

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.5736** Parcel number(s):
- 2. Temporary resource number: **525216008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Huskins, Fred G., House**
- 6. Current building name: **Milyard, Hugh B. and Diana L., House**
- 7. Building address: **715 W 16th Street**
- 8. Owner name: **Hugh B. and Diana L. Milyard**
- Owner organization:
- Owner address: **201 Montebello Dr**
Pueblo, CO 81001

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: **533536** Northing: **4236949**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 10 and the west 5.92 feet of Lot 11; Block 18**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **896 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Side 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 south, this house rests on a concrete foundation. Tan-painted stucco clads the concrete-block walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. A half-width, shed-roof porch spans the otherwise symmetrical front (south) façade, west of center. The porch roof consists of translucent, corrugated fiberglass sheets, on wrought-iron supports. The eastern half of the porch contains a 2-step concrete stoop, while the western half is at ground level and hosts a brick planter. The principal doorway opens in the center of the front façade. It hosts a brown-painted, wood slab door, opening behind a white, vinyl-frame storm door. Another doorway opens in the west side of the rear (north) elevation. It hosts a 3-panel, 1-light, glass-in-wood-frame door, opening behind a white, vinyl-frame storm door. It provides access to a concrete patio, sheltered beneath a translucent fiberglass shed roof, on wrought-iron supports. Gray, asphalt-shingles cover the side-gabled roof, and the building lacks overhanging eaves. A brick chimney protrudes just north of the center of the east-west roof ridge.
22. Architectural style: **Modern Movements/Minimal Traditional**
Other architectural styles:
Building type:

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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 711 West 16th Street to the east and 717 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. Running along the west side of the house is a concrete driveway. A combination of chain-link and wood privacy fences encircles the back yard.

24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A shed is located on the northwest corner of the lot. Oriented to the south, the building rests on a concrete slab. Brown-painted sheets of plywood clad the exterior walls. Opening in the west half of the front elevation is a 4-panel, 1-light wood door. Brown sheets of rolled asphalt cover the front-gabled roof, and brown-painted wood fascia and soffit box the eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1947**
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: **Fred G. Huskins**
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 1947. An analysis of the style, materials, and historical records corroborates this date. This house was one of four nearly identical houses constructed on the north side of West 16th Street's 700 block at the same time. They were 703 (5PE.5729), 707 (5PE.5731), 711 (5PE.5734), and 715 (5PE.5736). This particular house has not been notably altered since its construction.

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 in 1947, was Fred G. Huskins, an electrical inspector for the CF&I Steel Corporation. He was a lifelong resident of Pueblo, graduating from Central High School. Huskins was a veteran of World War II and married his wife, Marie G. Huskins, in 1943. Together, they had two children, Fred P. Huskins and Annette Huskins. The family appears to have moved from this address prior to 1960, eventually residing at 1732 Alexander, where the elder Fred Huskins died on August 29, 1969.

By 1980, the property owner was the U.S. Veterans Affairs Administration (V.A.). Mary Ellen Rhodes purchased the house and lot from the V.A. in 1981. Colorado National Bank Corporation assumed ownership of the property in 1992, selling it to Hugh B. and Diana L. Milyard, the current owners, the same year. They operate the property as a rental unit.

36. Sources of information:

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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.

"Huskins (Fred G.)" [obituary]. Pueblo Chieftain, 31 August 1969, p. 5B.

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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: **1947**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 post-World War II development of Pueblo's North Side Neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of Minimal-Traditional architecture, a minimalist style resulting from the material shortages of the Great Depression and World War II. 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 in 1947, this building exhibits a 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 house has not been notably altered since its construction. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

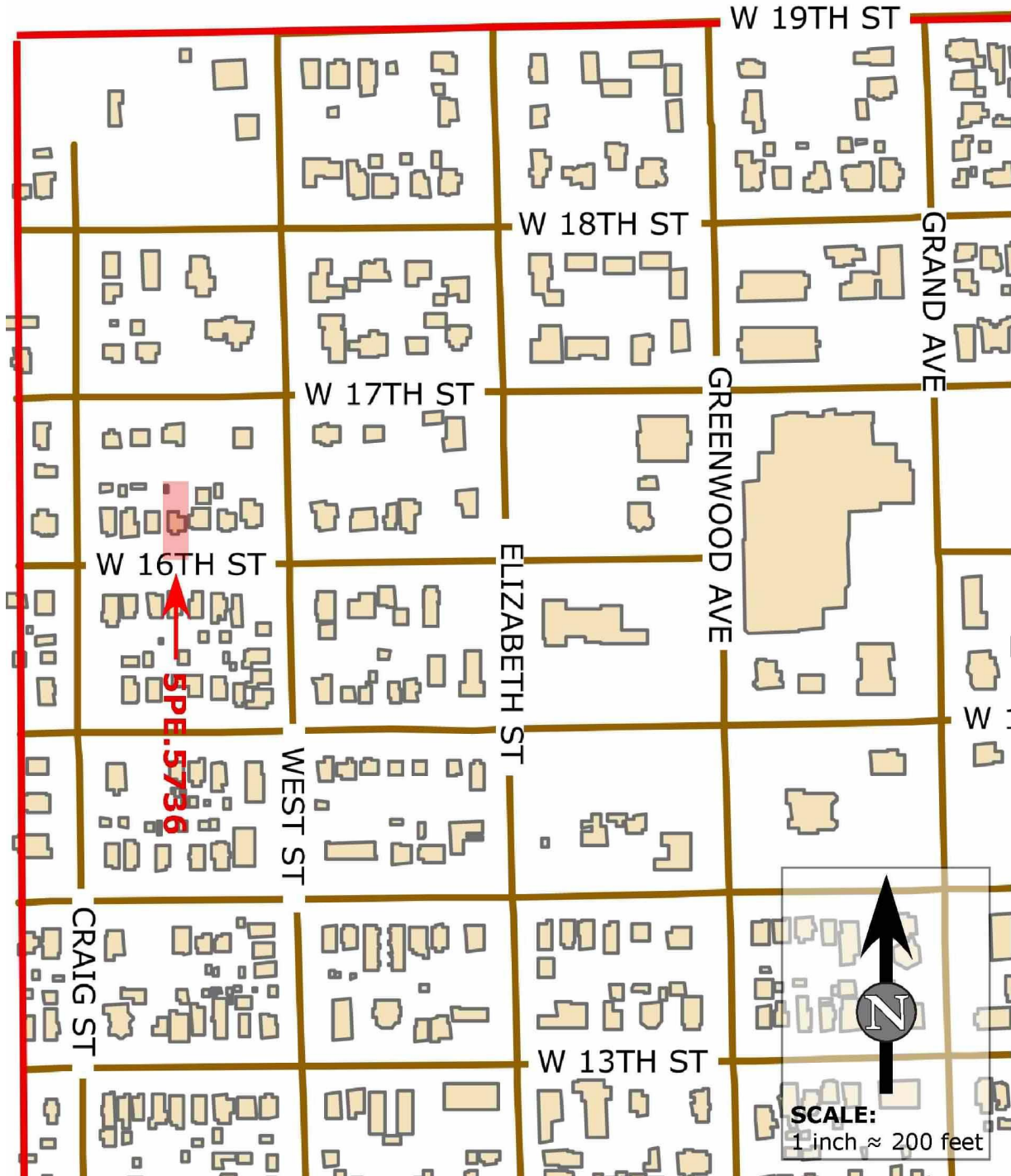
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw715
- 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**

