

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.5728** Parcel number(s):
- 2. Temporary resource number: **525137004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Hartsoe, Daniel Boone, House**
- 6. Current building name: **625 West 16th Street**
- 7. Building address: **625 W 16th Street**
- 8. Owner name: **Jeffrey A. Peters**
- Owner organization:
- Owner address: **7000 Niagra St**
Commerce City, CO 80022

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**
NW 1/4 of **SW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533627** Northing: **4236956**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9 and the west 26 feet of 10; 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): **1,455 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** 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:
Chimney
Fence
Garage/Attached Garage
Porch
21. General architectural description:
This house is oriented to the south. Yellow-painted stucco conceals the foundation. The same stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. Some have aluminum-frame storm windows. A 1-beside-1-light, sliding-sash window, with aluminum frames, appears in the east end of the south elevation. The east elevation hosts (from south to north): 6-light, paired casement windows, with white-painted wood frames; paired 2-over-2-light windows; and a 6-light hopper or awning window. This same window appears in the east end of the rear (north) elevation. The rest of the windows in this elevation are 1-beside-1-light, sliding-sash, with aluminum frames. The principal doorway opens in the east side of the asymmetrical facade. It hosts a white-painted, 4-panel metal door, with fanlight. Approaching the door are 2 concrete steps. A corner porch appears beneath a pediment at the southwest corner. It has a concrete floor and white-painted, turned wood supports, with fan-like brackets. A spindlework frieze spans the northernmost portion of the porch. Any doorways that opened onto the porch have been removed. A shed-roofed garage protrudes from the northwest corner. Its garage door has been enclosed with stucco. A doorway south of it has been boarded shut. An alcove, apparently leading to other doorways, pierces the center of the rear elevation. Brown, interlocking asphalt shingles cover the cross-gabled main roof and most other roof surfaces. Brown, rolled asphalt covers the attached garage's shed roof. White-

Architectural Inventory Form

Page 3

painted wood soffit and fascia box the eaves. A tan-brick chimney, with corbelled cap, protrudes from the apex of the roof.

22. Architectural style: **Late Victorian**

Other architectural styles:

Building type:

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 northeast corner of West 16th and West streets. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Connecting West Street to the attached garage is a concrete, 2-track driveway. A wood privacy fence encircles the back yard.

24. Associated buildings, features or objects:

1 : Type: **Shed**

Describe: **An unusually tall shed is located on the northeast corner of the lot. Oriented to the south, the building lacks a formal foundation. Sheets of plywood clad the exterior wall. They are painted yellow on the front (south) elevation. A doorway opens in the center of this elevation. Gray sheets of asphalt cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:

Source of Information: **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: **Daniel Boone Hartsoe**

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. However city directory listings for this address date to at least 1890. This house has had numerous additions to the rear (north) and east elevations, most of which were constructed prior to 1955. The northernmost addition, however, appears to date to the 1970s, based on the building materials. Almost all of the windows have been replaced after 1970. As well, a porch on the south end of the east elevation has been removed and the former front porch, at the southwest corner, no longer has a doorway. The stucco wall cladding also does not appear to be original, but the date of its initial application is unknown.

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 1890, was house mover and Pueblo County Commissioner

Architectural Inventory Form

Page 4

Daniel Boone Hartsoe. He was born in Indiana in February 1848. His wife, Fannie, was born in Kentucky in 1860. Their children were Freda Paxton and Pearl Hartsoe. The Hartsoes remained here through at least 1900.

In 1914 the resident was S.M. Keith. By 1919, James P. Keeley resided here. He came to Pueblo in 1888 and was a member of Sacred Heart Catholic Church. He had seven children: Helen Fulton, 'Mrs. Walter H. Pixley, Mrs. Fred R. Pursell, Ruth Keeley, Mrs. John H. Potter, James P. Keeley and Tom L. Keeley. The elder James Keeley later moved to 2416 Elizabeth Street, where he died on February 17, 1940.

Around 1929, Eve Lovern purchased this property and resided here until her death a decade later. She was born in Illinois around 1870 and had three children of her own: Bessie W., Lois G., and Robert S. Lovern. After Eve's death in November 1939, Bessie became head of the household for a short period; she worked as a grocery store cashier.

William Thomas Dunn was the owner and resident in 1945. He was an employee of the nearby Colorado State Hospital. Prior to 1950, Charles A. Stage purchased this house and lot, living here until his death in 1955. He settled in Pueblo around 1920 and was a member of the Church of God. With his wife, Laura E. Stage, Charles had two daughters: Ione Stage and Laurine Vest. Charles Stage died December 9, 1955.

