

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5741** Parcel number(s):
- 2. Temporary resource number: **525216005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Holden, John O., House**
- 6. Current building name: **Hipp-Hinders House**
- 7. Building address: **723 W 16th Street**
- 8. Owner name: **Roy Lee Hipp, Jr., and Donna J. Hinders**
- Owner organization:
- Owner address: **611 W 22nd 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

## Architectural Inventory Form

Page 2

## 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: **533497** Northing: **4236951**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 7; 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): **850 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
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**  
**Porch**
21. General architectural description:  
**Oriented to the south, this house rests on a blue-painted concrete foundation. Gray stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames. Opening in the west end of the asymmetrical front (south) façade is a tripartite window, consisting of 8-light casements flanking a 12-light fixed frame. An engaged, brown, raked-brick, engaged hearth and chimney protrudes from the south end of the west elevation. Flanking it on either side are 4-light (vertical) awning, hopper, or casement windows. An enclosed, front-gabled porch, with brown raked-brick piers, protrudes from the east half of the façade. An aluminum awning shelters the band of windows across the porch's south elevation. The principal doorway opens in the west elevation of this porch. It hosts a white-painted, 3-panel, 1-light, glass-in-wood-frame door, opening behind a white, aluminum-frame storm door. A concrete stoop approaches the doorway from the west. A shed-roofed bay protrudes from the west side of the rear (north) elevation. A doorway opens in the west end of the bay's north elevation. Gray asphalt shingles cover the front-gabled roof, and the rafter and perlin ends are exposed. A chimney protrudes from the north end of the roof's west slope.**
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**  
Other architectural styles:

## Architectural Inventory Form

Page 3

Building type: **Bungalow**

## 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 northeast corner of West 16th and Craig streets. Separating the street from the sidewalk is a mulch-covered strip with planters. A planted-grass yard, with mature landscaping, covers much of the lot, but gravel and mulch cover the southern and western portions of the yard. Encircling the backyard is a combination of chain-link and a wood privacy fences.**

## 24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A single-car garage is located on the northwest corner of the lot. Oriented to the west, toward Craig Street, the building rests on a concrete slab. Gray-painted sheets of corrugated metal clad the exterior walls. Dominating the front (west) elevation are paired, vertical plank doors, opening on metal strap hinges. A 3-panel wood door opens in the east end of the south elevation. Sheets of corrugated metal cover the front-gabled roof, and the rafter ends are exposed.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1926**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: **John O. Holden**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 1926. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations have been the enclosure of the front porch and the construction of a shed-roofed room on the rear (north) elevation. Based on Sanborn maps, both modifications date to after 1952.**

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 1926, was John O. Holden. He was born in Massachusetts in October 1852. His wife, Laura L. Holden, was born in Illinois in November 1862. They were married around 1882 and had at least four children: John E., Alama I., Frank W., and George O. Holden. Laura Holden died in 1932. The elder John Holden remained here through 1935, later moving to 1601 West 18th Street. At the time of his death, on May 1, 1952, John O. Holden was one of the oldest retired railroad employees in Pueblo and was the oldest Mason in Pueblo, with a lodge membership spanning 67 years.**

**Architectural Inventory Form**

Page 4

---

In 1940, the resident was Ben Factor, followed by John D. Fawcett in 1945. The owner and resident in 1950 was Lieutenant Carl R. Eisele. He was born in Alta Vista, Kansas, raised in Pueblo, and graduated from Centennial High School in 1933. He enlisted in the Navy in 1933, serving until 1939. Lt. Eisele was called back to active duty in 1940 and served until 1946. He again returned to active duty in 1951. Between his tours of duty, Lt. Eisele was a mail carrier for the United States Postal Service. With his wife, Elizabeth P. Eisele, Lt. Eisele had two children: Claude and Sharon Kay. He died on November 15, 1952, at the U.S. Naval Training Station, Great Lakes, Illinois.

Roy Lee Hipp, Sr., purchased this property following Carl Eisele's death in 1952, and resided here until his own death on May 19, 1988. His son, Roy Lee Hipp, Jr., with Donna J. Hinders, currently owns this property.

