

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.516.15** Parcel number(s):
- 2. Temporary resource number: **525137002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Walker, Luther G. and Bessie Evelyn, House**
- 6. Current building name: **Payne, Susan E., House**
- 7. Building address: **610 W 17th Street**
- 8. Owner name: **Susan E. Payne**
- Owner organization:
- Owner address: **610 W 17th 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**
SW 1/4 of **NW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **533688** Northing: **4237017**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 5 and 6; Block 6**
 Addition: **Bartlett & Miller 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): **962 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. A red, raked-brick veneer clads the exterior walls. The window headers and sills are comprised of dark-brown, raked bricks. Windows are generally 1-over-1-light, double-hung sash, with black-painted wood frames and white-painted, aluminum-frame storm windows. Appearing in the center of the front (north) façade's second story is a round-arch opening with paired casement windows. Flanking either side of the principal doorway are small casement windows. Another casement window, with leaded glass, opens in the west side of the rear (south) elevation's first story. A small, front-gabled porch protrudes from the center of the symmetrical façade. Supporting the porch is a pair of Tuscan columns. The porch shelters the principal doorway, which opens beneath a Tudor arch. The door itself is a single-light, wood-plank door. Another doorway opens near the center of the rear elevation, beneath a small pent roof. Brown asphalt shingles cover the side-gabled roof, and brown-painted wood fascia and soffit box the shallowly overhanging eaves. Above the second-story windows on either end of the façade are small pediments with sunbeam patterns on the friezes. A brick hearth and chimney are engaged to the west elevation.
22. Architectural style: **Late 19th And 20th Century Revivals**
 Other architectural styles:
 Building type:

Architectural Inventory Form

Page 3

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 one- and two-story houses. Setbacks from West 17th Street are generally the same on this block. This property is situated on the south side of West 17th Street, between 1607 North Elizabeth Street to the east and 630 West 17th Street to the west. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with lush, mature landscaping, covers the lot. Brick planters flank the sidewalk approaching the front door, and the back yard is terraced. Surrounding the backyard is a wood privacy fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: A 2-car garage is located southeast of the house. A concrete driveway connects the building to West 17th Street. Cladding the exterior walls is a red-brick veneer. A brown-painted, overhead-retractable garage door dominates the front (north) elevation. Windows are 6-light hopper or awning, with brown-painted wood frames. A brown-painted door opens in the south end of the west elevation. Brown asphalt shingles cover the hipped roof, and brown-painted wood fascia and soffit box the eaves. A wood deck extends southward from the garage.

2: Type: **Gazebo**

Describe: A hexagonal gazebo is located west of the house. It is a wood structure with a latticework railing and frieze. Wood shingles cover the bell-cast roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1931**

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: **Luther G. and Bessie Evelyn Walker**

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 1931. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the installation of storm windows, which appears to date to after 1990.

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 owners and residents of this house, constructed in 1931, were Luther G. Walker and wife, Bessie Evelyn Walker. Luther was born in Illinois around 1868. Bessie was born on December 2, 1872, in Norkford County, Ontario, Canada. They married in 1894 and had two children: Grant E. Walker and Ruth W. Burdick. Luther was an automobile salesman, apparently managing a dealership. He died in 1933. Ruth, however, continued to reside here until shortly before her own death, on October

Architectural Inventory FormPage 4

26, 1967.

Richard C. and Terry W. Olshock purchased this property in 1981, selling it in 1984 to Charles S. and Jo Ellen Anderson. Wayne F. and Susan E. Payne acquired the house and lot from the Andersons in 1985. Wayne Payne quite claimed his share of the property to Susan Payne in 2002. She remains the current owner and resident.

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.

"Walker (Bessie Evelyn)" [obituary]. Pueblo Chieftain, 27 October 1967, p. 13A.

U.S. Census of 1920. Precinct 33, Pueblo, Pueblo County, Colorado. Sheet 12B.

