

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.516.10** Parcel number(s):
- 2. Temporary resource number: **525131007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Bullen, Fred H. and Mabel, House; Breckenridge, Robert G., House; Boyer, Dr. David W., House**
- 6. Current building name: **McKnight, William R. and Diane K., House**
- 7. Building address: **303 W 17th Street**
- 8. Owner name: **William R. and Diane K. McKnight**
- Owner organization:
- Owner address: **303 W 17th St**  
**Pueblo, CO 81003**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**SE 1/4** of **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534112** Northing: **4237064**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 25 to 28; Block 24**  
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,762 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Balcony**  
**Garage/Attached Garage**  
**Chimney**  
**Porch**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the south, this house rests on a light-gray painted, concrete foundation, pierced by 1-beside-1-light, sliding-sash basement windows, with white vinyl frames. Windows are generally 4- to 12-light, double-hung sash, with white-painted wood frames. Those opening in the front (south) façade have flanking, black, louvered shutters. Large, single-light picture windows pierce either end of the nearly symmetrical façade's first story. The first story of the west elevation has paired, single-light casement windows, with white vinyl frames. Enclosing the solarium on the west elevation are paired, 8-light casement windows, with transoms filling the space between the top of the casements and the bottom of the segmental arches. The windows at the center of the solarium's east elevation and in its north and south elevations have flanking sidelights. Buttresses protrude from the corner of the solarium. Additional picture and single-light casement windows open in the rear (north) elevation and in the north end of the east elevation. A domed portico protrudes from the center of the façade. It has a half-circular concrete floor. The supports are white-painted, fluted, wood Ionic columns and pilasters. The portico has an elaborate,**

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dentiled cornice. The structure shelters the principal doorway, which hosts a single-light, oak-frame door, opening behind a white, aluminum-frame storm door. Another doorway opens in the west elevation. Opening in the north elevation of the solarium are paired, 10-light, glass-in-wood-frame doors, painted white, with flanking sidelights and a segmental arch transom. Approaching the doors are 2 concrete steps. Above the solarium is a balcony, surrounded by a wrought-iron railing. A doorway opens in the south end of the east elevation's second story to provide access to the balcony. Paired, 10-light doors also open in the north end of the east elevation's second story. They open onto a shallow platform, with a black, wrought-iron railing. Another 10-light door provides access to the roof above the single-car garage, attached to the rear (north) elevation. It hosts a 10-light, glass-in-wood-frame door, painted white, with flanking sidelights and a segmental arch transom. The garage, accessed from Court Street, has a gray-painted, overhead retractable garage door. Gray asphalt shingles cover the cross-hipped roof, and the rafter ends are exposed. An engaged chimney protrudes from the east elevation.

22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**

Other architectural styles:

Building type:

23. Landscape or special setting features:

**This property is located on terrain sloping downward from west to east, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses and large, multi-story commercial buildings associated with the adjacent Parkview Medical Center. Setbacks from West 17th Street are generally the same on this block. This property is situated on the northwest corner of West 17th and Court streets. Separating the streets from the sidewalks is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Flanking the front yard is a concrete retaining wall, while a concrete wall, topped by a wrought-iron fence, surrounds the rest of the property. A fountain is located at the southwest corner of the property. The southeast corner hosts a statue of a boy playing a pan flute. At the same corner is a wrought-iron lamp standard. The back yard and rear elevation of the house resemble a court or peristyle surrounding a swimming pool.**

24. Associated buildings, features or objects:

1: Type: **Gazebo**

Describe: **An open, octagonal gazebo is located northwest of the house. It has white-painted wood supports and balustrades. A copula crowns the roof, which is covered in black asphalt shingles.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1914**  
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 H. Bullen**  
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 1914. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations have been the replacement of basement windows and those in the rear elevation, as well as the construction of the rear courtyard. This 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**

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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 1914, was Fred H. Bullen, founder and president of the Bullen Bridge Company. In 1892, Fred Bullen moved the headquarters of his namesake bridge construction company from Kansas to Pueblo, later changing the firm's name to the Pueblo Bridge & Construction Company. The firm constructed many bridges throughout Pueblo and the western United States. He also established the Fountain Sand & Gravel Company, which operated the first pre-mixed concrete plant in Pueblo and later entered the pre-stressed concrete business. This house may have been constructed as a showplace for the domestic application of concrete. (It appears to be constructed of formed concrete covered in stucco, but further investigation may be needed to confirm this.)