36. Sources of information:

**Pueblo County Office of Tax Assessor. Property information card [internet].**

**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.**

**"Holden (John O.)" [obituary]. Pueblo Chieftain, 2 May 1952, p. 14.**

**"Eisele (Lt. Carl R.)" [obituary]. Pueblo Chieftain, 21 November 1952, p. 14A.**

**"Roy L. Hipp" [obituary]. Pueblo Chieftain, 20 May 1988, p. 6A.**

## Architectural Inventory Form

Page 5

## 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: **1926**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

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 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 1926, 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 modifications have been the enclosure of the front porch and the construction of a small addition on the rear elevation. This property retains sufficient physical integrity to convey its architectural and historical significance.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

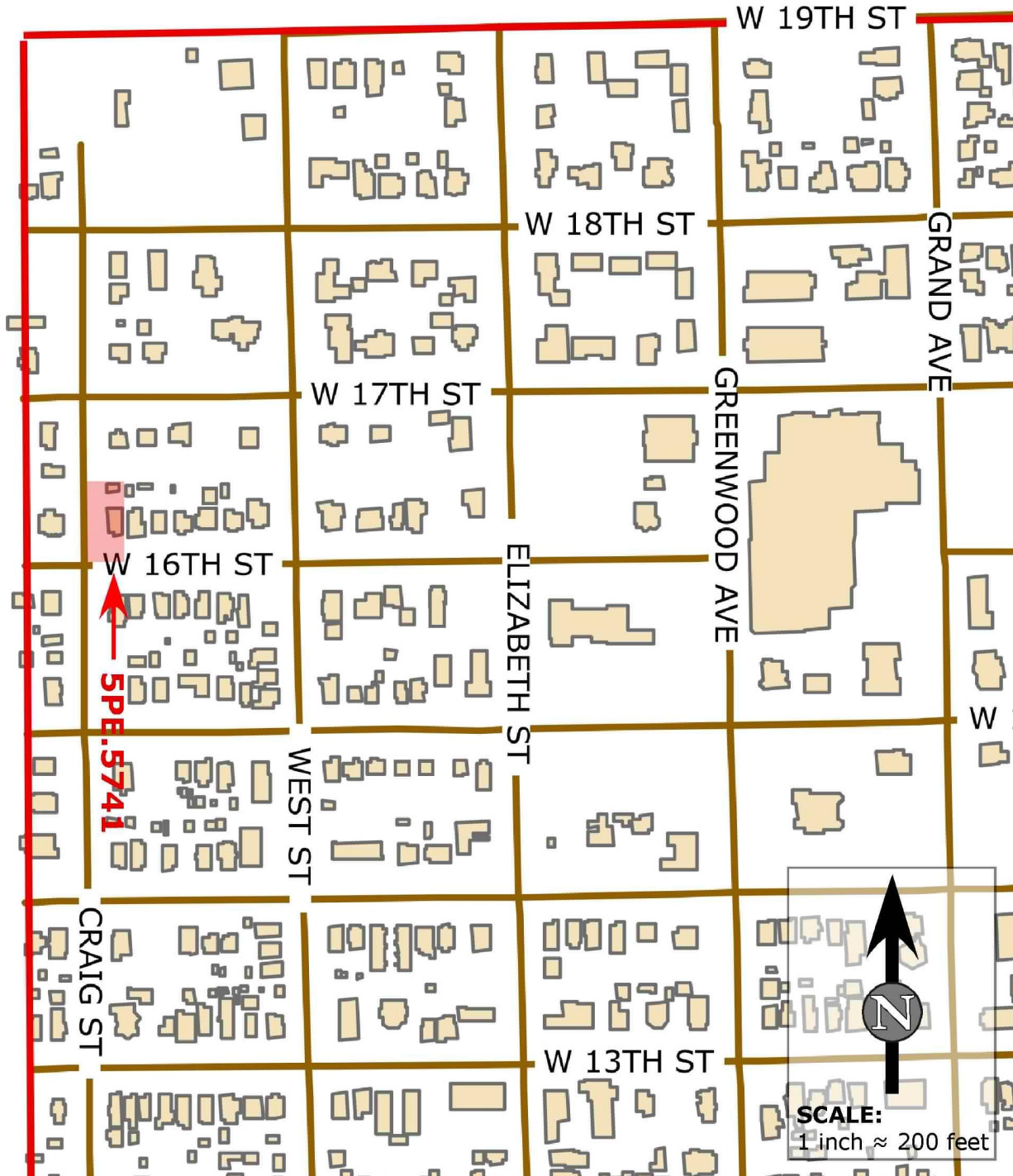
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 16thstw723**
- 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**

