

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.5725**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Mann, Guy W., House**
- 6. Current building name: **De le Cruz, Eva, House**
- 7. Building address: **615 W 16th Street**
- 8. Owner name: **Eva de la Cruz**
- Owner organization:
- Owner address: **615 W 16th St**
Pueblo, CO 81003

Parcel number(s):
525137007

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**
NE 1/4 of **SW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533678** Northing: **4236950**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 13 and 14; Block 6**
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): **1,510 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard** 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: **Fence**
Porch
21. General architectural description:
Oriented to the south, this house rests on a red-brick foundation. Yellow-painted, horizontal wood weatherboard, with cream-painted wood cornerboards, clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and yellow-painted wood surrounds. A pair of these windows opens in a front-gabled, rectangular bay protruding from the center of the east elevation. Portions of the rear (north) elevation have 1-beside-1-light, sliding-sash windows, with aluminum frames. A front-gabled porch protrudes from the eastern two-thirds of the front (south) façade. The kneewall and pedestals consist of red bricks, with blue-painted concrete caps. The wood, battered piers are painted yellow. Three concrete steps approach the porch on the west end of its south elevation. They correspond to the principal doorway. It hosts a wood slab door, opening behind an aluminum-frame storm door. Another doorway opens in the north side of the east elevation. It hosts an aluminum-frame storm door and provides access to a shed-roofed porch at the north end of the east elevation. Black asphalt shingles cover the front-gabled main roof and all other roof surfaces. The rafter ends and shaped, paired perlin ends are exposed.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural styles:
Building type: **Bungalow**

Architectural Inventory Form

Page 3

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 16th Street are generally the same on this block. This property is situated on the north side of West 16th Street, between 1606 North Elizabeth Street to the east and 617 West 16th Street to the west. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Dominating the front yard is a pair of large pine trees, and mature cedars grow directly in front (south of) the house. A chain-link fence encloses the back yard.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located on the northeast corner of the lot. Oriented to the south, the building rests on a concrete foundation. Blue-green-painted wood weatherboard, with white-painted, 1-by-4-inch cornerboards, clads the exterior walls. Dominating the front (south) elevation are paired, vertical wood plank doors, opening on metal strap hinges. A door and window openings pierce the west elevation. Black asphalt shingles cover the front-gabled roof, and the rafter ends are exposed but capped by a fascia board.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1920** 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: **Guy W. Mann**
- 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 1900. A house of the current size and plan does not appear on the 1904 Sanborn map but does appear on the next edition of the map, which was not produced until 1951. An analysis of the style and materials corroborates a circa 1920 date of construction. The only notable modifications since that time have been the construction of a front-gabled addition across the rear (north) elevation and the installation of a small porch across the northern half of the east elevation.

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:

This house was constructed around 1920, on the site of an older dwelling dating to before 1890. The first owner and resident was Guy W. Mann, a private florist for the nearby Mahlon and John Thatcher families. He was born in Colorado around 1880. His wife, Emma B. Mann, was born in 1866 in New York. Charles Mann had a daughter, Nellie Hammond. He died in this house

Architectural Inventory Form

Page 4

on December 4, 1933.

Around 1925, Minnie E. Ikelman purchased this property and resided here with her son, Richard J. Ikelman, and his family. Minnie Ikelman came to Pueblo around 1922. In addition to Richard, Minnie had 3 other children, Gertrude Kipper, Myrtle Wunder, and George Ikelman. Richard J. Ikelman was born in Boulder on December 4, 1909. He and his wife, Martha, married in 1937 and had three children: Donald G. Ikelman, Susan K. Wares, and Richard M. Ikelman. The elder Richard Ikelman was a meter foreman for the Southern Colorado Power Company. Minnie Ikelman died in this house on January 5, 1962, and Richard J. Ikelman died on October 25, 1969.

Eva de la Cruz, the current owner and resident, purchased this property in 1976.

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.

"Mann (Charles A.)" [obituary]. Pueblo Chieftain, 5 December 1933, p. 10.

"Ikelman (Richard J.)" [obituary]. Pueblo Chieftain, 26 October 1969, p. 10B.

"Ikelman (Minnie E.)" [obituary]. Pueblo Chieftain, 6 January 1962, p. 3A.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 4B.

