

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.5964** Parcel number(s):
- 2. Temporary resource number: **525132010**
- 3. County: **Pueblo** **525132005**
- 4. City: **Pueblo**
- 5. Historic building name: **Parkview Episcopal Hospital North Annex**
- 6. Current building name: **Parkview Medical Center North Annex**
- 7. Building address: **406 W 17th Street**
- 8. Owner name: **Parkview Health System, Inc.**
- Owner organization:
- Owner address: **400 W 16th Street**
- Pueblo, Colorado 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**
SE 1/4 of **NE** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533851** Northing: **4237056**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 9 through 14 and a fraction of Lot 15; Block 9 of the Bartlett & Miller Addition. Also, the south half of Block 27 of Henry C. Brown's Addition, including all of the vacated alley adjacent.**
Addition: **Bartlett & Miller Addn; Henry C. Brown's Addn** 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): **4,450 (per floor)**
16. Number of stories: **5**
17. Primary external wall material(s): **Brick** Other wall materials:
Concrete
18. Roof configuration: **Flat Roof**
Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Porch**
21. General architectural description:
Oriented to the south, this building rests on a concrete foundation. Comprising the walls of this reinforced-concrete, curtain-wall building is a pink-brick veneer. Protruding pilasters of brick divide the 2nd and 3rd stories of the front (south) and rear (north) elevations into 6 bays. The center 4 bays host pairs of 2-light windows, with one of the lights opening as a casement. They have aluminum frames. The end bays have single sets of these windows. Concrete panels span between the pilasters above the windows in the front façade only. The first and fourth floors, which are inset from the rest of the building, have rows of plate-glass, fixed-frame windows. A rectangular bay protrudes from the center of the west elevation's 2nd and 3rd stories. It also hosts plate-glass, fixed-frame windows. The principal doorway opens near the center of the front façade, and hosts paired, plate-glass doors. Doorways also opens in the west and rear elevation. A rubber membrane covers the flat roof.
22. Architectural style: **Modern Movements**
Other architectural styles:
Building type:
23. Landscape or special setting features:

Architectural Inventory Form

Page 3

This property is located on terrain sloping downward from southwest to northeast, with an elevation of around 4,700 feet above mean sea level. The neighborhood features towering medical office and residential buildings as well as modest and large residential structures. Asphalt and concrete cover most of the lot. However, a small brick plaza, with a fountain and shrubs, is located on the southwest corner of the property.

24. Associated buildings, features or objects:

1 : Type: **Parkview Medical Center Physical Plant**

Describe: **Oriented to the south, this building rests on a concrete foundation. A red brick veneer clads the exterior walls, except for the bottom quarter of the building, which is comprised of brown, concrete blocks. A band of identical concrete blocks also spans the walls corresponding to the lintels above the garage door. Dominating the front (south) elevation are a set of 3, 15-light, 5-panel garage doors, with black-painted aluminum frames. Above the easternmost and westernmost doors are round-arch clerestory windows. A similar window appears in a gable at the south end of the east elevation. White-painted metal slab doors opens in the rear elevation, one in its east end and the other west of center. Brown asphalt shingles cover the hipped-roof, and white-painted wood fascia and soffit box the broadly overhanging eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1970**

Source of Information: **"Parkview Episcopal Hospital Expansion Project Readied." Pueblo Chieftain, 2 July 1969. Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **Hurtig & Gardner**

Source of information:

27. Builder: **H.E. Whitlock, Inc.**

Source of information: **"Parkview Episcopal Hospital Expansion Project Readied." Pueblo Chieftain, 2 July 1969.**

28. Original Owner: **Parkview Episcopal Hospital**

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

29. Construction history:

Designed by the architectural firm of Hurtig & Gardner, this building was completed in 1970 by H.E. Whitlock, Inc., and required the demolition of a 2-story residence. The only notable modifications since the construction of this building have been the replacement of some casement windows with 1-over-1-light, double-hung sash windows.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Hospital**

32. Intermediate use(s): **Hospital**

33. Current use(s): **Hospital**

34. Site type(s): **Medical Center**

35. Historical background:

This building was constructed as part of a \$2.2 million expansion of Parkview Episcopal Hospital, which also included improvements to the surgical and emergency departments at the main hospital building. It was the most extensive and expensive capital improvement project in the hospital's history to that date. Designed by the architectural firm of Hurtig & Gardner and constructed by H.E. Whitlock, Inc., this annex building was intended to be a state-of-the-art medical facility. On July 2, 1969, the Pueblo Chieftain newspaper described the building glowingly:

"Exterior of the building will feature red brick to match the existing hospital. Reinforced concrete columns will be exposed on exterior walls, and concrete sun screens will project from the walls over windows, which will incorporate solar bronze glass to

Architectural Inventory Form

Page 4

reduce heat. The building will have 2 passenger elevators and one for freight. The structure will be fully air conditioned.”