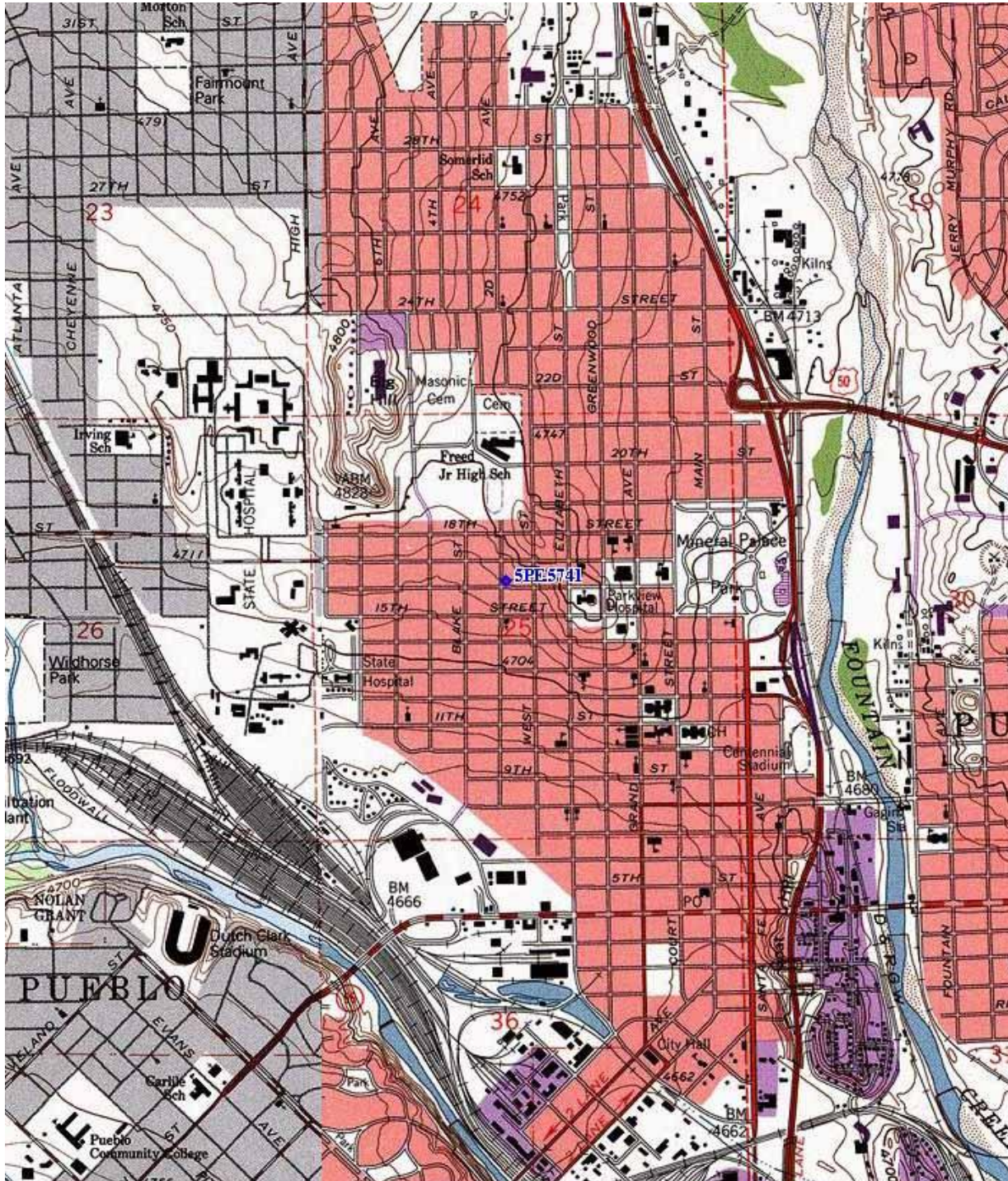
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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