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 development of Pueblo's North Side Neighborhood in the first half of the 20th Century, when popular suburban styles and forms of houses, like this one, were widely constructed on the remaining undeveloped lots in this neighborhood. It is also significant for its association with the nearby Mahlon and John Thatcher residences, Hillcrest (now demolished) and Rosemount. These estates required an army of domestic servants and other staff, who often resided in the surrounding neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Craftsman-style bungalow. 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 most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1920, this building 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 notable alteration has been the construction of a small addition. This addition is isolated to the rear elevation and is largely compatible with the original dwelling. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

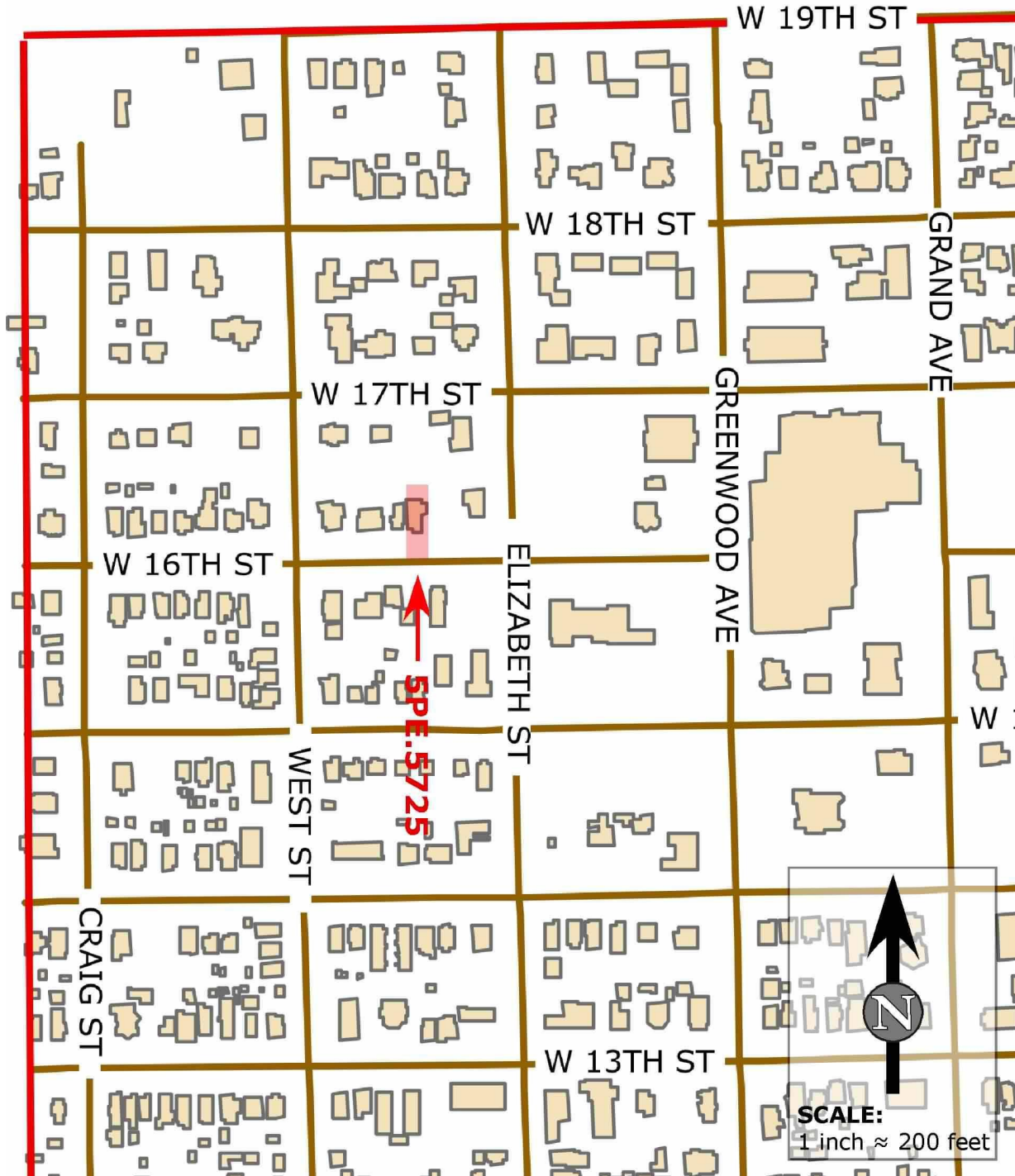
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw615
- 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): **07/20/05**
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**