The new annex hosted 92 beds, bringing the total bed capacity of the hospital to 350. These beds were intended for long-term convalescing patients, rather those requiring more intensive nursing or medical care. When the building opened in 1970, it had offices and a barber shop at the basement level, and on the first floor was the lobby, offices, and a lounge. The second floor contained 16 2-bed rooms, 2 3-bed rooms, and 2 4-bed rooms, with a nurse’s station and lounge. The 3rd floor was identical to the 4th, and the top floor had a kitchen and cafeteria equipped to serve 184 patients. A tunnel under West 17th Street connected this annex to the main hospital building.

Parkview Medical Center continues to operate this building as part of its hospital complex.

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.

"Parkview Episcopal Hospital Expansion Project Readied." Pueblo Chieftain, 2 July 1969.

"Parkview Hospital Opens North Annex Sunday." Pueblo Chieftain, 13 November 1970.

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: **Not Applicable**40. Period of Significance: **n/a**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

42. Statement of significance:

Because this property is less than 50 years old and does not meet any of criteria considerations A through G, it is ineligible for listing in the National Register of Historic Places. Moreover, the architectural and historical significance are not to the extent that the property would qualify for individual listing in the Colorado State Register of Historic Properties or as a City of Pueblo landmark. Given its age, the property should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1970, this hospital 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 some windows. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

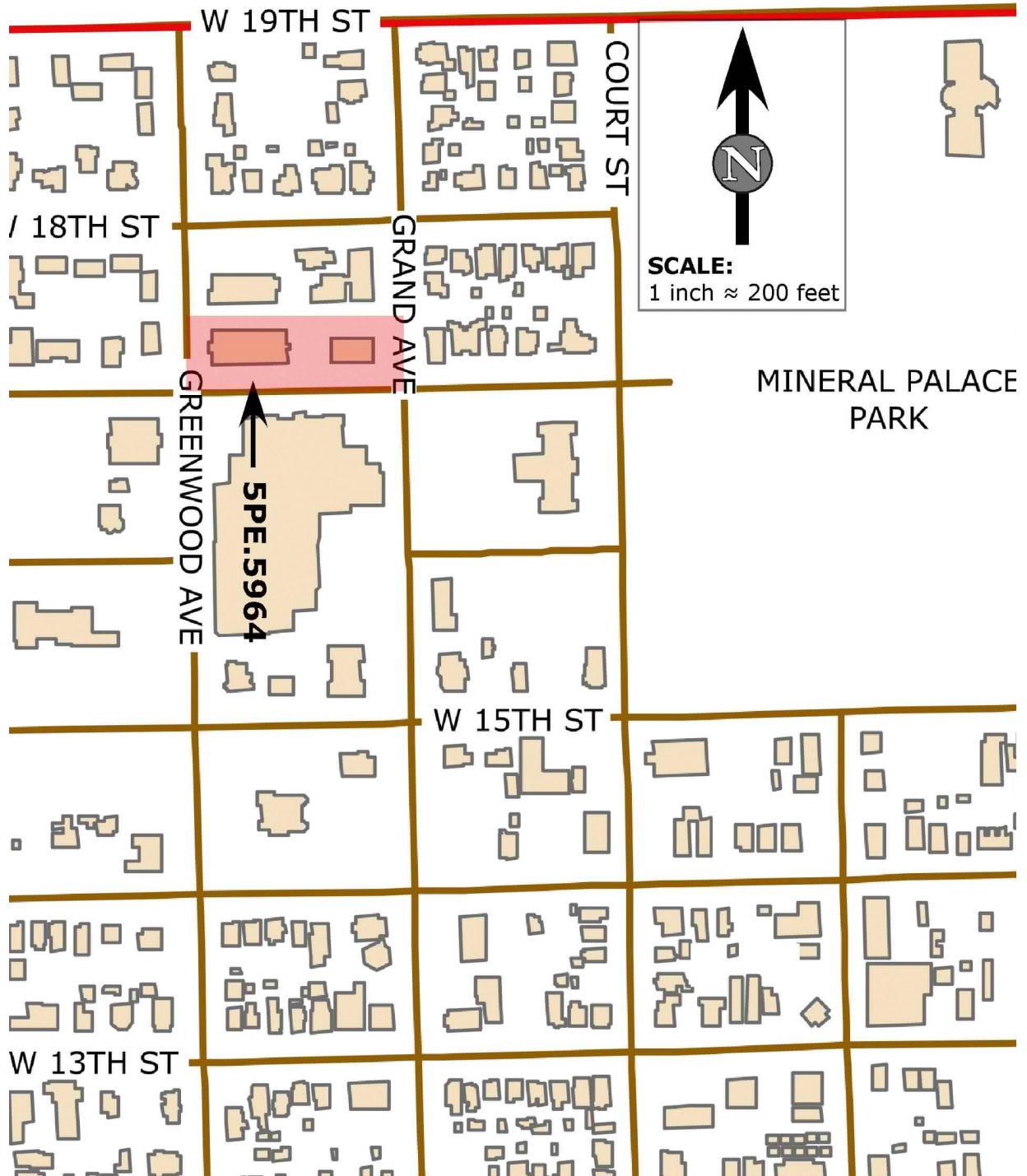
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 17thstw406
- 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**

