

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.5732**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Seydel, Burt K., House**
- 6. Current building name: **Tucci, Michael J., House**
- 7. Building address: **708 W 16th Street**
- 8. Owner name: **Michael J. Tucci**
- Owner organization:
- Owner address: **708 W 16th St**
Pueblo, CO 81003

Parcel number(s):

525229001

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**
NE 1/4 of **SE** 1/4 of **SE** 1/4 of **NW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533563** Northing: **4236913**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **678 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle** 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**
Chimney
Porch
21. General architectural description:
Oriented to the north, this house rests on a sandstone foundation, encased in khaki-painted concrete. Salmon-painted, square-cut wood shingles, with khaki-painted 1-by-4-inch cornerboards, clad the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with khaki-painted wood frames and surrounds. Single-light awning windows open in the east end of the front (north) façade's second story, in the southern portions of the side elevations, and across the rear elevation. A protruding, flared hood shelters the window dominating the west end of the façade's first story. A front-gabled porch fills the inside (northeast-facing) corner. It has khaki-painted wood shingles. Carved into the entablature above the porch is the house number. The principal doorway opens in the east face of the corner. It hosts a 3-light wood slab door, opening behind a brown, aluminum-frame storm door. Gray-brown asphalt shingles cover the cross-gabled roof. Khaki-painted wood soffit and fascia box the eaves. At places, the fascia features a broad frieze and projecting cornice. At other locations square-cut wood shingles cover the fascia. A pair of red-brick chimneys, with corbelled caps, protrude from either end of the north-south roof ridge, south of the east-west ridge.
- NOTE: Much of the rear elevation was not surveyed due to the inaccessibility of the property and dense foliage.**
22. Architectural style: **Late Victorian**

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Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, 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 south side of West 16th Street, between 706 West 16th Street to the east and 710 West 16th Street to the west. Separating the street from the sidewalk is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Running along the east side of the house is a gravel driveway, connecting West 16th Street to a garage southeast of the house. A chain-link fence encircles the front yard, and a wood privacy fence encloses the backyard.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located southeast of the house. Oriented to the north, the building rests on a concrete slab. Salmon-painted wood weatherboard clads the exterior walls. The same color, square-cut wood shingles cover the gables. Dominating the east half of the front (north) elevation is a 16-panel, steel, overhead-retractable garage door, painted white. Corresponding to this doorway, but located in the east half of the rear (south) elevation, is a wood, 3-section, accordion-fold garage door, on metal strap hinges. Opening in the center of the west elevation is a single-light metal door, painted white. The west side of the front elevation hosts a 20-light awning or hopper window. Another window opened in the west side of the rear elevation, but it has been boarded shut. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

This garage is almost identical to the garage immediately west, at 710 West 16th Street (5PE.5733).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:
- 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: **Burt K. Seydel**
- 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. Sanborn maps and city directories corroborate a circa 1900 date of construction. This house is one of three nearly identical dwellings constructed on the south side of West 16 Street's 700 Block. They were 708 (5PE.5732), 710 (5PE.5733), and 714 (5PE.5735) West 16th Street. This house appears not to have been notably altered since its construction. However, because the rear elevation was inaccessible at the time of this survey, any additions of modifications there could not be recorded.**
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**

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34. Site type(s): **Residence**

35. Historical background:

The first owner and resident of this house, constructed around 1900, was Burt K. Seydel, a clerk for the H.B. King Commissary Company. By 1909, the resident was Herman Dibbern, a locomotive fireman. He was born in Kansas around 1880. His wife, Cora R. Dibbern, was also born in Kansas, around 1884. They were married around 1904 and had at least two children: Goldie S. and Royal V.

In 1914, the resident was R.B. James. Manford Frederick "Fred" Trent purchased this property prior to 1919 and lived here until his death over 30 years later. He settled in Pueblo around 1893 and was an employee of the Denver & Rio Grande Western Railroad. With his wife, Mary Alice Trent, Fred had three daughters: Evelyn Cassidy, Stella Hugh and Florence Hinds. Fred Trent died on November 22, 1953. Mary Alice remained here until her own death, on July 31, 1960.

Andrew and Emily Salamon purchased this property in 1978, selling it in 1990 to Henry E. and Barbara J. Jaramillo. Marina Holdings, Inc., acquired the house and lot from the Jaramillos in 2000, selling them a year later to Michael J. Tucci, the current owner and resident.

