

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.5726** Parcel number(s):
- 2. Temporary resource number: **525137006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Pitcher, Mary, House**
- 6. Current building name: **Ellen, Nancy, House**
- 7. Building address: **617 W 16th Street**
- 8. Owner name: **Nancy Ellen**
- Owner organization:
- Owner address: **617 W 16th 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**  
**NW** 1/4 of **SW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**  
 Easting: **533662** Northing: **4236959**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 12; 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): **Irregular Plan**  
 Other building plan descriptions:
15. Dimensions in feet (length x width): **824 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** 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 random-coursed sandstone foundation. Cream-painted asbestos shingle siding clads the exterior walls. Windows are generally 2-over-2-light, double-hung sash, with blue-painted wood frames and surrounds. Flanking the pair of windows opening in the front (south) facade are blue-painted, board-and-batten shutters. A shed-roof porch fills the inside (southwest-facing) corner. It has white-painted, square supports with scroll brackets. Between the supports is white-painted, wood latticework. Two concrete steps approach the porch on the north end of its west elevation. The principal doorway opens in the corner's west face. It hosts a 10-light, glass-in-wood-frame door, painted white, opening behind a white, aluminum-frame storm door. The same 10-light door opens in the center of a shed-roofed addition protruding from the rear (north) elevation. It provides access to an uncovered, brick patio. Gray, interlocking asphalt shingles cover the cross-gabled roof. Blue-painted wood soffit and fascia, with a projecting cornice, box the eaves.**
22. Architectural style: **Late Victorian**  
 Other architectural styles:  
 Building type:
23. Landscape or special setting features:

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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 615 West 16th Street to the east and 621-623 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. A gravel, 2-track driveway runs from West 16th Street to the southwest corner of the house. Wood privacy fences line the eastern and western sides of the lot, while a concrete wall delimits the northern edge of the property.

24. Associated buildings, features or objects:

1: Type: **Shed**

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

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1903**

Source of Information: **Ellen, Nancy. Interview with Adam Thomas, 20 July 2005.**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Mary Pitcher**

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 1903. An analysis of the style, materials, and historical records corroborates this date. This house has had at least 3 additions: across the rear (south) elevation, across the rear (north) elevation of that addition, and across the north end of the east elevation. According to Sanborn maps, those additions were completed prior to 1951. The only other notable alteration has been the installation of the asbestos shingle siding over the original exterior wall cladding, which probably dates to 1940s or '50s.**

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 around 1895, was Mary Pitcher, the widow of Daniel Pitcher; her descendants remained here for nearly 80 years. She was born as Mary Ormston around 1862 in Wisconsin or Iowa and arrived in Pueblo in 1889. Pitcher worked as a laundress for a private family. She had two sons, Guy W. Pitcher and Roy E. Pitcher. Mary Pitcher died in this house on May 16, 1947, but Guy Pitcher continued to reside here with his own family. He was born in Sioux City, Iowa, on September 19, 1890. In Pueblo, Pitcher worked as chief clerk of mechanical foremen for the Atchison, Topeka & Santa Fe Railway. With his wife, Marietta Pitcher, Guy had two daughters, Dorothy VanAusdal and W. Marion Pitcher. In the decade prior to his death, Guy made appearances at local hospitals and nursing homes as "The Little Old Man." He died on August 1, 1971.**

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Rodney M. and Anne-Marie Townley acquired this property in 1981, selling it to Mary Lou Simpson in 1986. Nancy Ellen, the current owner and resident, purchased the house and lot from Simpson in 1998. Ellen is a photographer and operates A Photo Fancy by Nancy.

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.

Ellen, Nancy. Interview with Adam Thomas, 20 July 2005.

"Pitcher (Mary Elizabeth)" [obituary]. Pueblo Chieftain, 17 May 1947, p. 12.

"Pitcher (Guy W.)" [obituary]. Pueblo Chieftain, 3 August 1972, p. 10B.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 11A.

