

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- 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.5735** Parcel number(s):
- 2. Temporary resource number: **525229010**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Baldwin, Benjamin F., House**
- 6. Current building name: **Kinstner, Wynona, House**
- 7. Building address: **714 W 16th Street**
- 8. Owner name: **Wynona Kinstner**
- Owner organization:
- Owner address: **714 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**
NE 1/4 of **SE** 1/4 of **SE** 1/4 of **NW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533548** Northing: **4236930**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 3; 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): **756 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
Wood/Shingle
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 gray-painted concrete. Gray-painted, horizontal wood siding, with gray-painted 1-by-4-inch cornerboards, clads the majority of the exterior walls. However, blue-painted, square-cut wood shingles cover portions of the front (north) façade above the first story. Asbestos siding covers a shed-roofed structure protruding from the west end of the rear (south) elevation. Windows are 1-over-1-light, double-hung sash, with blue- or gray-painted wood frames and surrounds, with projecting cornices. Opening in the rear (south) elevation are 1-beside-1-light, sliding-sash windows, with aluminum frames. A butterfly-roofed porch is situated in the inside (northeast) facing corner. It has a concrete floor, blue-painted, square supports, with chamfered corners, and a decorative frieze. The principal doorway opens in the north face of the corner. It hosts a 3-panel, 1-light, glass-in-wood-frame door, opening behind an aluminum-frame storm door. Another doorway opens in the center of a shed-roofed structure protruding from the west end of the rear (south) elevation. Approaching it are two concrete steps. Brown, interlocking asphalt shingles cover the cross-gabled roof. Blue-painted wood soffit and fascia, with projecting cornice, box the eaves. The gables have eave returns. Brick chimneys protrude from the east and west ends of the east-west roof ridge.
22. Architectural style: **Late Victorian/Edwardian**

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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 710 West 16th Street to the east and 716 West 16th Street to the west. Separating the street from the sidewalk is a packed-earth strip. A packed-earth yard, with mature landscaping, covers the lot. Enclosing the back yard is a gray-painted, cobblestone wall.

24. Associated buildings, features or objects:

1: Type: **Shed 1**

Describe: **This shed is situated between the house and Shed 2. Oriented to the east, the building appears to lack a formal foundation. Gray stucco clads the exterior walls. A 4-panel, 1-light wood door opens in the front (east) elevation. Windows appear to be single-light hopper or awning. Gray sheets of asphalt cover the shed roof.**

2: Type: **Shed 2**

Describe: **A shed is located on the southwest corner of the property. Oriented to the east, the building appears to lack a formal foundation. Light-gray-painted sheets of particleboard or plywood clad the exterior walls. They are framed between dark-gray painted, 1-by-4-inch cornerboards. A particleboard or plywood door, on metal strap hinges, opens in the center of the front (east) elevation. A window opening in the south elevation has been boarded shut. Gray asphalt shingles cover the front-gabled roof, and the building lacks over-hanging eaves.**

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: **Benjamin F. Baldwin**
- 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. The only notable alteration has been the construction of a shed-roofed, 1.5-story addition across the rear elevation. While the addition maintains the slope of the roof, a vertical board separates the original house from the addition on the east elevation. Based on the materials and style of this addition, it dates to between 1910 and 1930.

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**

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34. Site type(s):

35. Historical background:

The first owner and resident of this house, built around 1900, was Pueblo pioneer and prominent pharmacist Benjamin F. Baldwin. He was born in Michigan in March 1848. His wife, Mary Baldwin, was born in Ohio, in March 1852. Together, they had a daughter and son, Florence Baldwin Le Cain and Albert R. Baldwin. Benjamin Baldwin arrived in Pueblo around 1887 and established the Baldwin Drug Company, at 205 North Main Street. He operated the business, one of Pueblo's largest and most successful drug stores, for 35 years. The Baldwin family resided here until about 1920. Benjamin Baldwin died on January 15, 1929.

J.S. Lee resided here in 1925, followed by Daniel E. Boyle in 1930 and Oscar Houston and Horace L. Decker in 1935. In 1940, the resident was Carl R. Swope, who operated a dental laboratory.

Iva Symonds and her son, Raymond M. Symonds, lived here beginning around 1945. Iva arrived in Pueblo around 1900 and, in addition to Raymond, also had a daughter, Mrs. H.A. Jacobs. Iva Symonds died on July 8, 1948. Raymond continued to reside here with his family, through 1950. With his wife, Mary C. Symonds, Raymond had two children, Karyn Jeter and Pastor Wayne Davis.

