

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.5738** Parcel number(s):
- 2. Temporary resource number: **525216007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Smith-Brannon House**
- 6. Current building name: **Guerrero, Bettie A. and Richard A., House**
- 7. Building address: **717 W 16th Street**
- 8. Owner name: **Bettie A. and Richard A. Guerrero**
- Owner organization:
- Owner address: **717 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: **533523** Northing: **4236946**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9; 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): **672 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum Siding** 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**
Roof Treatment/Dormer
21. General architectural description:
Oriented to the south, this house rests on a green-painted concrete foundation. Yellow-painted aluminum siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. A 5-light (vertical) hopper or awning window, with green-painted wood frames, pierces the center of a front-gabled dormer protruding from the center of the south-facing roof slope. Flanking it are louvered, wood vents. The principal doorway opens east of center in the otherwise symmetrical front (south) façade. It hosts a green-painted, glass-in-wood-frame door, opening behind a green-painted, wood-frame storm door. A 3-step concrete stoop approaches the doorway. Flanking the stoop are yellow-painted, decorative wrought-iron railings. Another similar doorway opens in the north end of the west elevation. Brown, interlocking asphalt shingles cover the side-gabled roof, and the rafter ends are exposed.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural styles:
Building type: **Bungalow**
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 715 West 16th Street to the east and 721 West 16th Street to the west. Separating the street from the sidewalk is a mulch- and gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Large elm trees shade the front of the house. Running from West 16th Street to the southeast corner of the house is a gravel, 2-track driveway. A wood privacy fence 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 lacks a formal foundation. White-painted wood weatherboard clads all of the exterior walls except the rear (north) elevation, which is covered in gray sheets of asphalt. A doorway opens in the south elevation. Gray asphalt shingles cover the shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1924**
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: **unknown**
Source of information:
29. Construction history:
According to Pueblo County Tax Assessor records, this building was constructed in 1924. An analysis of the style, materials, and historical records corroborates this date. The southeast corner originally hosted an integral porch, which was enclosed after 1955. The siding appears to date to after 1970.
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 resident of this house, constructed in 1924, was F.M. Smith. In 1930, the resident was Henry S. Brannon. With his wife, Brannon had seven children: Mrs. J.W. Hubbard, Josephine Bagley, Mrs. L.C. Poole, Mrs. J.H. Sackett, Mr. H.H. Brannon and Mr. J.C. Brannon. Henry Brannon later moved to 716 West 12th Street, where he died in November 1937.
- Around 1925, Warren Byrd Pendleton owned this property and resided here. He was a Pueblo area farmer for 45 years and worked for the Pueblo Parks Department for five years prior to his retirement. Pendleton was born on May 25, 1887, in Meta, Missouri. He and his wife, Ella Pendleton, married on September 12, 1910, in Meta, and had three children: Thurman C. Pendleton, Monte Pendleton, and Delpha Lakes.**
- In 1945, the resident was Woodrow W. Gosney. John R. Hamilton purchased this property around 1950 and remained here nearly 25 years. He was born in Eustace, Texas, on October 23, 1908, and worked as a senior psychiatric technician at the nearby Colorado State Hospital. John Hamilton and his wife, Ada M. Hamilton, married around 1940 and had two children: Marilyn Edwards and Russell Hamilton. John Hamilton appears to have sold this property in 1974. He died on February 2, 2003, at the age of 94.**

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Purchasing the property for John Hamilton in 1974 was Anna J. Leatherman, who sold it in 1990 to Bettie A. Clark. She, in turn, quit-claimed the property to herself, as Bettie A. Guerrero, and Richard A. Guerrero, in 1996.

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.

"Brannon (Henry S.)" [obituary]. Pueblo Chieftain, 4 November 1937, p. 9.

"Pendleton, Warren Byrd." [obituary]. Pueblo Chieftain, 15 March 1972, p. 10B.

"John R. Hamilton." [obituary]. Pueblo Chieftain, 4 February 2003, p. 6A.