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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: **1903**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 in 1903, 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. Additions prior to 1951 have altered the original form. As well, asbestos shingle siding was installed in the 1940s or '50s, concealing the original exterior wall cladding. However, the additions are isolated to the rear elevation and other important character-defining features, including the windows, remain intact. 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

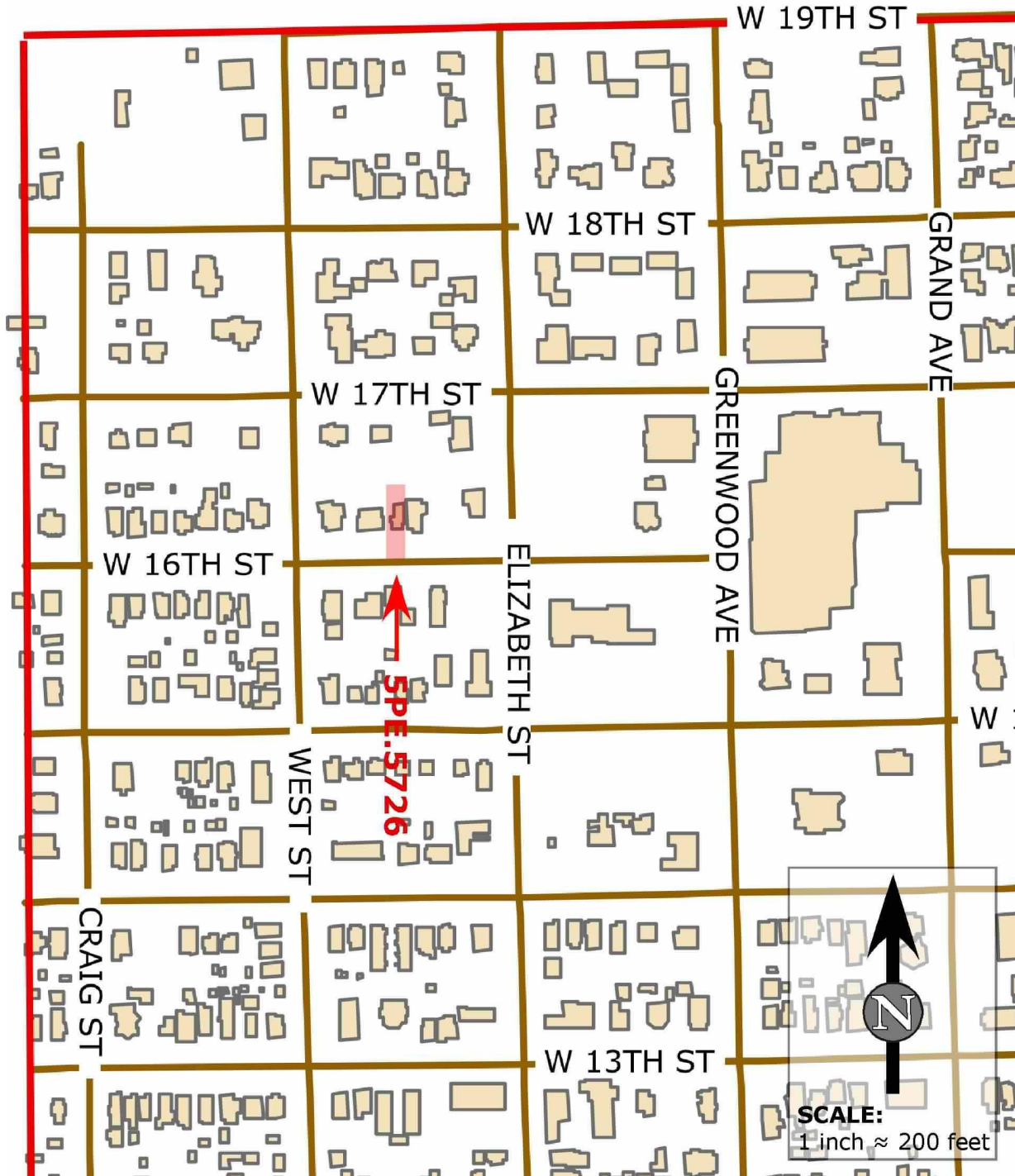
## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): 16thstw617**
- 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**