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

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: **1931**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 20th century, 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 a Late-19th and 20th Century Revival 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 or the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1931, this house exhibits a 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 storm windows.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

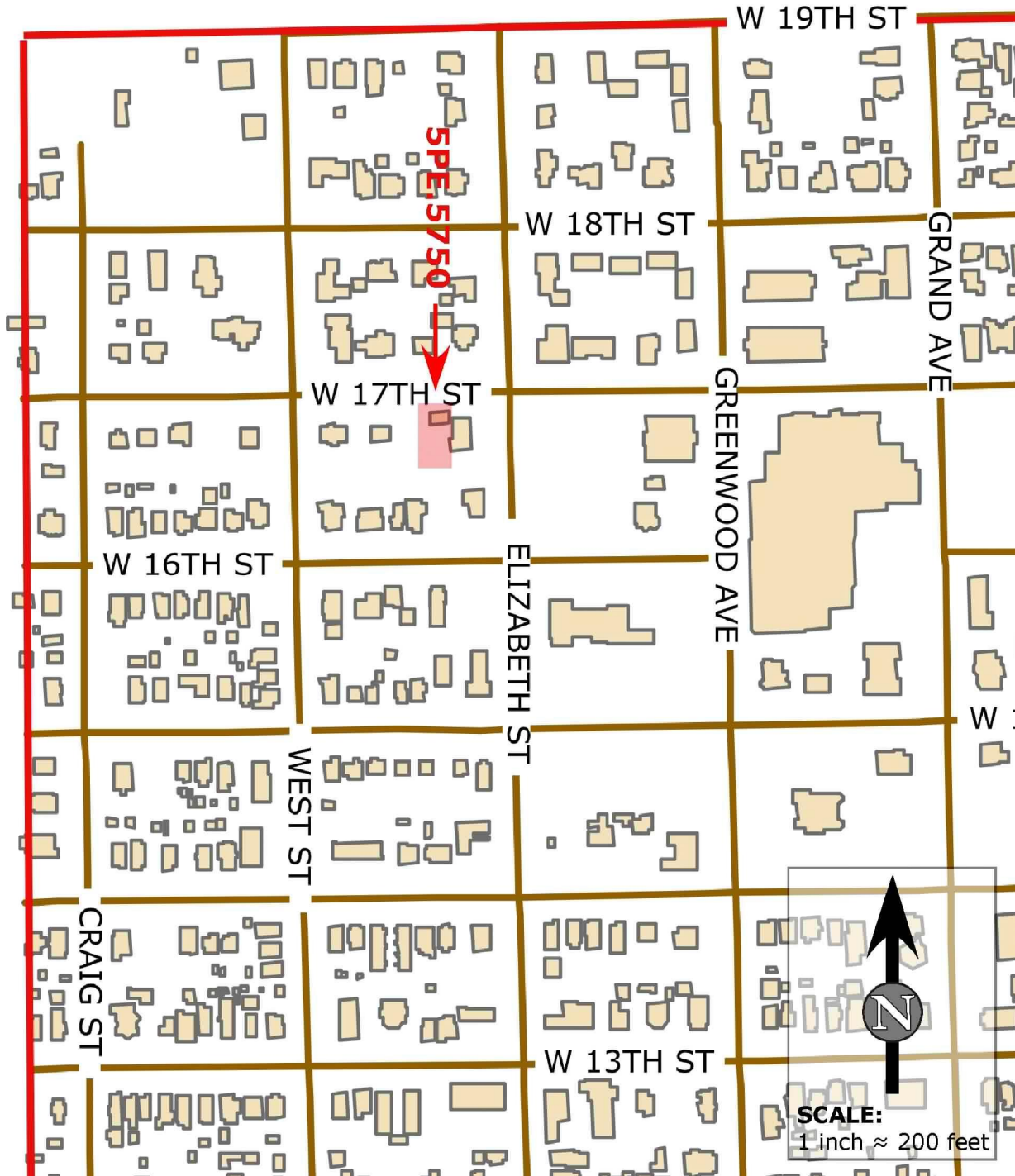
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 17thstw610
- 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**