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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: **1924**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 in the first half of the 20th Century, when popular suburban styles and forms of houses, like this one, were widely constructed on the remaining undeveloped lots in this neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Craftsman-style bungalow. 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 most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1924, this building 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. The enclosure of the front porch and installation of aluminum siding have removed some important character-defining feature. However, many other features, including the exposed rafter ends, dormer, and overall form, remain intact. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

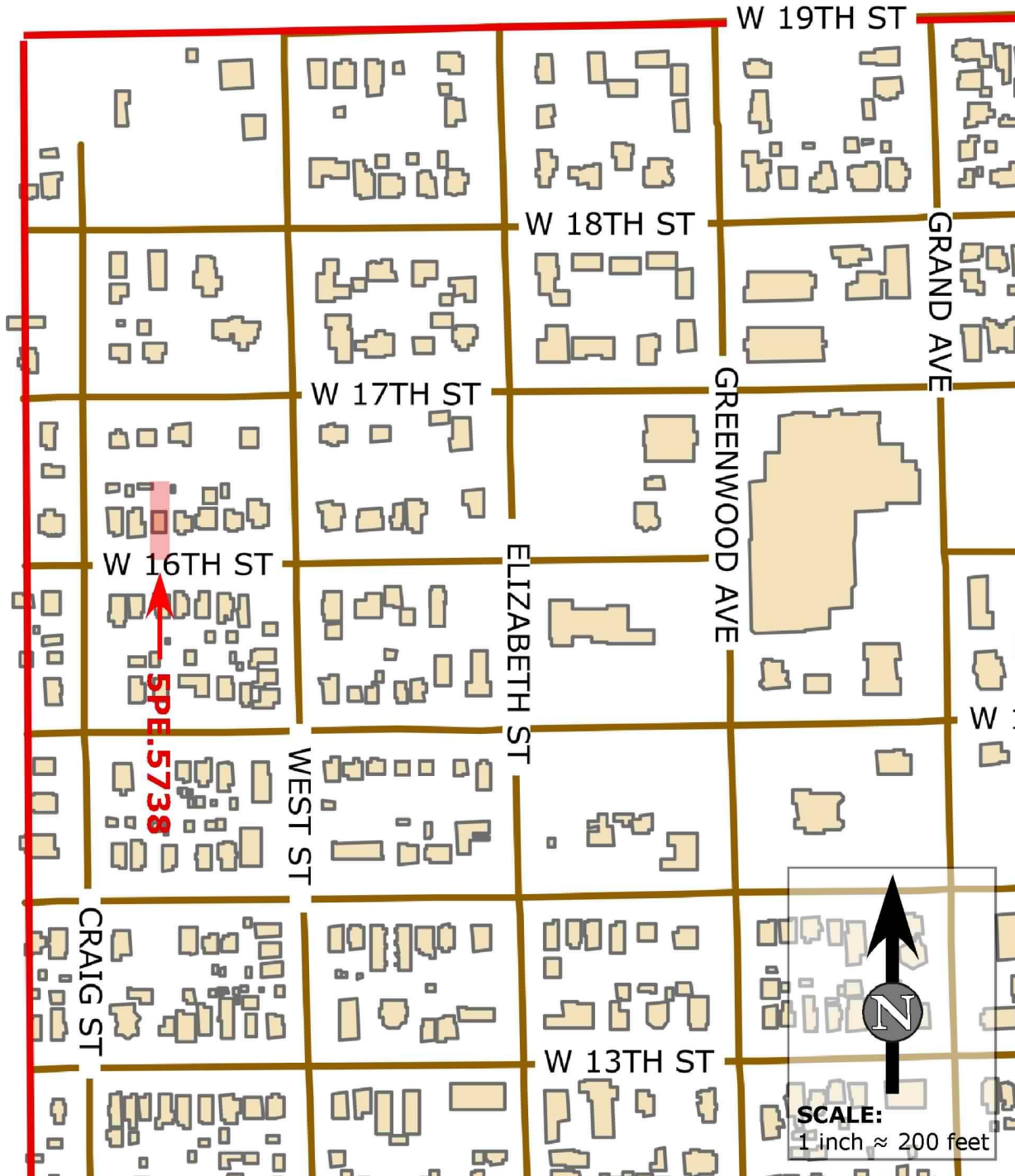
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw717
- 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**