Fred Bullen was born in Kansas around 1869. His wife, Mabel Eliza Babcock, was born around 1871 in New York. They married circa 1889 and had three children: Edith Donaghy, Joseph A. Bullen, and Margaret Walsh.

Mabel Bullen was a zealous Pueblo historian, compiling seven large scrapbooks covering people and events from 1803 through 1944, and leading the historical research committee of the Pueblo Chapter of the Daughters of the American Revolution. She authored numerous book chapters and articles, and was a pioneer in local historic preservation, leading a passionate fight in 1939 to save the Zan Hicklin homestead, on Hayden Ranch, in Crow, Colorado. Fred Bullen died on December 6, 1940, and Mabel on May 20, 1956. The Bullen family resided in this particular house only briefly, eventually moving to 306 West 18th Street (5PE.516.17).

From around 1919 until his death in 1938, the owner was Robert G. Breckenridge, a manufacturer of flour. He was born around 1865 in Pennsylvania. His wife, Jennie Breckenridge, was born around 1872 in Kansas. Together they had three children: Robert G. Breckenridge, Jr.; Mrs. J.W. Thompson; and Mrs. Malcolm Evans. The family resided at this address with a maid and lodger. The elder Robert Breckenridge was active in Republican politics, attending the 1936 Republican National Convention as a delegate. He died on July 5, 1938.

Around 1940, the owner and resident was Everett E. Crisman. Prior to 1945, Dr. David W. Boyer acquired the house and lot and lived here until his retirement nearly 30 years later. He was born on October 25, 1904, in Kingman, Kansas, and spent his boyhood in Kingman, Salina, and Wichita, Kansas. He graduated from Southwestern University, in Winfield, Kansas, in 1925. After working in the life insurance business for a period, Boyer received his master's degree in science at the University of Wichita. In December 1933 he graduated from the Northwestern University School of Medicine. Dr. Boyer interned at Passavante Memorial Hospital before his orthopedic residency at the New Jersey Orthopedic Hospital, now Orange Memorial Hospital, in Orange, New Jersey.

David Boyer married Francis Pannill Taylor on June 12, 1936, in Winchester, Virginia. They moved to Pueblo in May 1937 when Dr. Boyer became an orthopedic surgeon at Corwin Hospital and later, chief of staff of St. Mary-Corwin Hospital. In 1943, he became assistant chief surgeon for the CF&I Steel Corporation and, in 1948, was promoted to chief surgeon. He remained in this position until 1969 and retired from private practice in 1974.

Dr. Boyer was a member of many local, state, and national medical associations, as well as a leader in many of Pueblo's fraternal organizations. He also served as a director of the Minnequa Bank of Pueblo. The Boyers had three children: Elizabeth Boyer Puls; Dr. David W. Boyer, Jr.; and Catherine Boyer Lo Presti. The elder Dr. Boyer died on September 19, 1977.

Roy I and Irma Jean Gordon purchased this property around 1980. Robert J. Nicoletti acquired the house and lot in 1983, selling them to John A. and Cindy L. Boerner in 1988. Cindy Boerner, in turn, sold the property to John C. and Susanne King in 1992.

The Kings had hoped to transform this property into a bed and breakfast. But their dream turned into a nightmare when, on November 26, 1996, a malfunctioning furnace filled the basement--where their two young daughters slept--with carbon monoxide. The incident left 12-year-old Lori with severe carbon monoxide poisoning and killed 7-year-old Heather.

John W. and Kathleen C. Ulett purchased the house and lot from the Kings in 1999, selling them in 2001 to William E. and Diane K. McKnight, the current owners and residents.

36. Sources of information:

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

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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.

"Bullen (Fred H.)" [obituary]. Pueblo Chieftain, 7 January 1940, p. 8.

"Breckenridge (Robert G.)" [obituary]. Pueblo Chieftain, 5 July 1938, p. 2.

"Dr. David W. Boyer, M.D." [obituary]. Pueblo Chieftain, 21 September 1977, p. 15B.

U.S. Census of 1910. Precinct 1, Pueblo, Pueblo County, Colorado. Sheet 11A.

Padilla, Yvette S. "Carbon monoxide poisoning victim had a zest for life." Pueblo Chieftain, 4 December 1996.

"Bullen (Fred H.)" [obituary]. Pueblo Chieftain, 7 January 1940, p. 8.