The residents in 1960 were Sam Provenza, Terry Calhoon, and John E. Purkey. Eugene D. and Jeanene K. Hudspeth acquired the property prior to 1982, when they quit-claimed it to Park National Bank of Pueblo. Marcus Gillum acquired the house and lot from the bank that same year. By 1985, the property was again in the hands of a bank, the World Savings and Loan Association, from which Michael R. Nigro purchased the house and lot in 1985. Amel L. McClaughlin acquired the property from a mortgage company in 1989, selling it to Benita Veronica Estorga. Jeffrey Peters, the current owner, purchased the house and lot from Estorga in 2002. He operates it as a rental unit.

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.

"Keeley (James P.)" [obituary]. Pueblo Chieftain, 18 February 1940, p. 13.

"Stage (Charles A.)" [obituary]. Pueblo Chieftain, 10 December 1955, p. 4.

"Dunn (William Thomas)" [obituary]. Pueblo Chieftain, 10 December 1984, p. 8B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Page 114, Sheet 1A.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Sheet 9B.

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: **Architecture**40. Period of Significance: **ca. 1890**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, 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. Because of its poor physical integrity, this house should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, this building exhibits a moderately low 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. Numerous additions, replaced windows and doors, removed porches, and a newer stucco wall cladding have removed or concealed almost all character-defining features. This property does not retain sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

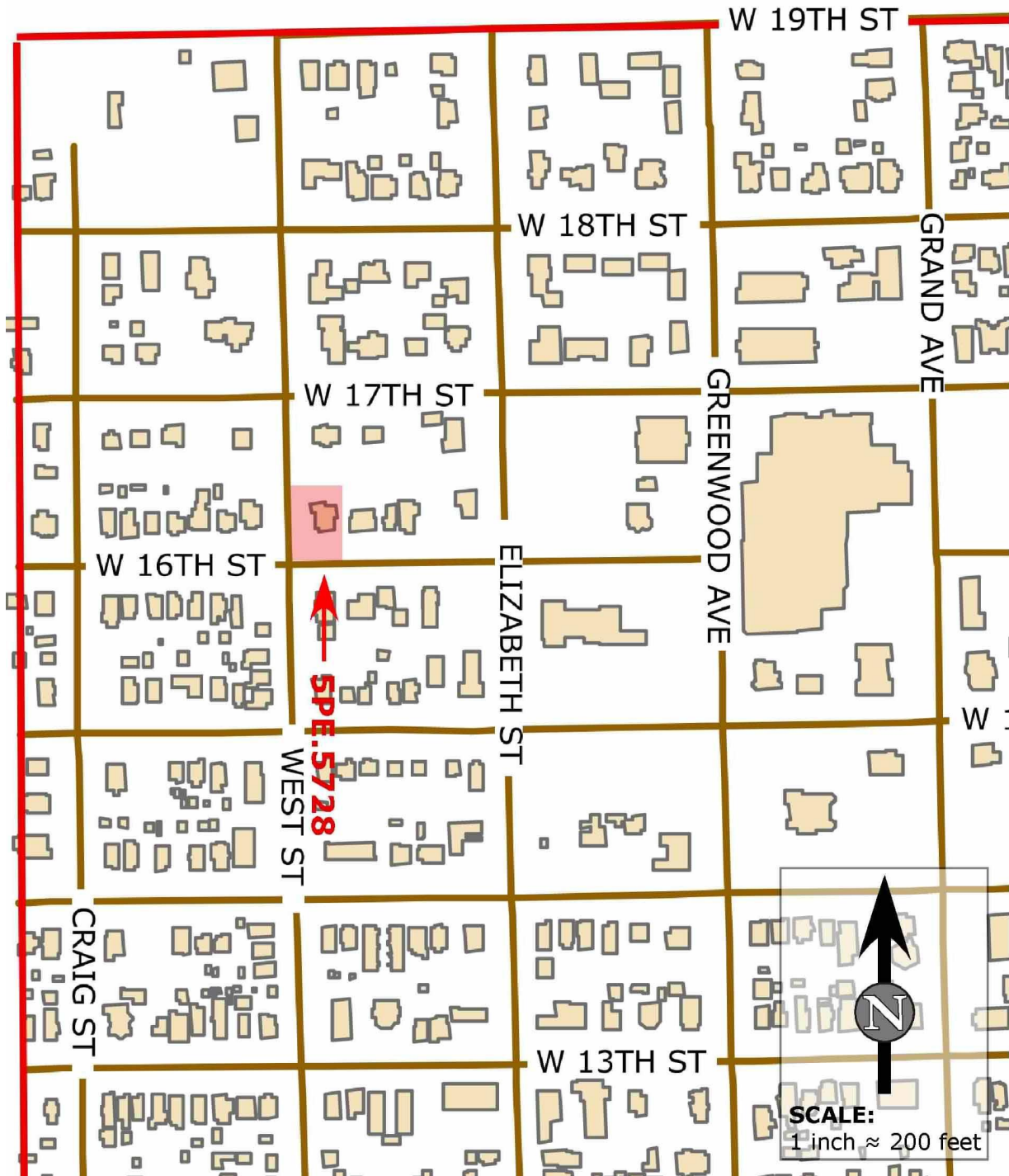
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw625
- 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**