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.

"Trent (Fred)" [obituary]. Pueblo Chieftain, 23 November 1953, p. 2.

"Mrs. Trent, 84, Succumbs Here." Pueblo Chieftain, 1 August 1960, p. 2B.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Page 133, Sheet 3 A.

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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; or

1b. History

Be the site of a significant historic event; or

1c. 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; or

2b. Architecture

Be a significant example of the work of a recognized architect or master builder, or

2c. 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, or

3b. Geography

Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or

3c. 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: **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 a Late Victorian-era style. 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 around 1900, 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. No notable alterations are evident. While the rear elevation could not be surveyed, any modifications there would be isolated to that elevation. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

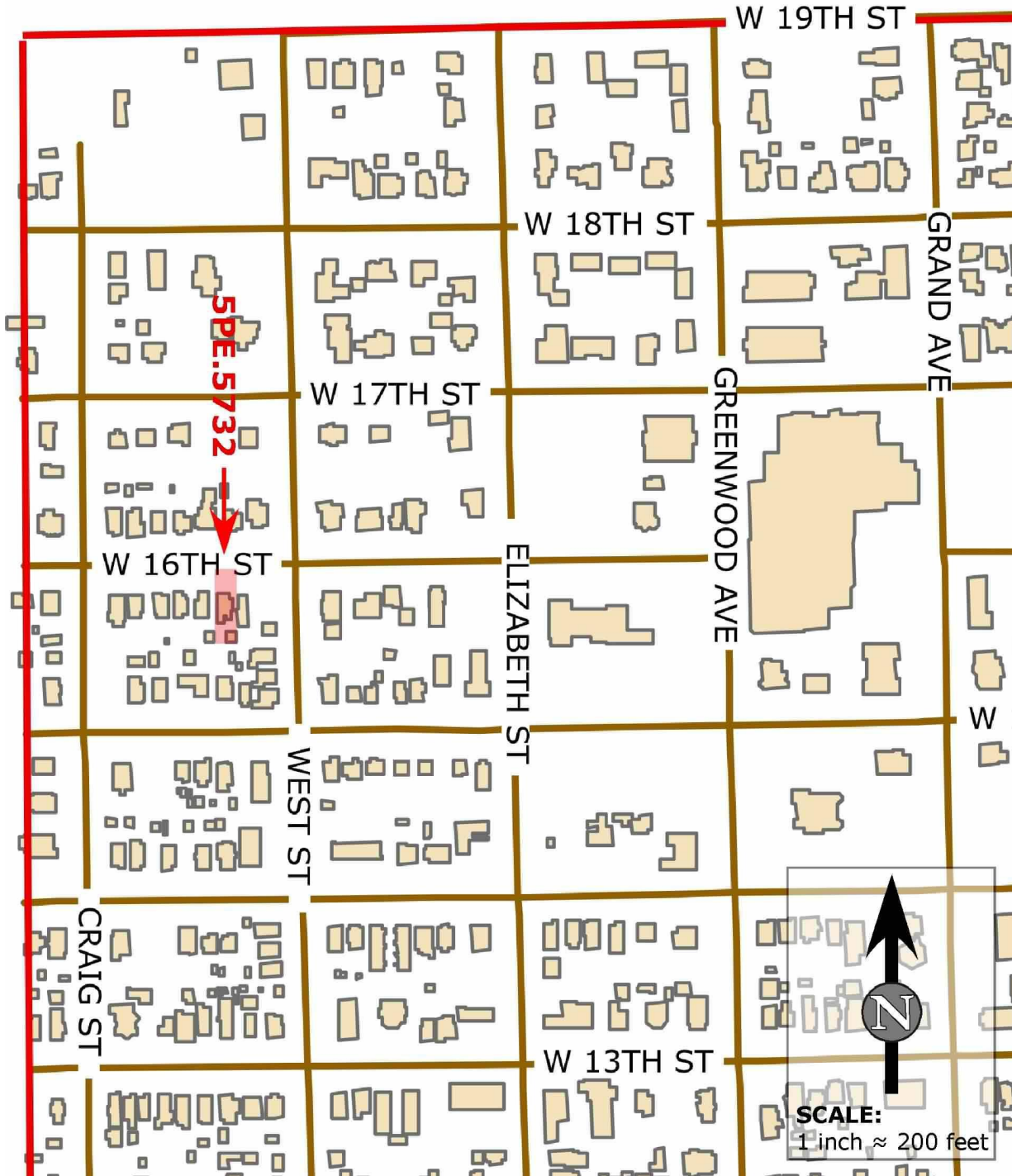
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw708
- 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): **07/25/05**
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**

