

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.5743**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Storm-Isaacs House**
- 6. Current building name: **Dash, Justin H., House**
- 7. Building address: **311 W 17th Street**
- 8. Owner name: **Justin H. Dash**
- Owner organization:
- Owner address: **311 W 17th St**
Pueblo, CO 81003

Parcel number(s):
525131015

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**
SE 1/4 of **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534055** Northing: **4237064**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 20 and 21; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,054 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
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
Window/Stained Glass
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on concrete foundation, with 3-light, hopper basement windows. A buff-colored brick veneer clads the exterior walls. It has a corbelled, 3-course watertable. A rough-coated stucco covers the gables. Tan-painted beadboard encloses a porch across the rear (north) elevation. Windows are 6-over-1-light, double-hung sash, with brown-painted wood frames. They open between brown-brick sills and segmental arches. Flanking either side of an engaged chimney and hearth protruding from the south end of the east elevation are 6-light casement windows. The center lights of these windows feature a stained-glass floral pattern. A tripartite window pierces a front-gabled bay protruding from the north end of the east elevation. Square-cut wood shingles cover the gable above these windows. A band of 4-light casement windows enclose the rear porch. An integral porch spans the entire front (south) façade. It has a concrete floor and brick kneewalls and supports. Three concrete steps approach the center of the porch. The principal doorway opens in the center of the symmetrical facade. It hosts a single-light, glass-in-wood-frame door, opening behind a vinyl-frame storm door. A tan-painted, 6-panel metal door opens east of center in the rear (north) elevation. It opens behind a black, security-type storm door. A small door opens low in the south end of the rear elevation, apparently providing access to the basement. Brown, interlocking asphalt shingles

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cover the front-gabled main and all other roof surfaces. The shaped rafter and perlin ends are exposed. Round-arch louvered vents pierce the gables. A chimney emerges from the north side of the roof ridge.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**

Other architectural styles:

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 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 north side of West 17th Street, between 307 West 17th Street to the east and 315-317 West 17th 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. Surrounding the back yard is a wood privacy fence. A concrete driveway runs along the east side of the house, connecting West 17th Street to a garage on the northeast corner of the lot.

24. Associated buildings, features or objects:

1: Type: **Garage (northeast)**

Describe: **A single-car garage is located on the northeast corner of the lot. Oriented to the south, the building rests on a concrete foundation. A buff-colored brick veneer clads the exterior walls. Dominating the front (south) elevation is a 16-panel, steel, overhead-retractable garage door, painted brown. The shed roof culminates in a small pent roof over the garage door. The rafter ends are exposed.**

2: Type: **Garage (northwest)**

Describe: **A single-car garage is located on the northwest corner of the property. Oriented to the north, the building rests on a concrete foundation. Tan stucco clads the exterior walls and tan-painted, square-cut wood shingles cover the gable ends. Dominating the front (north) elevation is a 16-panel, steel, overhead-retractable garage door, painted white. The south elevation hosts a wood, accordion-fold garage door, painted brown. Brown, interlocking asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1919**

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: **Otto J. Storm**

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 1919. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the installation of stucco over or replacing the square-cut wood shingles that originally covered the front (south-facing) gable.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate 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 1919, was Otto J. Storm, treasurer of a local ice cream manufacturer and, later, a house weatherstripper. He was born in Germany around 1866. His wife, Louise S. Storm, was born in Wisconsin around 1872. The Storms resided here only briefly, later moving to 1117 La Crosse Avenue.

By 1925, the owner and resident was Daniel Isaacs. He was born in Illinois in 1883 to an English father and German mother. His family moved to Pueblo prior to 1900. Isaacs remained here through 1940.

From around 1945 until his death over 20 years later, the resident was prominent Puebloan Bertram V. Ruppel. He was born on March 19, 1883, in St. Joseph, Missouri, and attended William Jewell College in Liberty, Missouri. Ruppel moved to Pueblo in 1909. In 1924 he established the Pueblo Realty & Service Company, of which he remained president and majority owner until his death. The company was responsible for many massive development and redevelopment projects in Pueblo, including the remodeling of the Central Block, which Ruppel managed until a fire destroyed the building in 1953. Ruppel also served as president of the Pueblo and State Boards of Realtors and was a director of the National Association of Realtors. He was a charter member of the Pueblo Commerce Club, a forerunner of the Chamber of Commerce, when it organized in 1910. He also helped form the First Federal Savings & Loan Association of Pueblo and served on its board of directors.

