

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.5739** Parcel number(s):
- 2. Temporary resource number: **525229004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Graham, James H. Jr., House**
- 6. Current building name: **Moran-van Buskirk House**
- 7. Building address: **718 W 16th Street**
- 8. Owner name: **Janice L. Moran and Sherrell van Buskirk**
- Owner organization:
- Owner address: **2008 Northmoor Terrace**
Pueblo, CO 81008

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: **533496** Northing: **4236918**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 5; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **884 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** Other wall materials:
Wood/Weatherboard
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. Cream-painted asbestos siding clads the exterior walls. Broad, cream-painted wood weatherboard covers the gables. Windows are 1-over-1-light, double-hung sash, with white vinyl frames and thin, brown-painted surrounds. A single-light picture window pierces the west end of the asymmetrical front (north) façade. The principal doorway opens west of center in the façade. It hosts a brown-painted wood slab door. Sheltering it is a front-gabled hood, on wood knee brackets. A 2-step concrete stoop approaches the door from the east and north. A brown-painted brick planter lines much of the north side of the stoop. Another doorway opens in the west end of the rear (south) elevation. It hosts a brown-painted, 4-panel, 1-light, glass-in-wood-frame door. A 3-step concrete stoop approaches the door. It provides access to a concrete patio, sheltered beneath a flat roof on round, metal poles. A tan-painted concrete-block engaged hearth and chimney protrudes from the north end of the west elevation. Interlocking brown asphalt shingles cover the front-gabled roof. The building lacks overhanging eaves.
22. Architectural style: **No Style**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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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 716 West 16th Street to the east and 1520 Craig Street to the west. Separating the street from the sidewalk is a packed-earth strip. A packed-earth yard covers the lot; the property lacks landscaping. A chain-link fence encloses the backyard.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1950**
 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: **James H. Graham, Jr.**
 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 1950. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the replacement of all windows, which occurred around 2005.
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 1950, was James H. Graham, Jr. The lifelong Pueblo resident was a veteran of World War II and operated a locomotive crane for the Denver & Rio Grande Western Railroad. With his wife, Gladys M. Graham, James had a daughter, Olga Jean Keys. The Grahams resided here until 1978; James Graham died on January 26, 1979.
Purchasing the property from James Graham in 1978 were George H. and Glenda J. Heymann. Janice L. Moran and Sherrell van Buskirk, the current owners, acquired the house and lot from the Heymanns in 1986. They operate the property 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.
"James H. Graham, Jr." [obituary]. Pueblo Chieftain, 27 January 1979, p. 9A.

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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: **1950**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 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 1950, 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. The only notable alteration has been the replacement of the original windows. This property does not retain sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

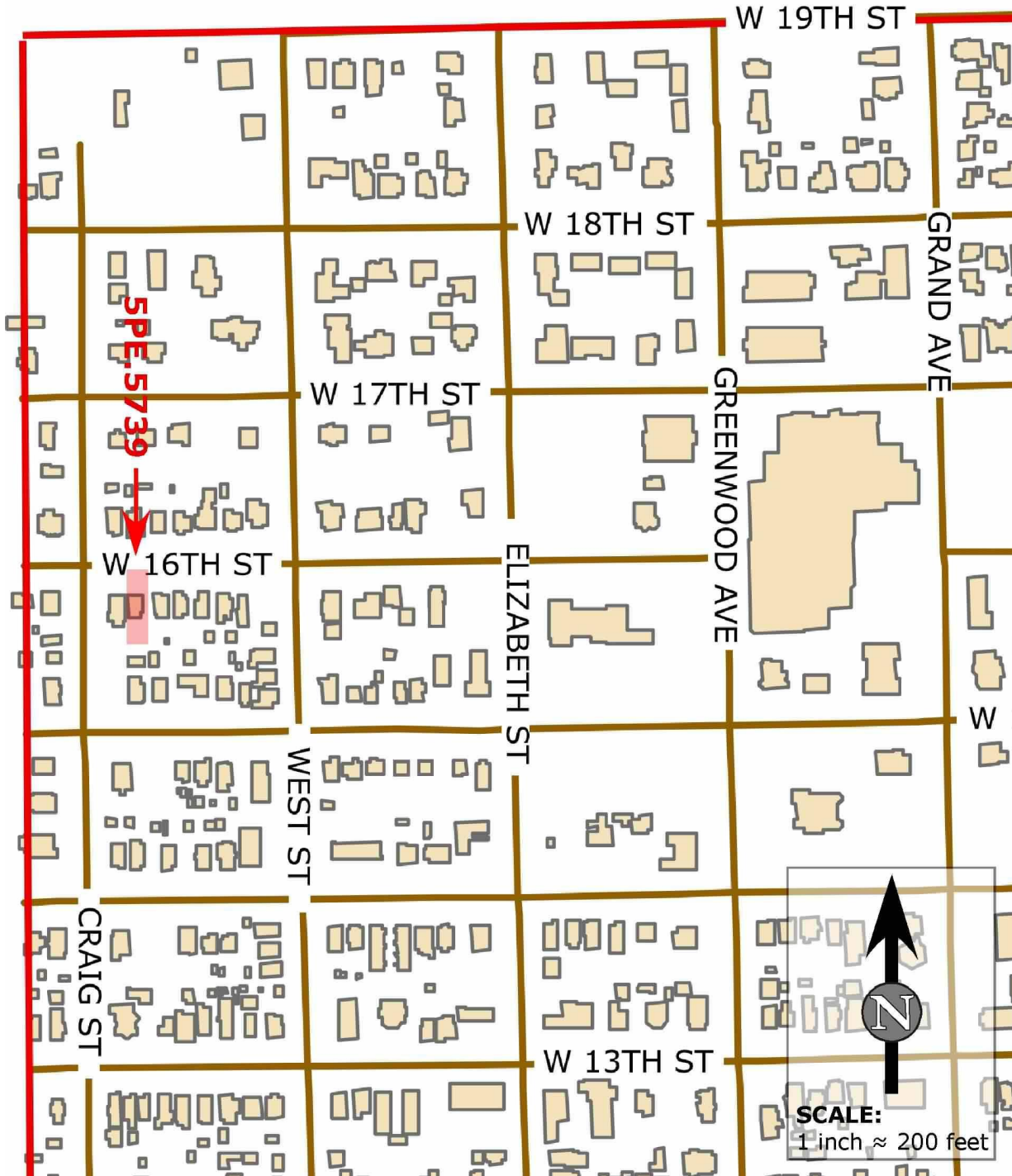
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw718
- 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**

