

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.5711** Parcel number(s):
- 2. Temporary resource number: **525147005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Specken, David I., House**
- 6. Current building name: **Villanueva-Bobian House**
- 7. Building address: **628 W 15th Street**
- 8. Owner name: **Richard M. Villanueva and Rosabel Bobian**
- Owner organization:
- Owner address: **628 W 15th St**
Pueblo, CO 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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **SW** 1/4 of **SW** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533611** Northing: **4236790**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Fraction of Lot 8; Block C of Bartlett & Miller Addition. Also fraction of Lot 8; 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): **1,026 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
Wood/Horizontal Siding
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: **Chimney**
Porch
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. White-stucco clads the exterior walls. It is formed into a stone veneer extending 3 feet up from the foundation. Windows are generally 1-over-1-light, single-hung sash, with brown, aluminum frames. A large, 1-beside-1-light, sliding-sash window opens in the north end of the west elevation. A flat-roofed porch extends across the eastern two-thirds of the front (north) façade. It has a low, concrete floor, wrought-iron supports, and exposed, shaped rafter ends. The principal doorway opens in the center of the façade. It hosts a paneled wood door, opening behind a white, vinyl-frame storm door. A stucco-covered, projecting hearth and chimney protrude from the west end of the façade. Another doorway opens in the west end of the south elevation. It provides access to a small, concrete stoop. Brown, interlocking asphalt shingles cover the front-gabled roof. Green-painted wood fascia and soffit box the shallowly overhanging eaves. The front- (north-) facing gable has a bargeboard.
22. Architectural style: **Modern Movements**
Other architectural styles:
Building type: **Ranch Type**
23. Landscape or special setting features:

Architectural Inventory Form

Page 3

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 southeast corner of West 15th and West streets. A planted grass yard, with mature landscaping, surrounds the house. Large, shady elm trees line West Street. A wood privacy fence encloses the back yard.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the southwest corner of the property. Connecting it to West Street is a concrete driveway. Oriented to the west, the building rests on a concrete slab. The walls consist of concrete blocks clad in white stucco. A mural depicting a running mustang in a desert landscape fills the south elevation. Dominating the front (west) elevation is a 1-light, steel, overhead-retractable garage door, painted white. Sheets of asphalt cover the shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1953**

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: **David I. Specken**

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 1953 on a previously undeveloped lot. An analysis of the style, materials, and historical records corroborates this date. Based on materials, the windows were replaced and stucco applied sometime after 1980. The hearth and chimney also do not appear to be original features of the house.

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 owner and resident of this house, constructed in 1953, was David I. Specken. Jeanetta K. Hubbs purchased the property in 1979. Following her marriage to Robert E. Kirby, Jeanetta Hubbs, now Jeanetta Kirby, transferred the title to herself and her husband. They sold the house and lot to Richard M. Villanueva in 2000. The following year, Villanueva quite claimed the property to himself and Rosabel Bobian. The are the current owners and residents.

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.

Architectural Inventory Form

Page 4

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 5

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 6

42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the post-World War II development of Pueblo's North Side Neighborhood. 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. Nonetheless, it is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1953, this house exhibits a moderate 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. Window replacements and stucco wall cladding have removed or concealed some original architectural elements. However, the building retains its original form. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

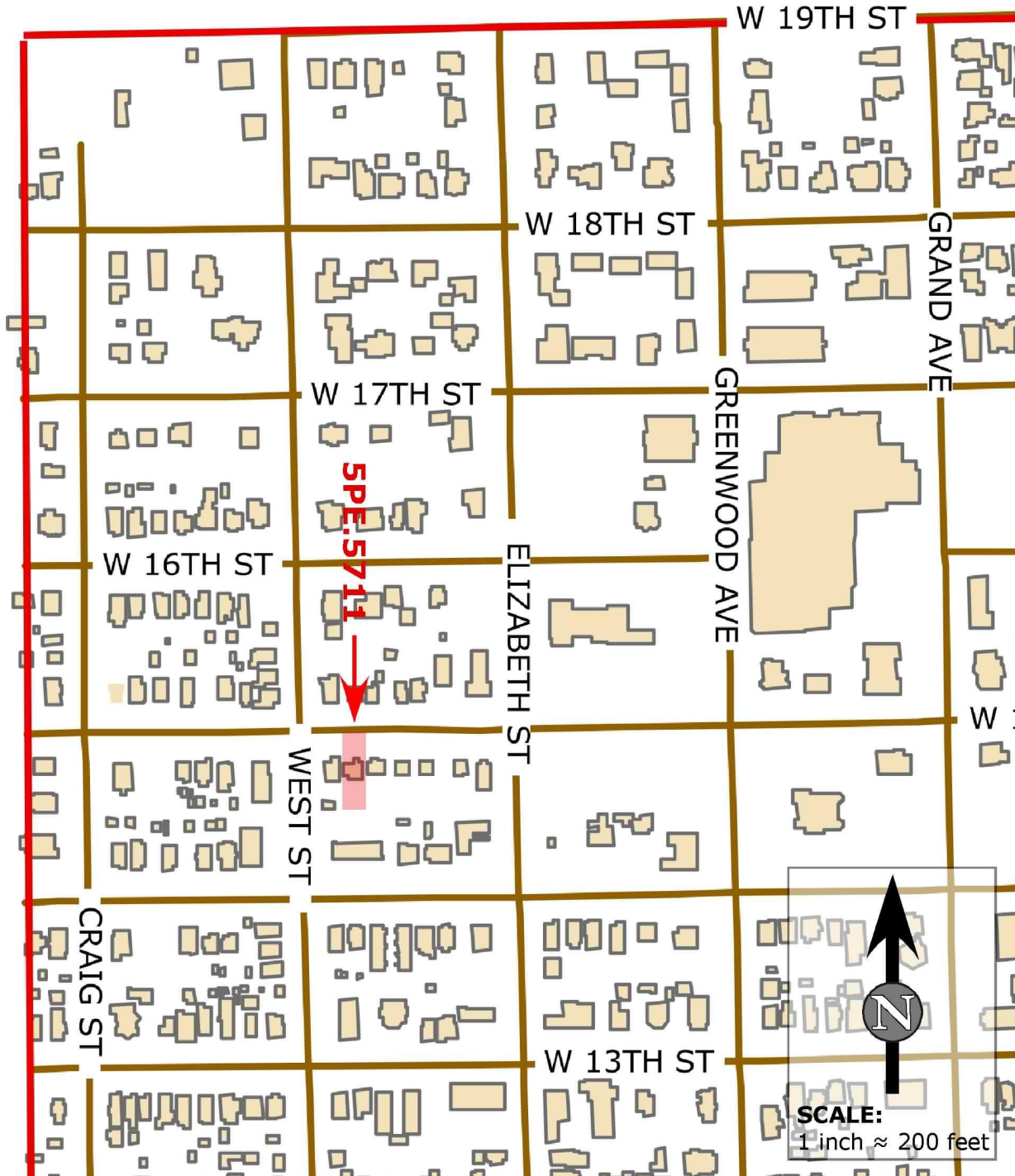
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 15thstw628
- 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**