Ruppel was active in raising funds to building the Pueblo YMCA and served as its first general secretary for a decade. The YMCA honored Ruppel in 1959 for his then 59 years of continuous service to the organization. He also served on the governing board of the First Methodist Church. He and his wife, Edna Ruppel, had a son, Rex Abbott Ruppel. Bertram Ruppel died on December 21, 1964.

John H. and Jo Ann Powell purchased this property in 1978. By 1982, the owners were Curtis W. and Stacie L. Chandler, followed two years later by David and James Urban. Ann P. Kaufman acquired the house and lot from the Urbans in 1988, selling them to Paul S. and Susan Cannor in 1990. The Cannors, in turn, sold the property to Vicki Dawn Landers in 1994. Justin H. Dash, the current owner and resident, purchased the property from Landers 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.

"B.V. Ruppel Expires After Short Illness." Pueblo Chieftain, 22 December 1964, p. 7A.

U.S. Census of 1920. Precinct 14, Pueblo, Pueblo County, Colorado. Sheet 2A.

U.S. Census of 1930. Precinct 14, Pueblo, Pueblo County, Colorado. Sheet 12A.

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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: **1919**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, when the city's professional and entrepreneurial class moved northward to construct large homes, like this one, in the latest contemporary suburban styles. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Craftsman style. 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1919, 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 alteration has been the installation of stucco on the front (south-facing) gable and porch ceiling. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

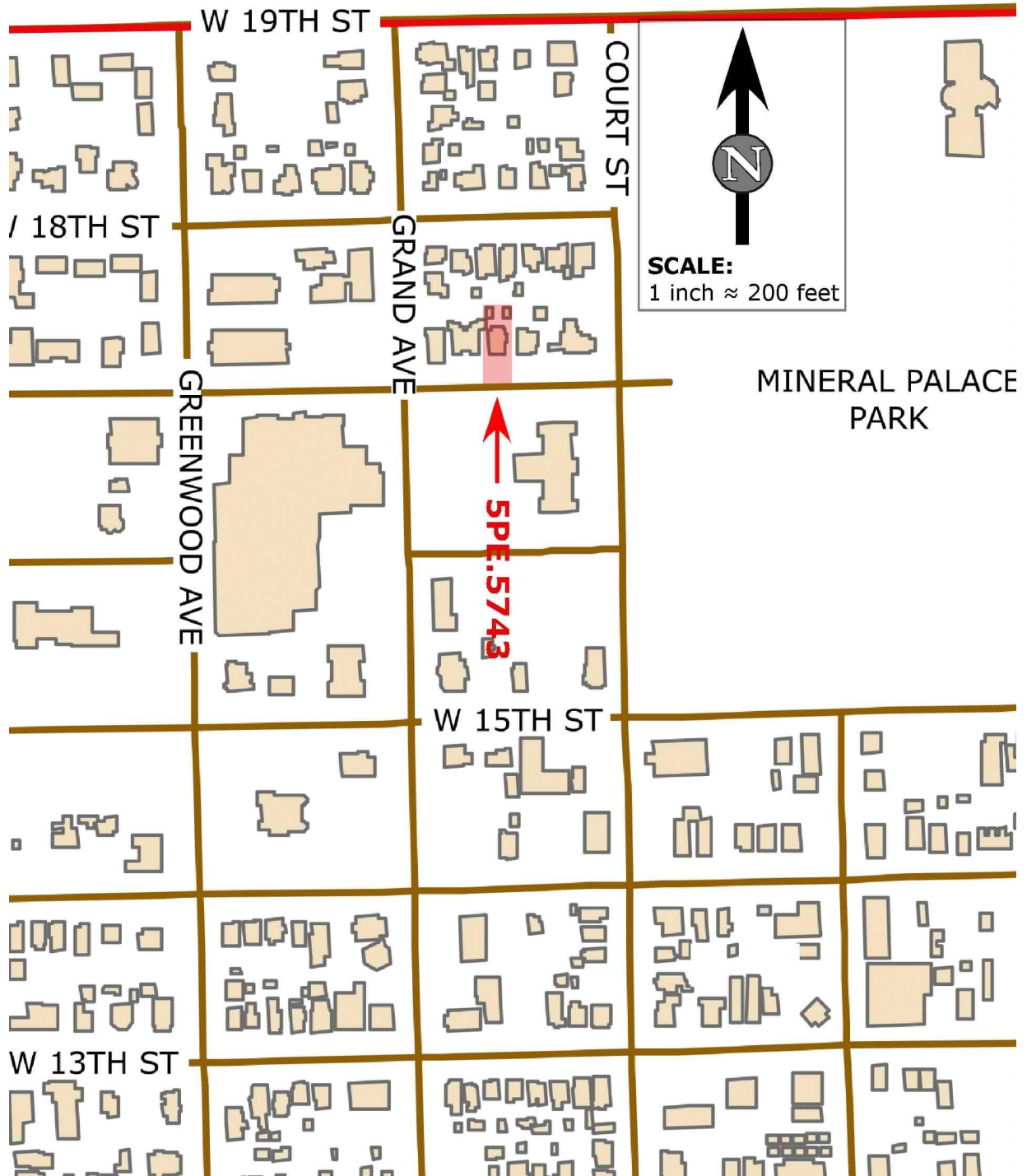
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 17thstw311
- 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**