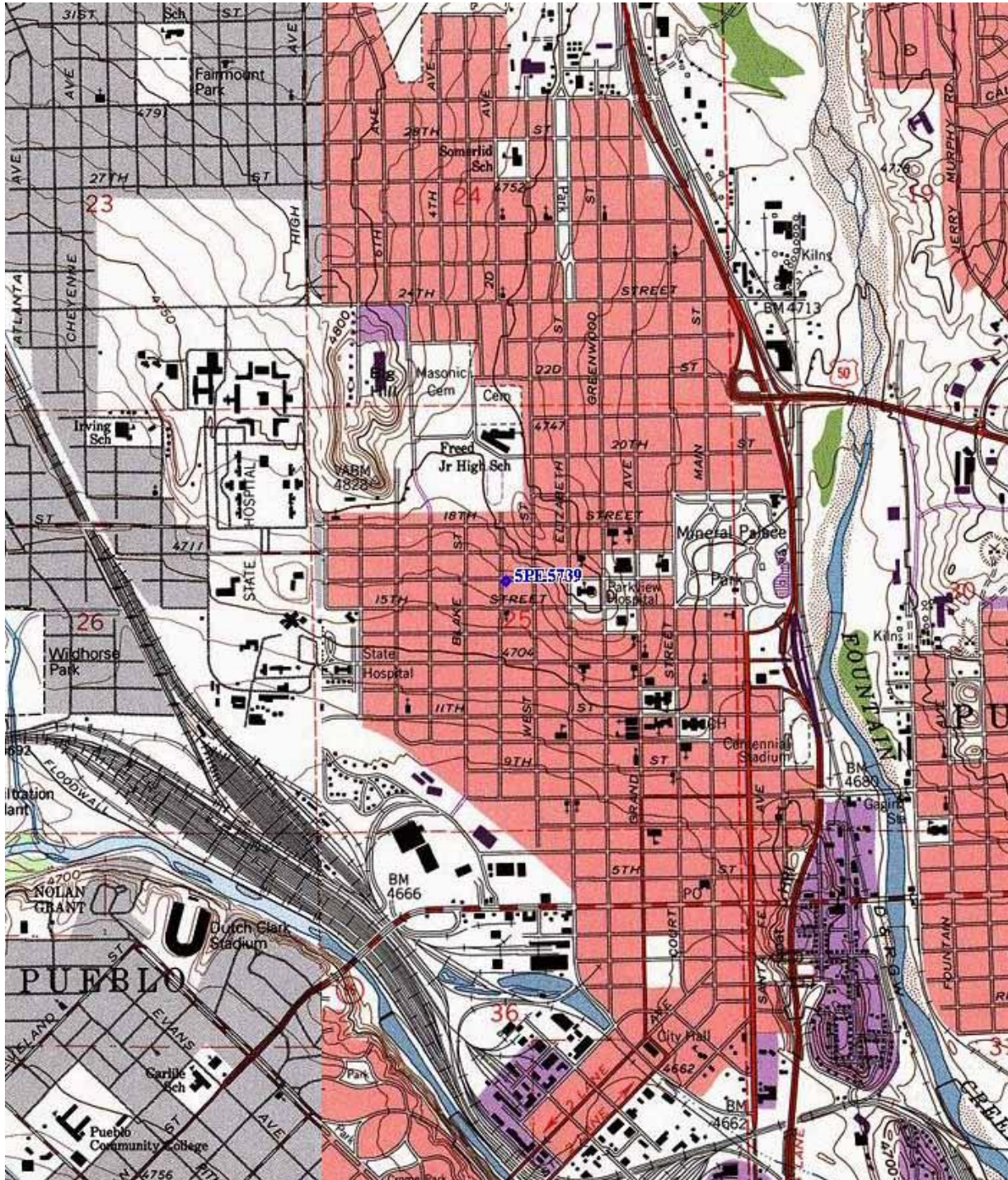
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SITE SKETCH MAP



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LOCATION MAP



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