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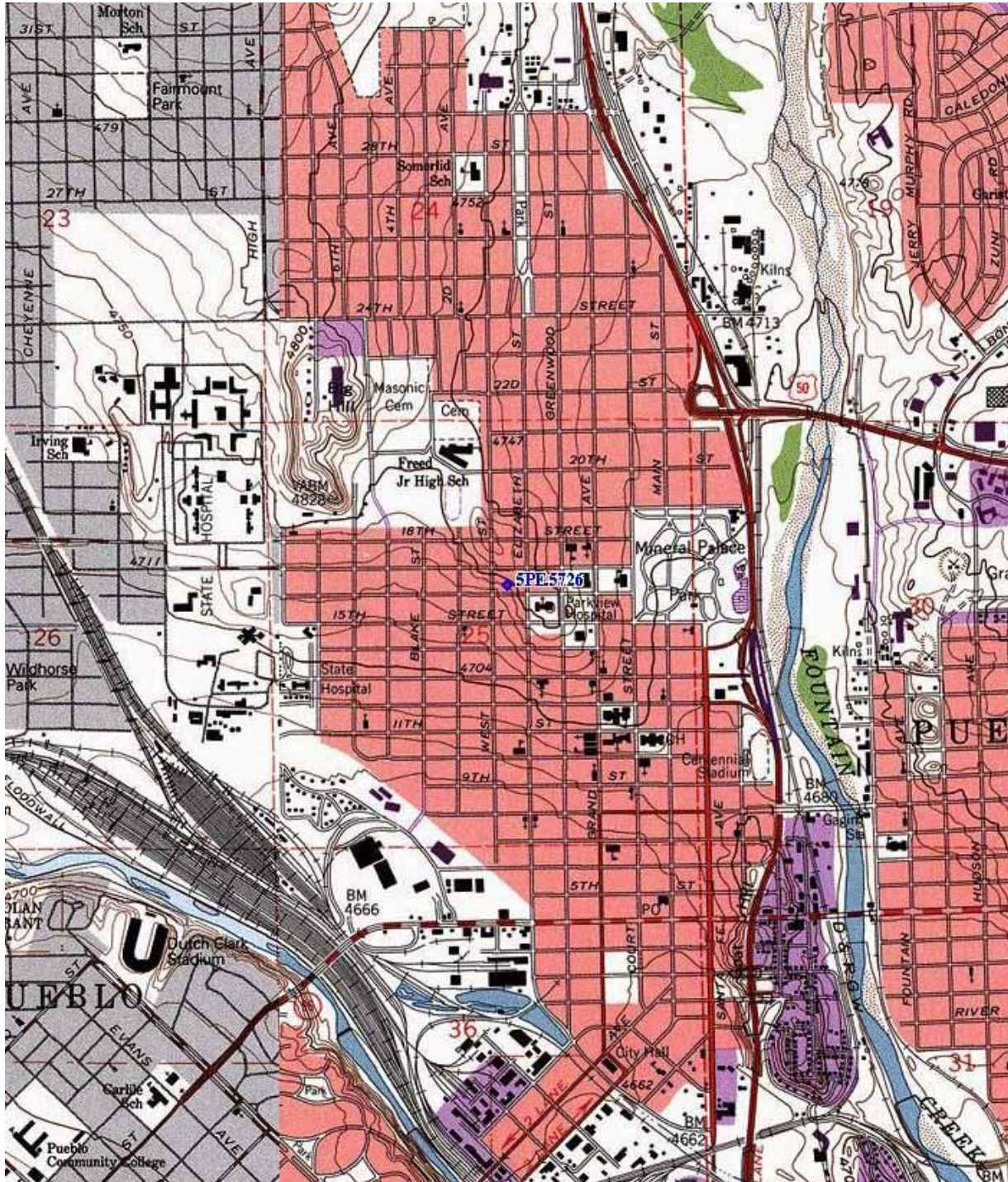
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#### SITE SKETCH MAP



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## LOCATION MAP



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