

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5718** Parcel number(s):
- 2. Temporary resource number: **525229008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **717 West 15th Street**
- 6. Current building name: **Cody, Floyd L. and Marjorie M., House**
- 7. Building address: **717 W 15th Street**
- 8. Owner name: **Floyd L. and Marjorie M. Cody**
- Owner organization:
- Owner address: **717 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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **SE 1/4** of **SE 1/4** of **NW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533519** Northing: **4236861**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9; Block 17**
Addition: **Craig's 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): **962 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
This house is oriented to the south. White stucco conceals the foundation. Cream-colored stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with tan- or pink-painted wood frames. The window dominating the west side of the asymmetrical façade has a round-arch upper sash. Highlighting the arch is a protruding archivolt. Stained-glass casement windows pierce the south-facing gables. A front-gabled porch fills the inside (southeast-facing) corner of the house. It has a concrete floor and wrought-iron supports and railings. Three concrete steps approach the porch on the west end of its south elevation. Wood balustrades, with large newel posts, flank the steps. A doorway opens in the east face of the corner. It hosts a white-painted, glass-in-wood-frame door, opening behind an aluminum-frame storm door. Another doorway opens east of center in the rear (north) elevation. It hosts a 2-panel, 9-light metal door, opening behind a white, aluminum-frame storm door. A pink-painted, 4-panel wood door opens in the east end of the rear elevation. Interlocking, brown asphalt shingles cover the hipped main roof and all other roof surfaces. The gables are entirely pedimented or have eave returns. Pink-painted wood soffit and fascia, with projecting cornice, box the eaves. A corbelled, red-brick chimney protrudes from just north of the roof's apex.
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- and two-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 715 West 15th Street to the east and 719 West 15th Street to the west. A packed-earth strip separates the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the property. Lining the front yard is a wood picket fence, and a wood privacy fence encloses the backyard. A concrete parking area largely consumes the backyard.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located on the northwest corner of the property. Oriented to the east, the building rests on a concrete slab. Cream-colored stucco clads the exterior walls. Dominating the northern half of the front (east) elevation is a paneled, steel, overhead-retractable garage door, painted white. The south end of the same elevation hosts a 1-beside-1-light, sliding sash window, with a white aluminum frame. A doorway opens in the east end of the south elevation, and another window appears in the west end of the same elevation. Brown, interlocking asphalt shingles cover the side-gabled roof. Tan-painted wood fascia and soffit box the eaves.**

2: Type: **Shed 1**

Describe: **A standard kit-built shed is located directly west of the house. Oriented to the north, the structure lacks a formal foundation. The walls consist of white-painted sheet metal. Paired, gray-painted wood doors dominate the front (noorth) elevation. The front-gabled roof also consists of sheet metal.**

3: Type: **shed**

Describe: **A standard kit-built shed is located northwest of the house. Oriented to the east, the structure lacks a formal foundation. The walls consist of yellow-painted sheet metal. Paired, sliding doors of the same description dominate the front (west) elevation. The front-gabled roof also consists of sheet metal.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:

Source of Information:

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. Sanborn maps and city directories corroborate a circa 1900 date of construction. The original front porch appears to have been replaced in the 1950s. The current stucco exterior wall cladding is relatively new, most likely installed after 1995, and covers what appears to have been brick. The current owners reported finding a large "foundation" in their yard that greatly exceeded the size of their house and their neighbor's dwelling. However, the historical records perused for this survey do not indicate what that building would have been.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

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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 1900, was James A. Wilson, a manager for the Crews-Beggs Dry Goods Company. He was born in Illinois in November 1846. His wife, Sarah H. Wilson, was also born in Illinois, in September 1848. Together, they had at least three daughters, Etta L., Grace B., and Mabel.

By 1909, the resident was Edward Archibald Jones, secretary and treasurer of the P. Mayer Leather Company. With his wife, Margaret Jones, Edward had a son and a daughter, Archibald Jones and Eva Elizabeth Jones. The Joneses remained here through 1925, later moving to 403 West 11th Street. Edward Jones died on April 12, 1939.

Walter B. Cann acquired this property sometime around 1935 and resided here through 1940. He came to Pueblo in 1904 and was chief accountant for the King Investment and Lumber Company. With his wife, Eva L. Cann, Walter had a son, Walter B. Cann, Jr., and two daughters, Vera Christopher and Audra Conner. The family later moved to 2311 Grand Avenue, where the elder Walter Cann died on September 27, 1963.