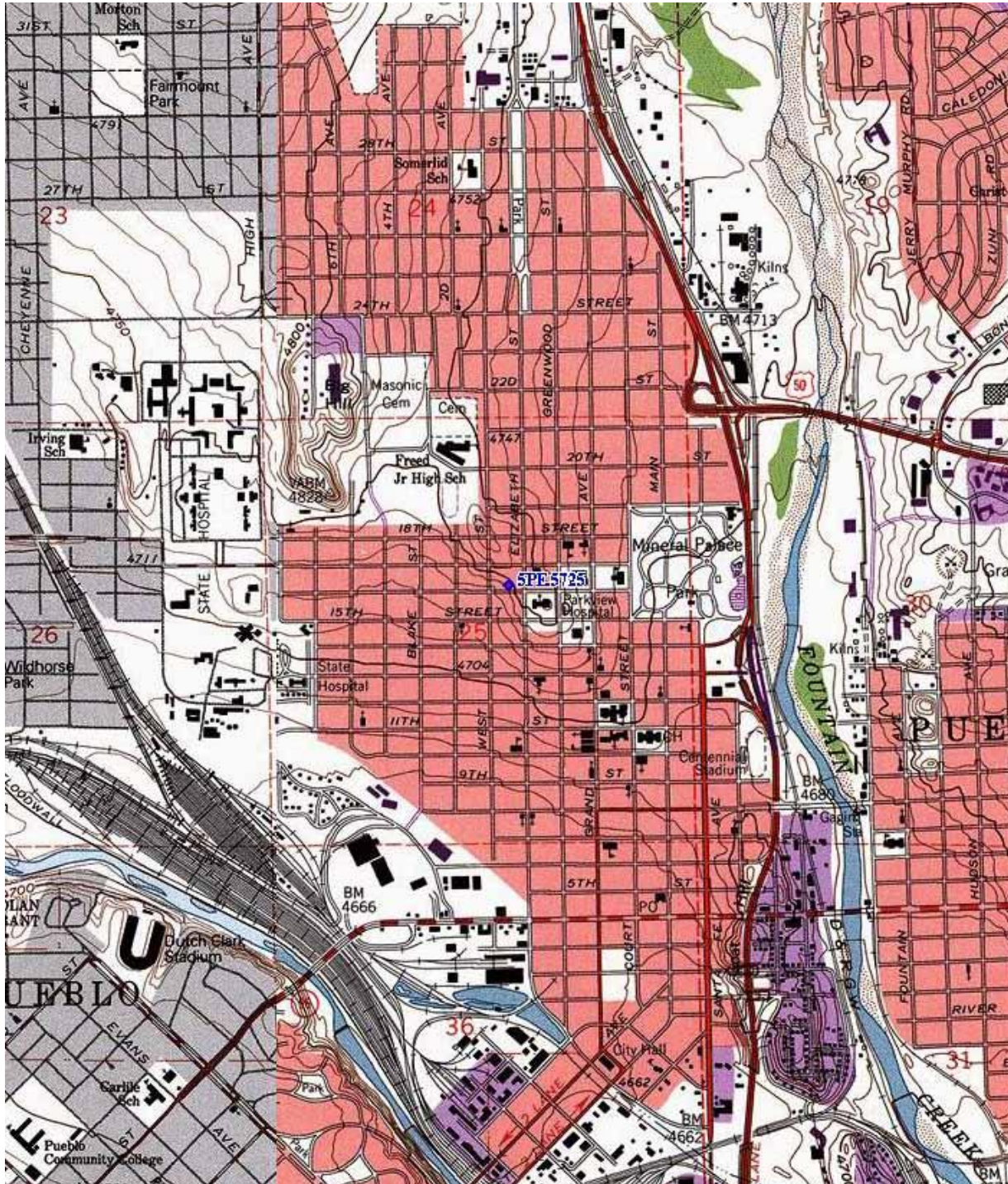
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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