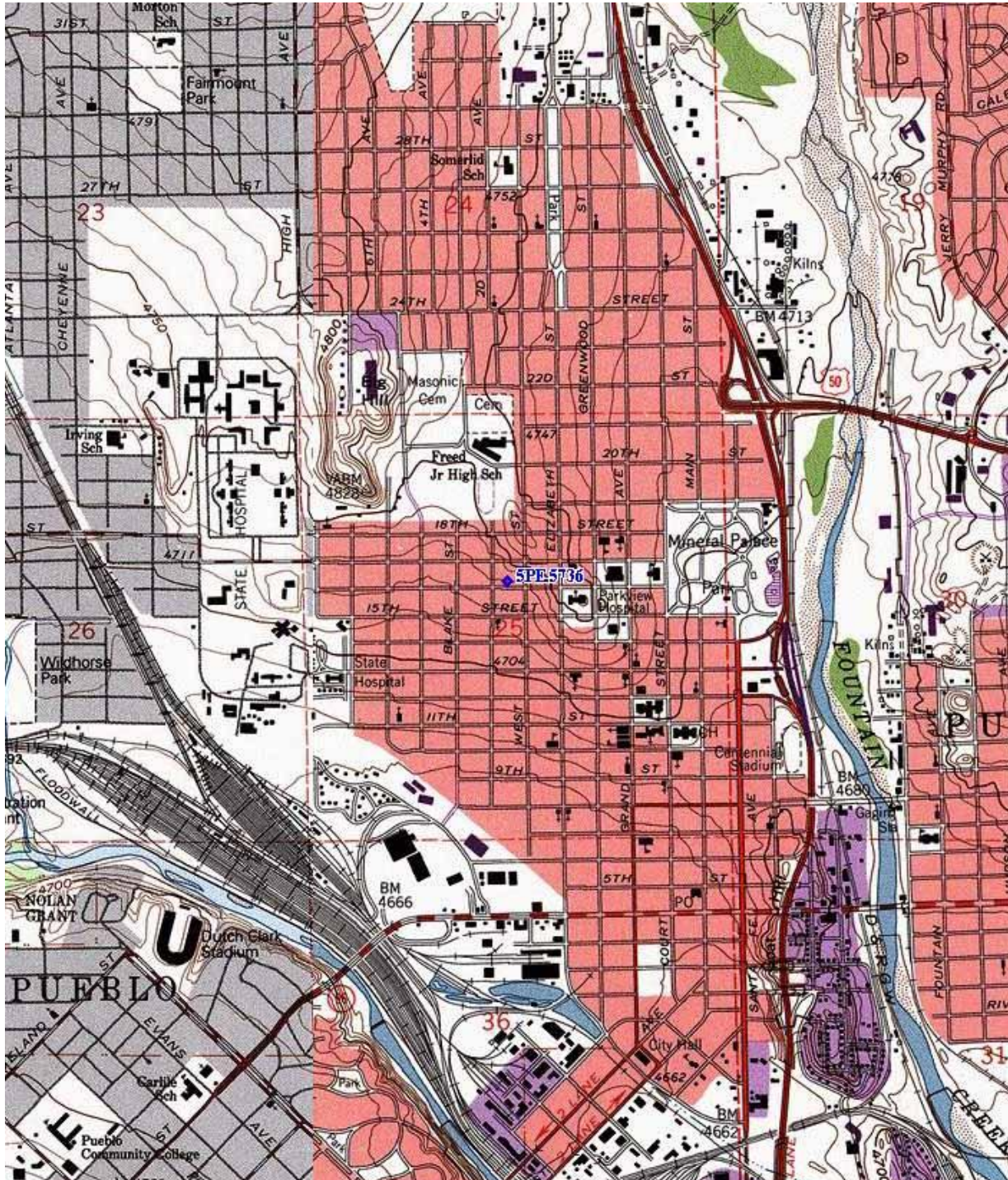
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SITE SKETCH MAP



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LOCATION MAP



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