The owner and resident in 1945 was Irvin Duke, followed in 1950 by Robert A. Brown. He remained here through at least 1955. Around 1960, Burrel Joseph and Florence Longgrear purchased this property and resided here for more than 2 decades. Burrel Longgrear was born in Thomasville, Missouri, on May 2, 1909. He married Florence Gerdes in Coffeyville, Kansas, in 1936. The couple moved to Pueblo in 1941, where Burrel became an employee of the CF&I Steel Corporation. He retired in 1971. Burrel and Florence Longgrear had eight children: Marjorie Cody, Carolyn Longgrear, Thomas Longgrear, Charles Longgrear, Robert Longgrear, Jack Longgrear, Jim Longgrear, and Mary Ann Longgrear. In 1983, the Longgrears transferred this property to their son-in-law and daughter, Floyd L. and Marjorie M. Cody, the current owners and residents. Burrel died on May 12, 1990, and Florence on December 15, 1991.

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.

"Jones (Edward Archibald)" [obituary]. Pueblo Chieftain, 13 April 1939, p. 11.

Cody, Floyd L. and Marjorie M. Interview with Adam Thomas, 19 July 2005.

"Cann, Walter B." [obituary]. Pueblo Chieftain, 28 September 1963, p. 2C.

"Burrel Joseph Longgrear" [obituary]. Pueblo Chieftain, 14 May 1990, p. 10C.

U.S. Census of 1900. Precinct 3, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 14.

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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. 1900**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, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of Late Victorian-era domestic architecture. 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 1900, this building 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. The original front porch has been removed and stucco has been applied over the original masonry, eliminating or concealing some character-defining features. Yet the building retains its basic form, many of its original windows, and other important decorative features. 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): 15thstw717
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.**

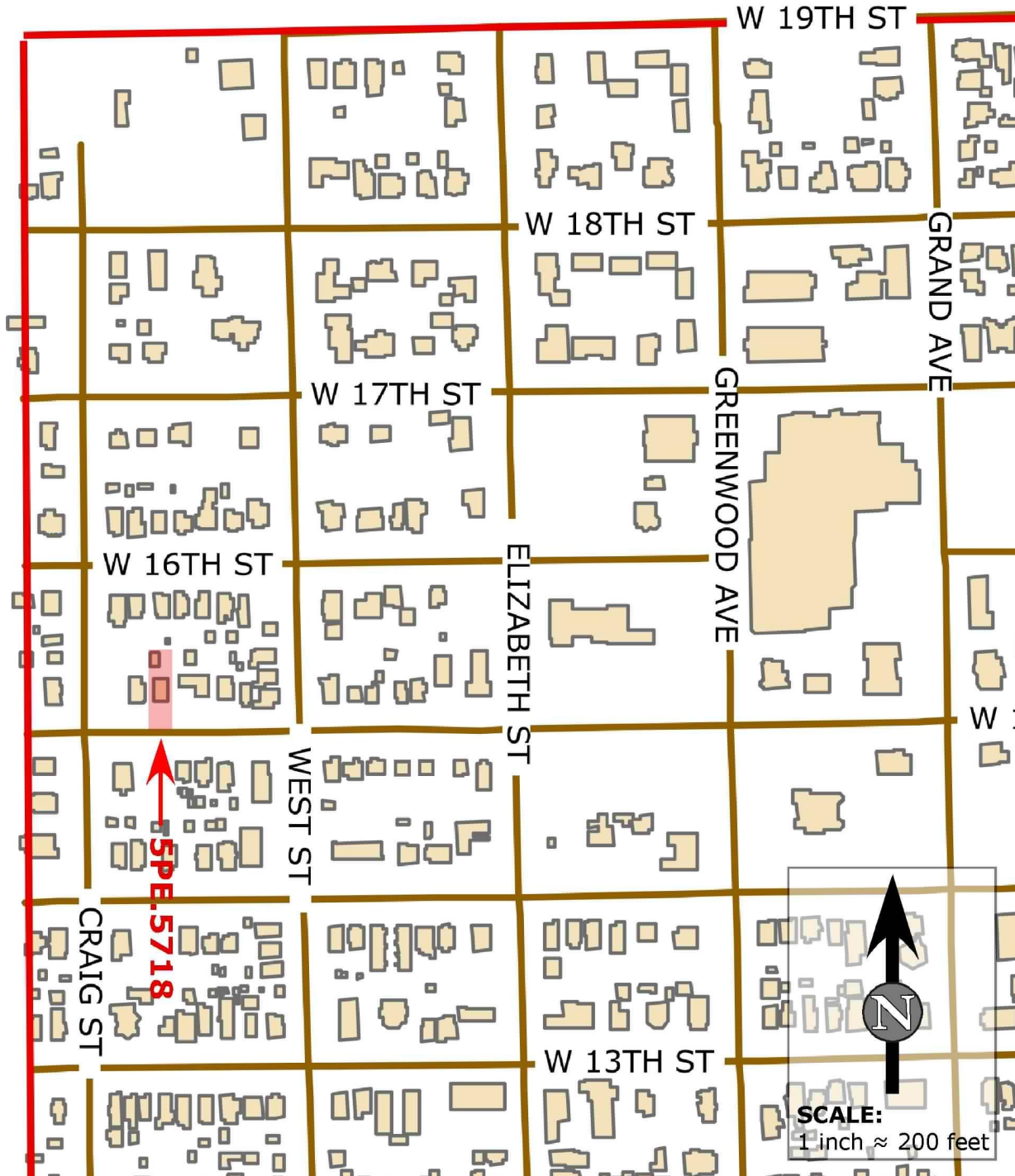
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