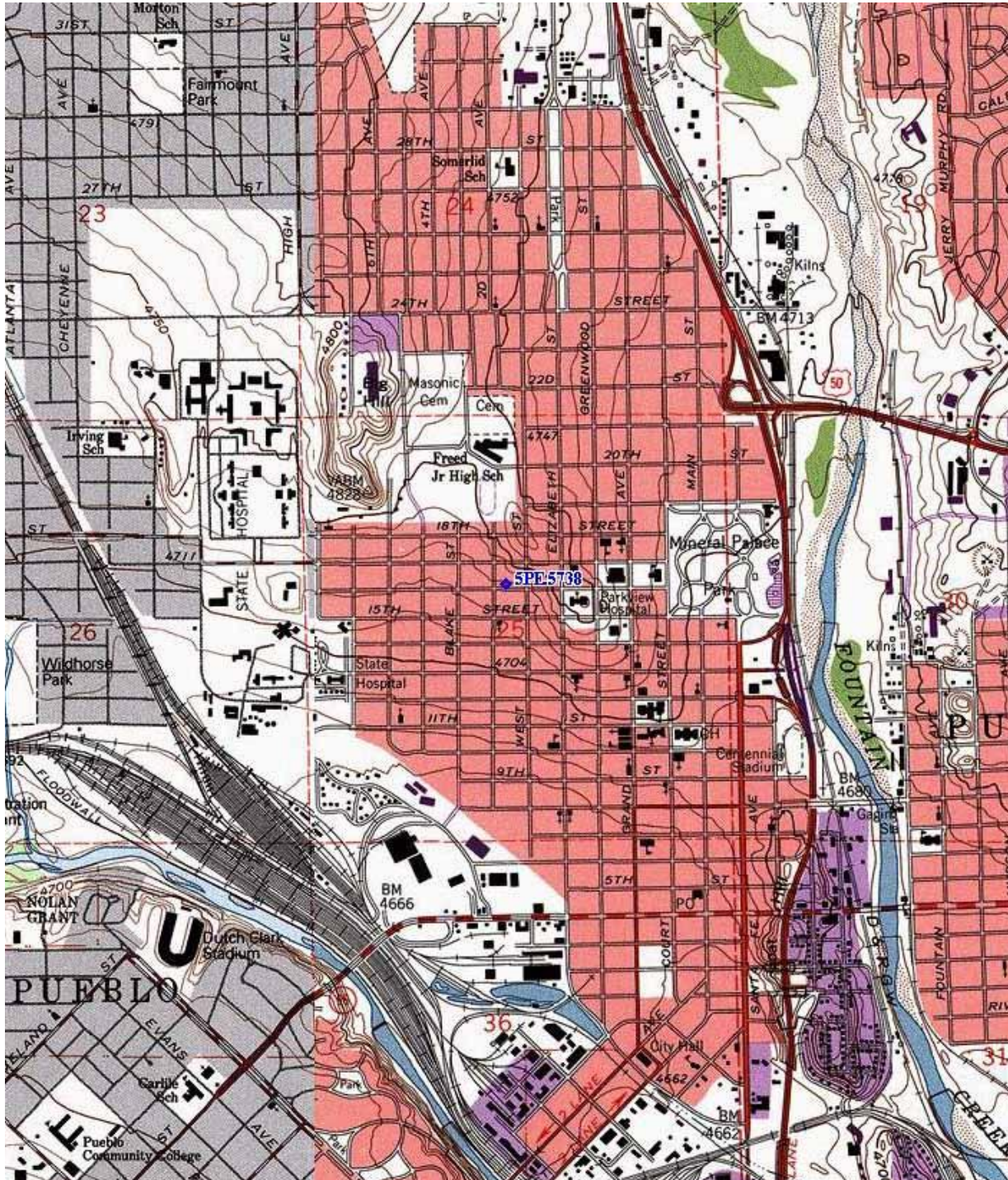
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SITE SKETCH MAP



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LOCATION MAP



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