Bullen, Mabel. Correspondence file in the Western Research Collection, Robert Hoag Rawlings Public Library, Pueblo, Colo.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

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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: **Social History**  
**Architecture**40. Period of Significance: **Social History, 1914-1955; Architecture, 1914**41. Level of significance: National:  State  Local

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42. Statement of significance:

**This property is significant under National Register criterion A (Pueblo Local Landmark Criterion 1A--history) for its association with the development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes like this one in the latest contemporary suburban styles. The house served as home to business owner Fred Bullen and his wife, historian Mabel Bullen; flourmill owner Robert G. Breckenridge; and prominent physician Dr. David W. Boyer. As well, the house is significant under National Register criterion C (Local Landmark Criterion 2A--architecture) as an example of the Mediterranean Revival. Character-defining features include the low-pitched hipped roof, stucco finish, arcaded porch, and casement windows. It may have been constructed as an example of a domestic application of concrete from Bullen's own plant. This property is also significant under Local Landmark Criterion 1C (important individuals) as the longtime home of Dr. Boyer, a prominent Pueblo physician. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could 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, in any case, a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1914, this house 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 alterations have been the replacement of basement and rear-elevation windows. This property retains sufficient physical integrity to convey its architectural and historical significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

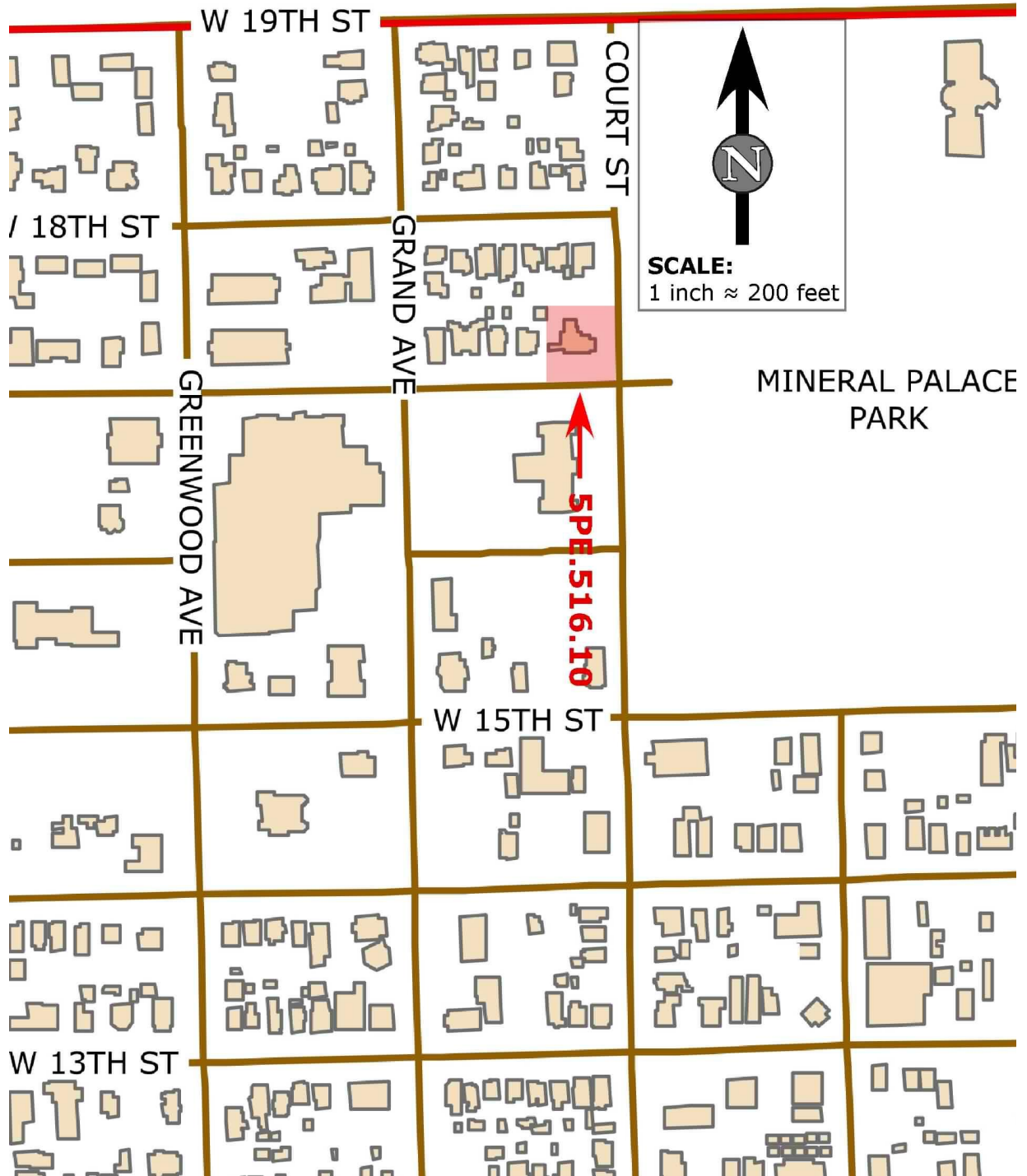
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood 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): 17thstw303**
- 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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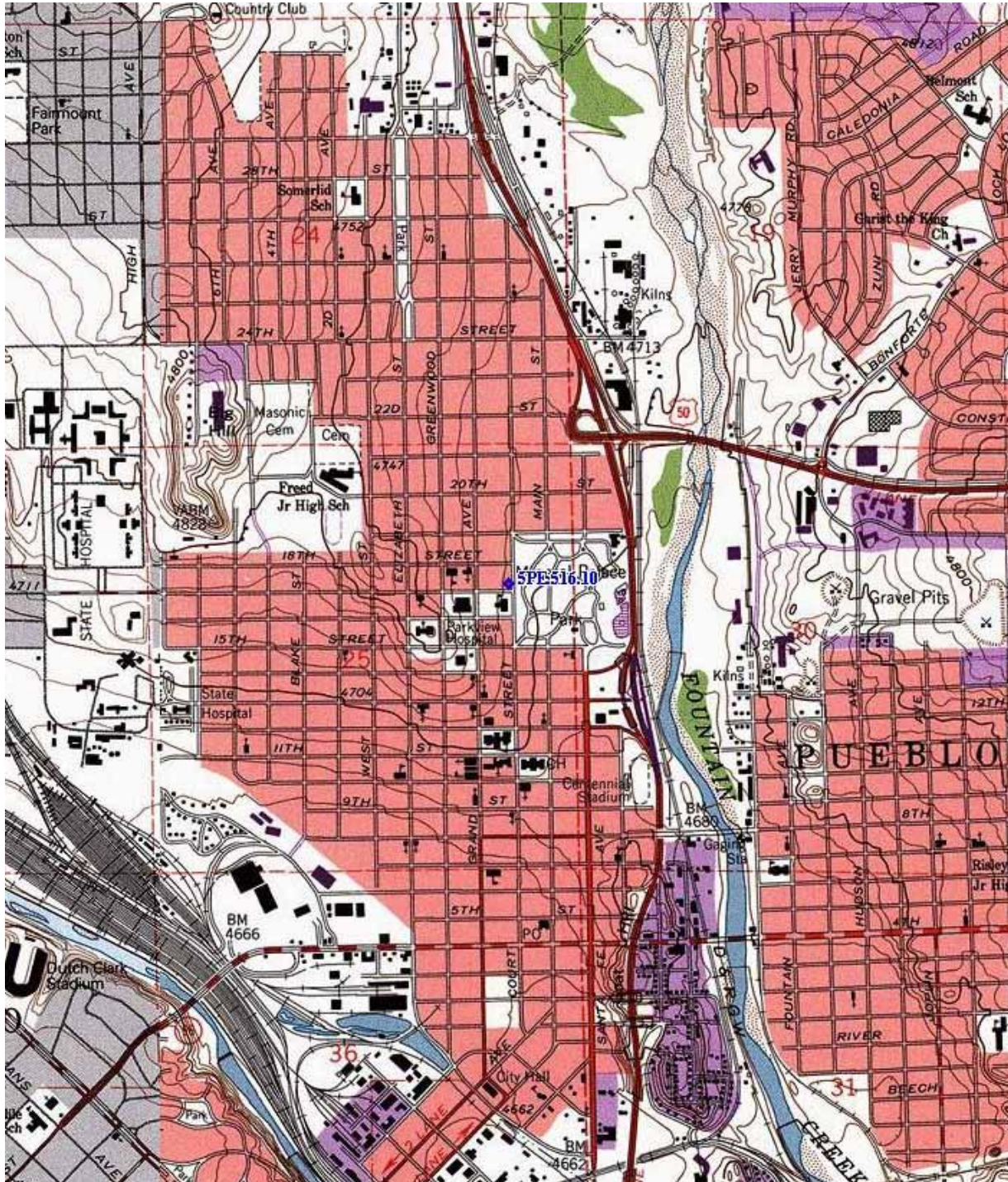
#### SITE SKETCH MAP





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## LOCATION MAP



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