53. Phone number(s): **(970) 586-1165**

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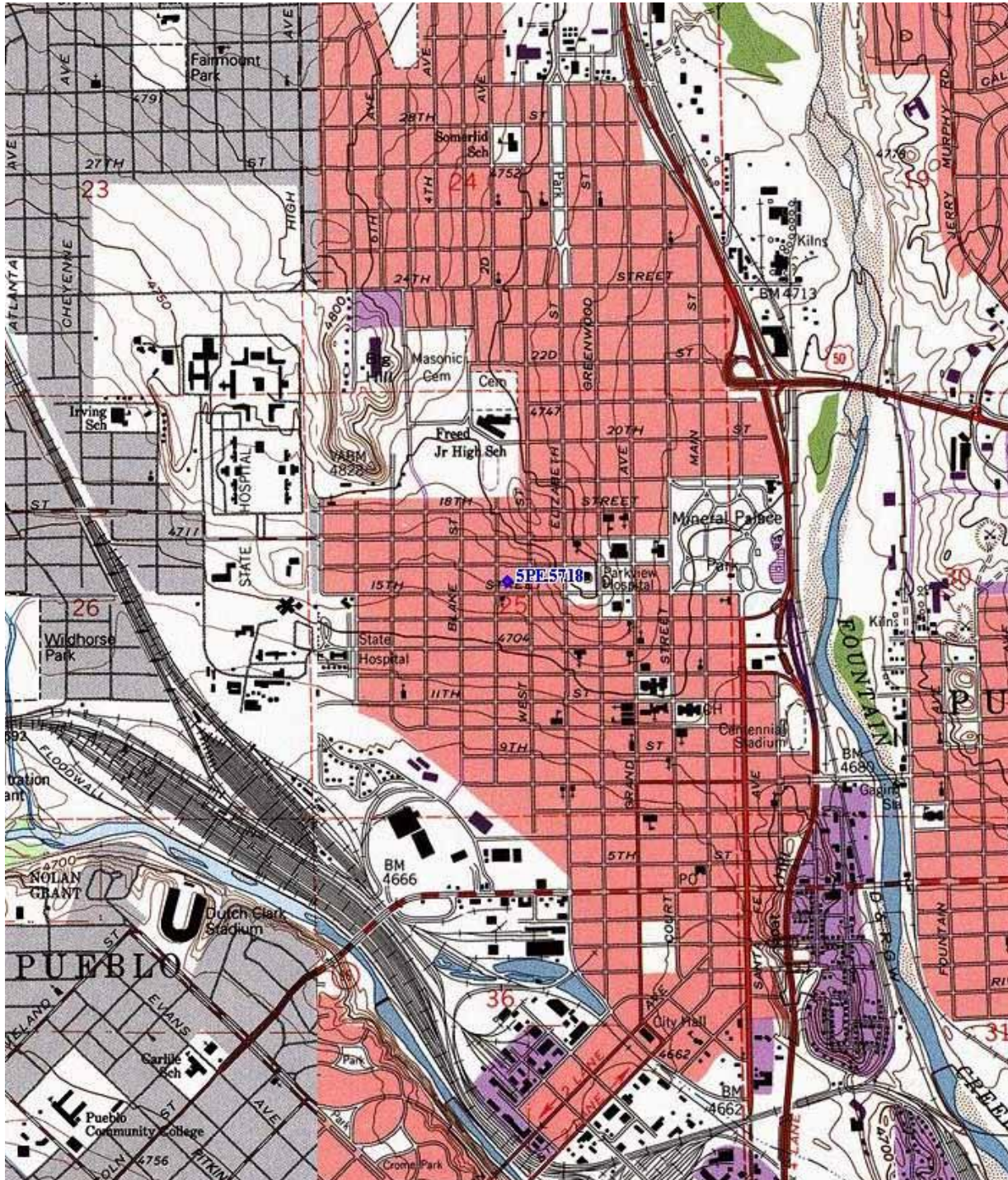
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SITE SKETCH MAP



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LOCATION MAP



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