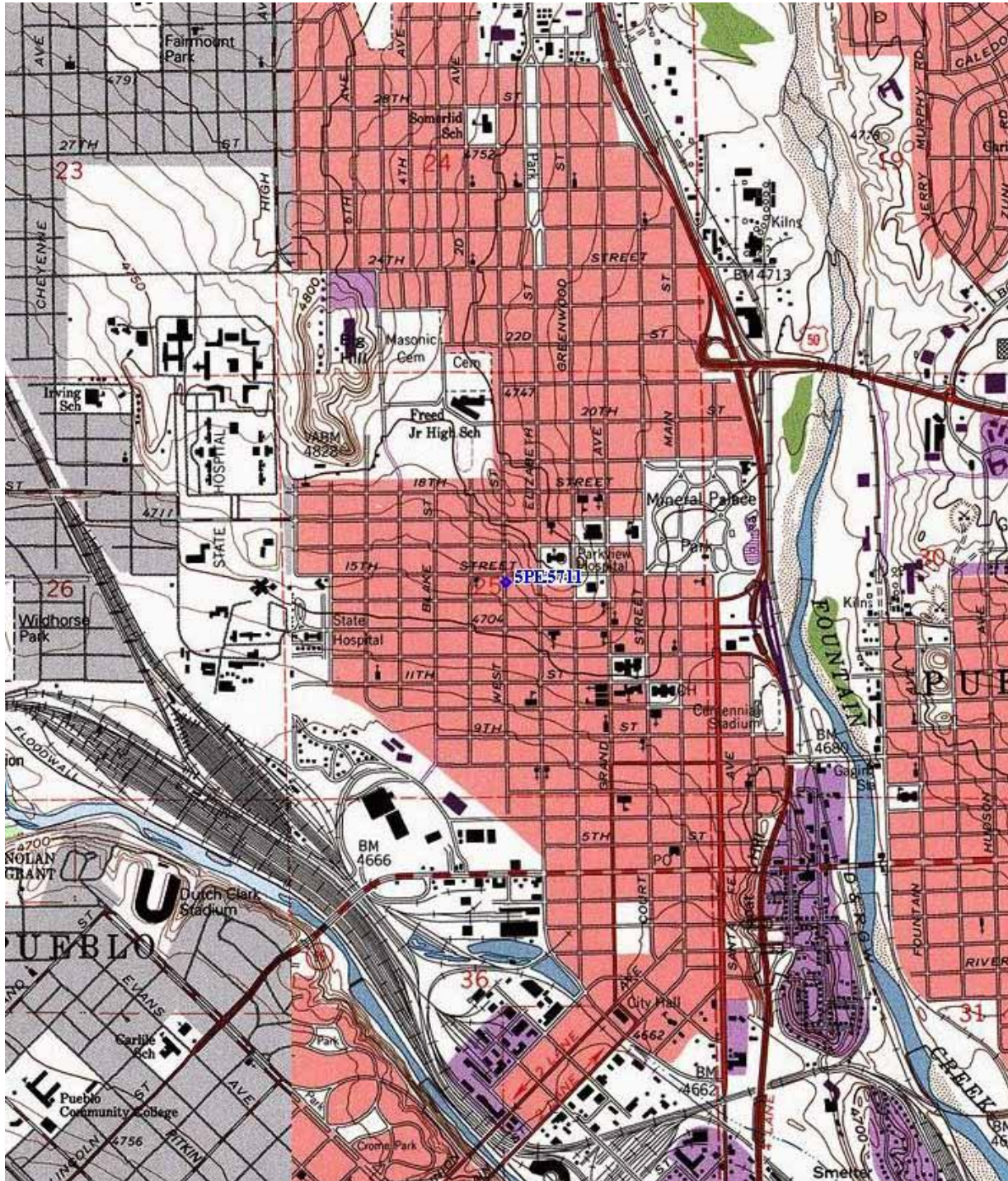
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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