In 1955 George Edward Spang resided here. He was born in Buffalo, New York, on January 9, 1903. Spang was a psychiatric technician supervisor for the nearby Colorado State Hospital. With his wife, Muriel Spang, George had a daughter, Barbara Bond.

Around 1960, Vola M. Swartz acquired this property and resided here until her death over 3 decades later. She was born on August 30, 1916, and previously lived in Illinois. Vola Swartz died on November 26, 1993. Wynona Kinster, the current owner and resident, acquired the property from the Swartz Estate in 1994.

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.

"Benjamin F. Baldwin" [obituary]. Pueblo Chieftain, 16 January 1929, p. 4.

"Symonds (Iva)" [obituary]. Pueblo Chieftain, 10 July 1948, p. 5.

"George Edward Spang" [obituary]. Pueblo Chieftain, 21 June 1984, p. 6D.

"Raymond M. Symonds" [obituary]. Pueblo Chieftain, 21 October 1988, p. 8D.

U.S. Census of 1900. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 16A.

U.S. Social Security Death Index Record for Vola M. Swartz.

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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 the Edwardian 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. 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 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. While a large addition alters the form of this house, the addition is isolated to the rear elevation and dates to well within the period of significance. 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

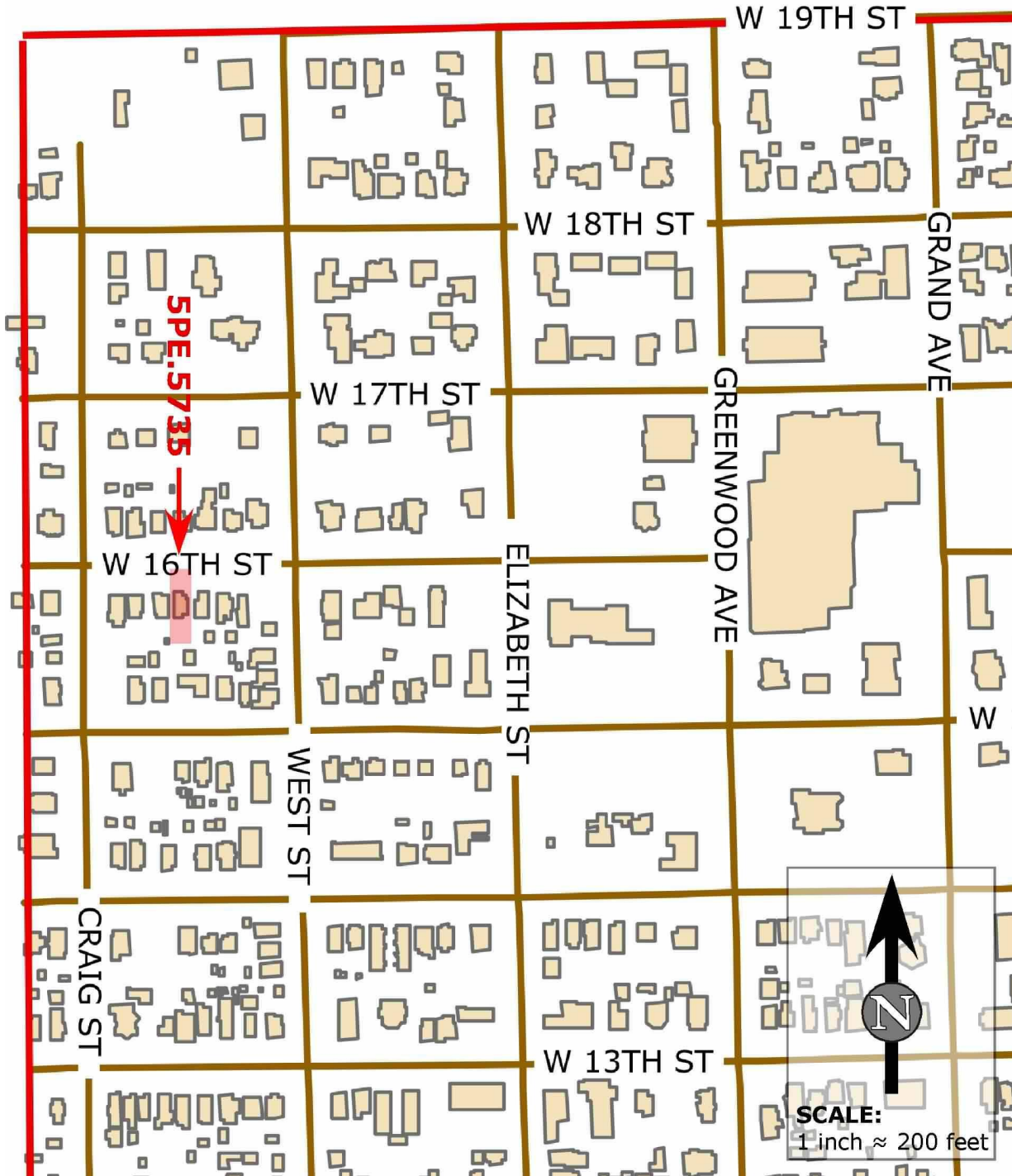
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 16thstw714
- 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**