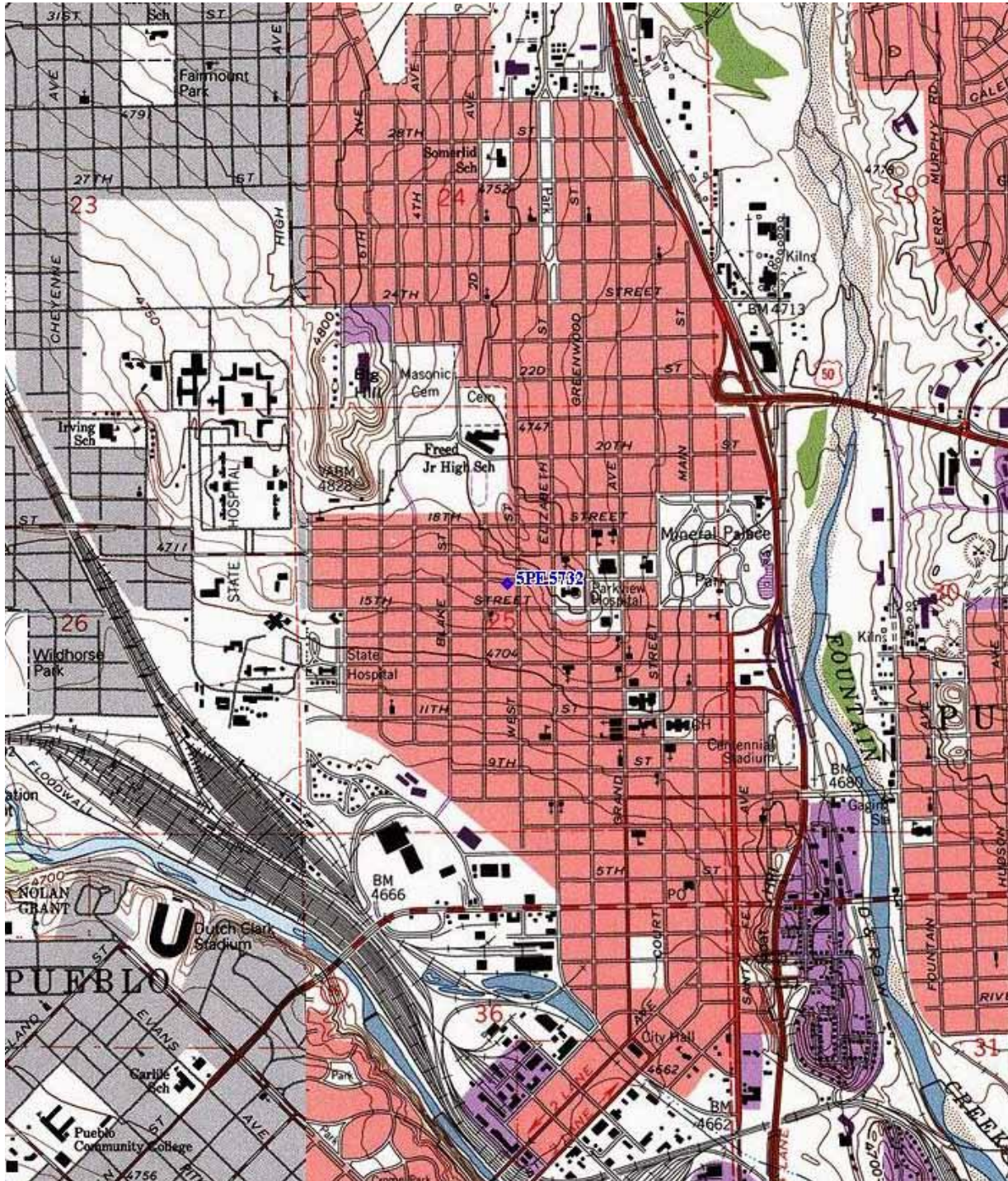
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SITE SKETCH MAP



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LOCATION MAP



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