2 inches on front and 2 feet 6 inches on the alley of Lot 13; Block 3**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **794 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum Siding** 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**
Porch
21. General architectural description:
Oriented to the south, this house rests on a sandstone foundation, almost entirely concealed behind a white-painted concrete stucco. Tan-painted aluminum siding clads the exterior walls. Windows are 2-over-2-light, double-hung sash, with blue-painted wood frames. Other windows have been replaced with 1-over-1-light, double-hung sashes, with white vinyl frames. A 3-sided, canted bay protrudes from the center of the symmetrical front (south) façade. Windows opening in a single-story, shed-roofed addition across the rear (north) elevation are 1-over-1-light, double-hung sash, with aluminum-frame storm windows. A hipped-roof porch spans the inside (southwest-facing) corner of the house. It has a concrete floor and wrought-iron support and railing. A single concrete step approaches the south side of the porch. The principal doorway opens in the west face of the corner. It hosts a wood slab door opening behind a white, aluminum-frame storm door. A window opening in the south face has been boarded shut. Another doorway opens near the center of the rear addition. It hosts a 2-panel, 9-light, steel door, opening behind an aluminum-frame storm door. It provides access to an uncovered concrete patio. Grey, interlocking asphalt shingles cover the cross-gabled roof. Tan-painted wood soffit and blue-painted wood fascia, with projecting cornice, box the eaves.
22. Architectural style: **Late Victorian**
Other architectural styles:

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Building type:

23. Landscape or special setting features:

This property is located on terrain sloping steeply downward from east to west, 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 north side of West 15th Street, between 615 West 15th Street to the east and 619 West 15th Street to the west. Gravel covers the strip separating the sidewalk from the street. A planted grass yard, with mature landscaping, surrounds the house. Running along the west side of the house, from the street, is a 2-track concrete driveway. A combination of woven-wire, wood picket, and wood privacy fences encloses the backyard.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A 2-car garage is located on the northwest corner of the lot. Oriented to the north, toward an east-west-oriented alley, the building lacks a formal foundation. Tan stucco clads the exterior walls. Dominating the front (north) elevation are 2 sets of paired, vertical plank doors, opening on metal strap hinges. The eastern door is painted blue while the western door is blue and pink. Opening in the center of the east elevation is a window lacking any sashes. South of it is a doorway without a door. Sheets of gray asphalt cover the side-gabled roof, and the rafter ends are exposed but capped by a fascia board.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1880** 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: **unknown**

Source of information:

29. Construction history:

According to Pueblo County Tax Assessor records, this building was constructed in 1900. However it appears on a 1904-05 Sanborn map, and city directory listings for this address date to 1890. As well, it is similar in size and materials to the house immediately east, which was constructed in 1880, suggesting a circa 1880 date of construction. Based on the windows, the rear addition appears to date to the 1940s or '50s. The aluminum siding was most likely installed after 1970. Based on the depth of the window and door openings, this siding may conceal the original masonry construction.

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 resident of this house, constructed around 1880, appears to have been Israel Vorhees, who remained here through 1900. In 1909, the residents were Charles H. Jones, a clerk for the White & Davis Company, and Raymond Jones, a postal clerk.

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Around 1914, Ralph E. Wadhams purchased this property and remained here until his death nearly 30 years later. With his wife, Anna L. Wadhams, Ralph had two sons, Martin E. and John L. Wadhams. Ralph Wadhams died in this house in October 1943. Anna Wadhams remained here until her own death, also in this house, in October 1949.

Following Anna Wadham's death, William H. Willcox purchased this property and resided here through at least 1960. Aaron B. and Karleen E. Canty acquired the house and lot in 1981. The Veterans Affairs Administration obtained the property three years later, ultimately selling it to Richard Edward Goddard. He, in turn, sold the house and lot to Charles R. and Gloria E. Martinez in 1994. Richard M. Casias acquired the property a year later, selling it to Angela L. Lucero in 1997. Lucero quit claimed the house and lot to herself and Michael Bledsoe in 1998. Homecomings Financial Network, Inc., the current owner, acquired the property in 2005.

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.

"Wadhams (Ralph E.)" [obituary]. Pueblo Chieftain, 9 October 1943, p. 12.