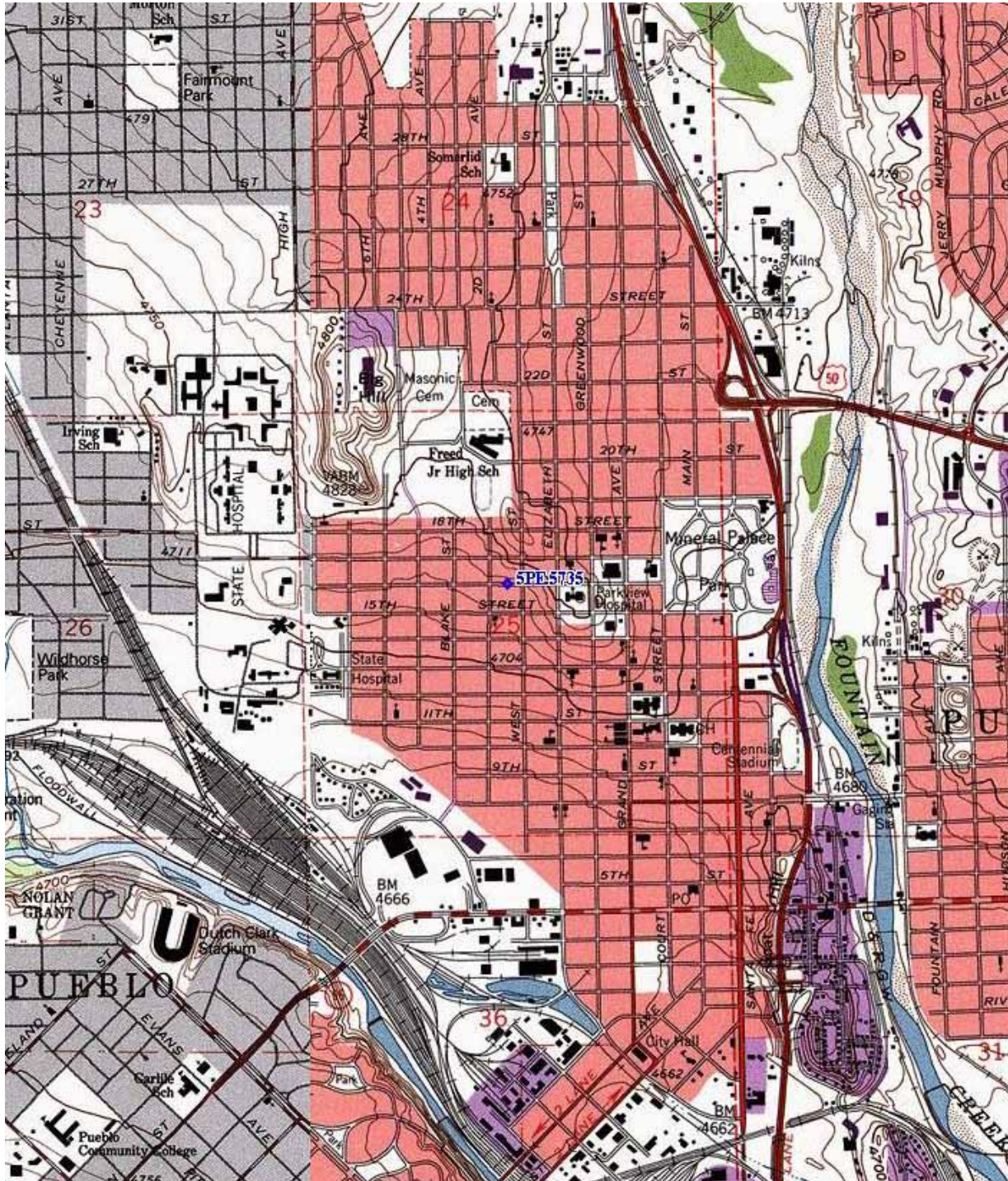
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SITE SKETCH MAP



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LOCATION MAP



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