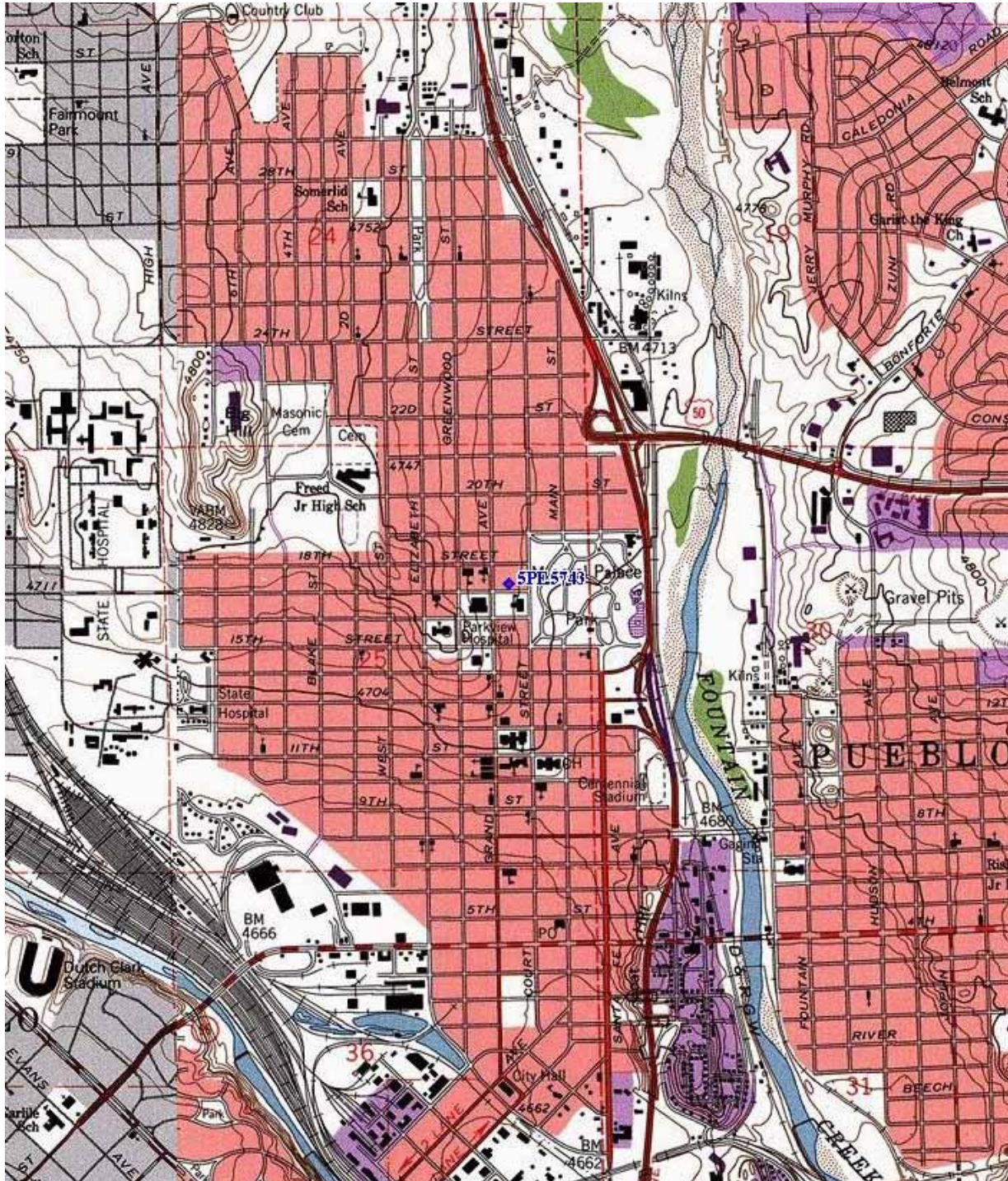
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SITE SKETCH MAP



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LOCATION MAP



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