"Wadhams (Anna L.)" [obituary]. Pueblo Chieftain, 10 October 1949, p. 10.

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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. 1880**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 as one of the earliest dwellings constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a modest, Late Victorian house. 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, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1880, this house 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. The only addition is isolated to the rear (north) elevation and the original form of this house remains largely intact. However, the aluminum siding and replaced windows have concealed or removed some character-defining features. Nonetheless, this property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

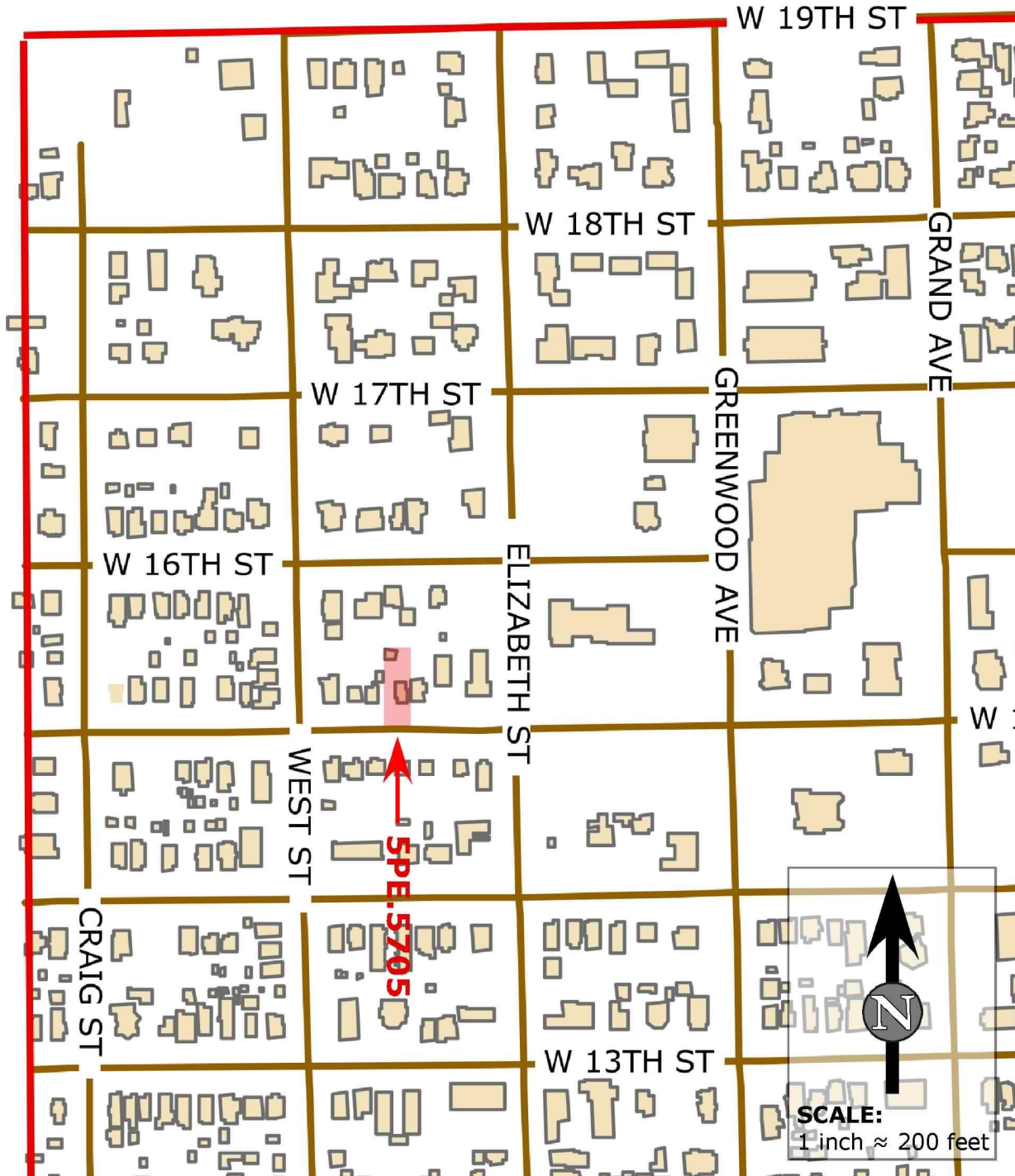
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 15thstw617**
- 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): **07/19/05**
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**