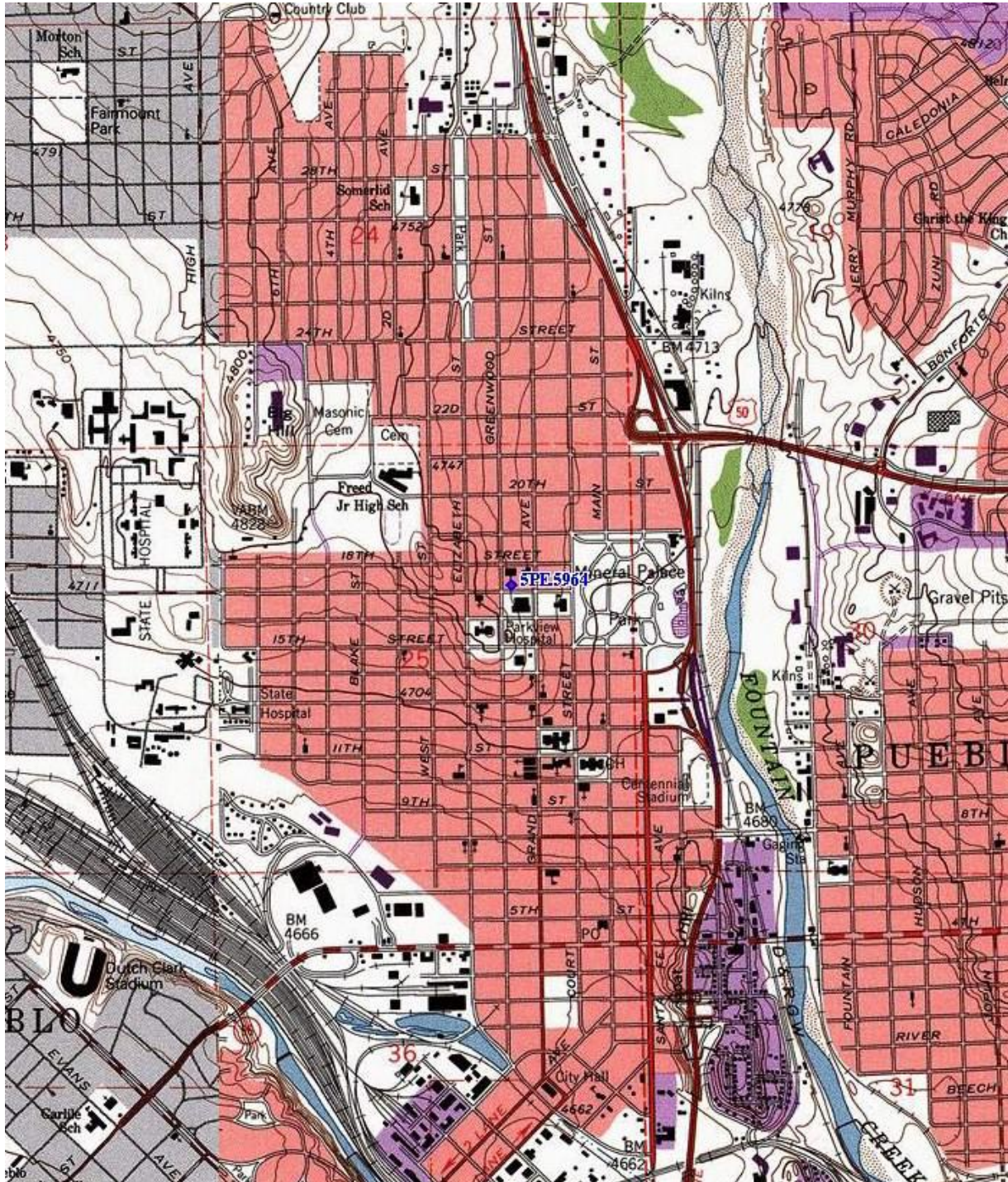
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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