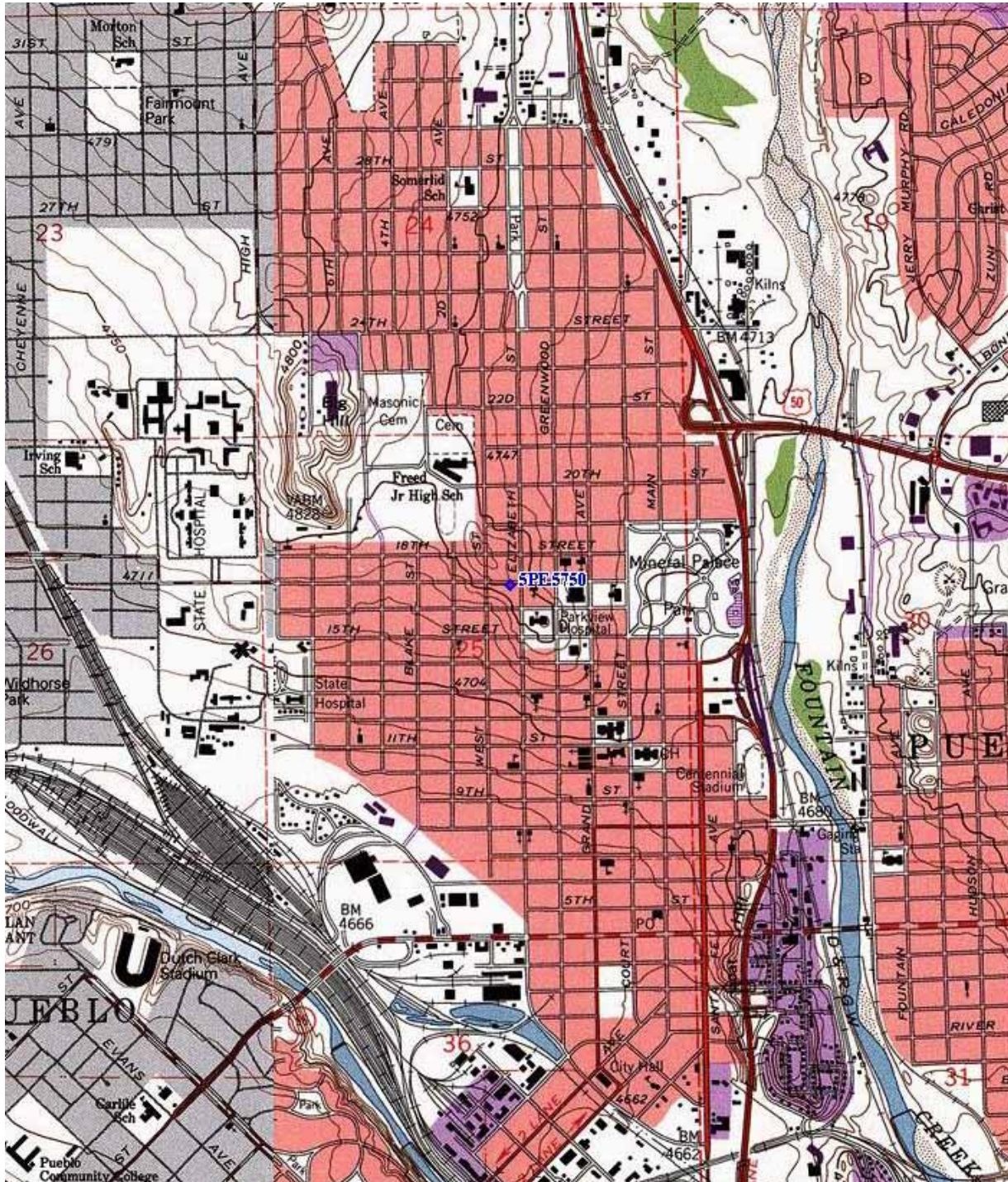
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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