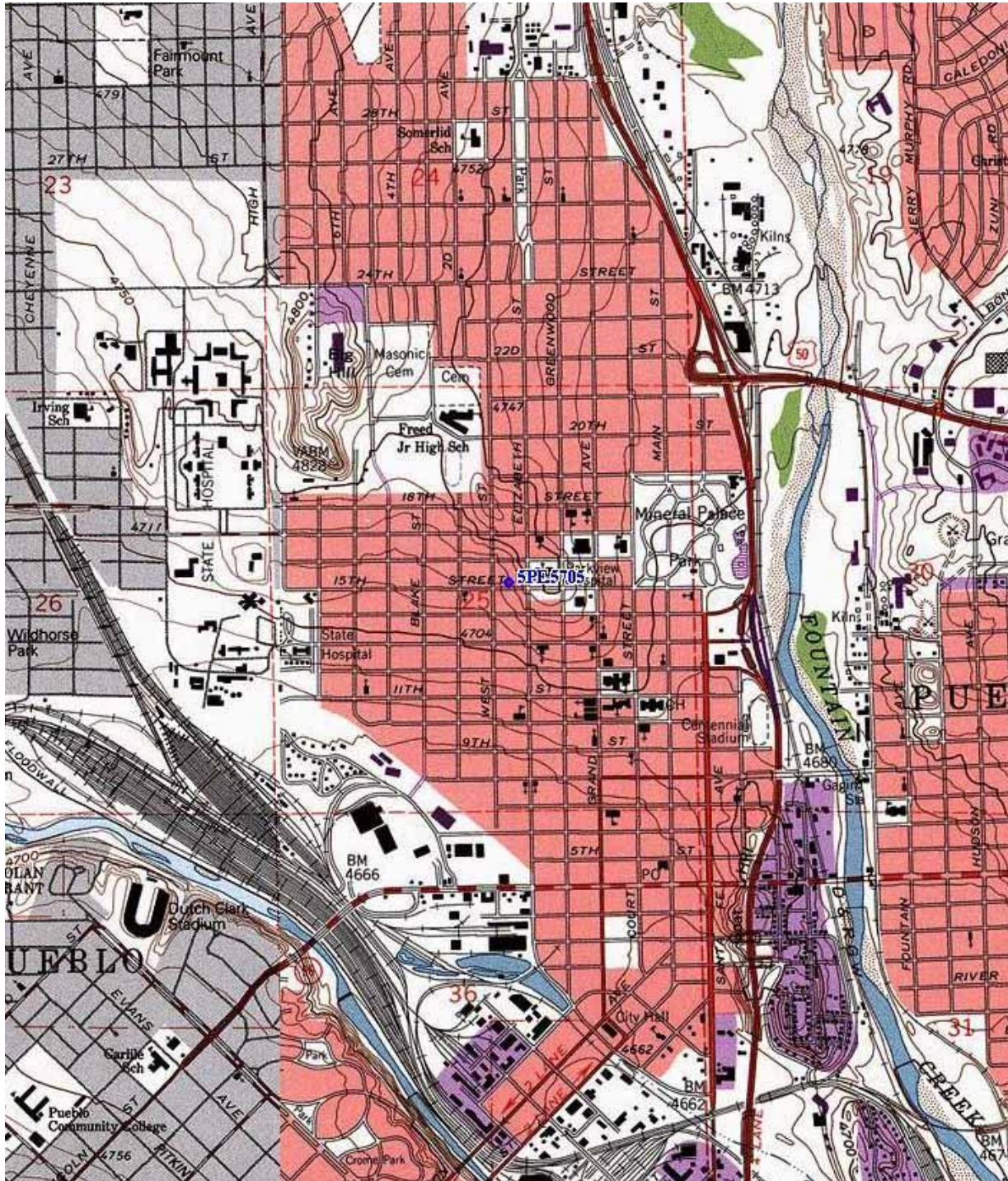
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SITE SKETCH MAP



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LOCATION MAP



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