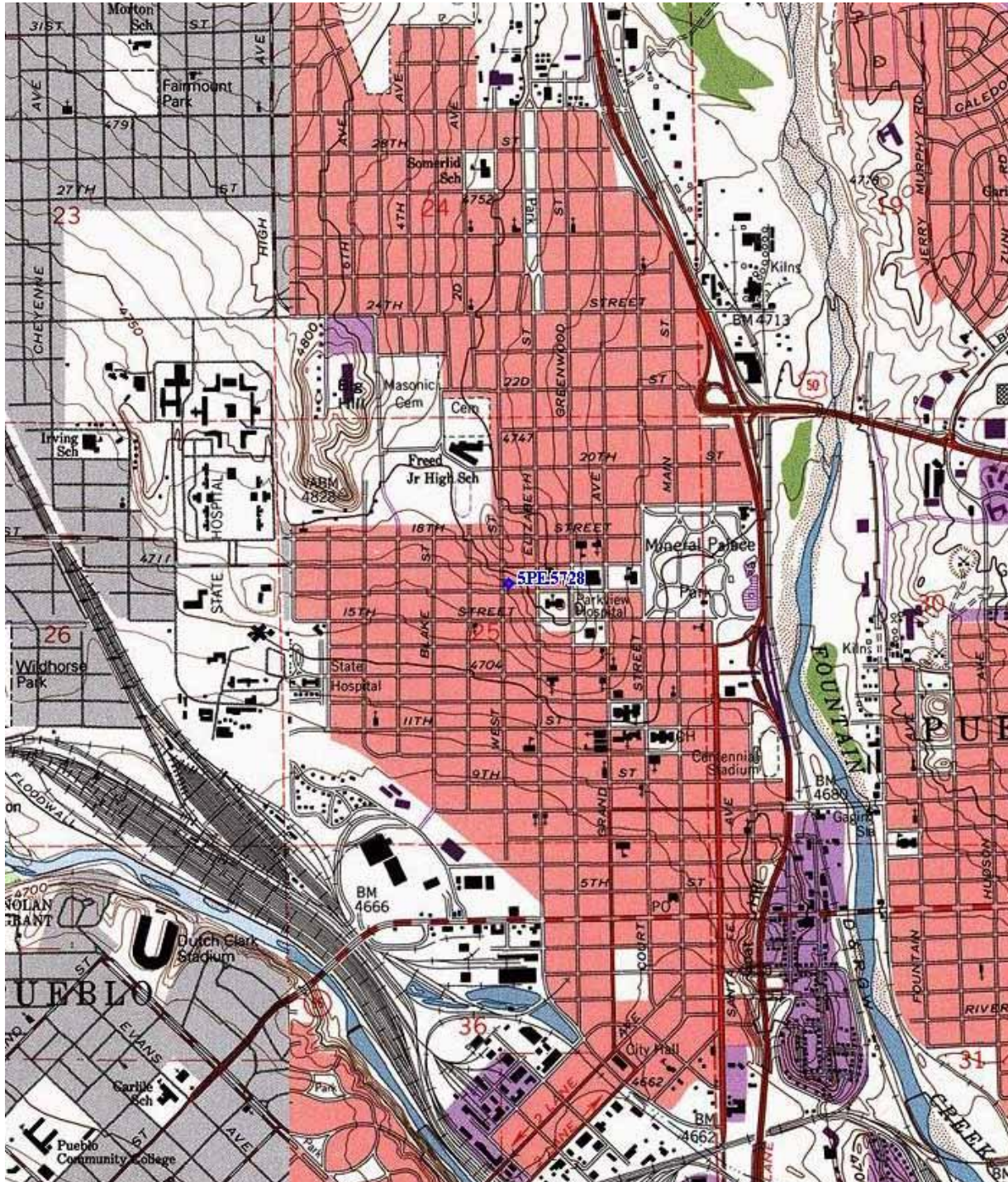
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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