

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.5764** Parcel number(s):
- 2. Temporary resource number: **525151011**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Corkish, Robert Jr., House; Curtis, Dr. Lee W. and Helen, House**
- 6. Current building name: **Bozzi, Catherine J., House**
- 7. Building address: **317 W 18th Street**
- 8. Owner name: **Catherine J. Bozzi**
- Owner organization:
- Owner address: **317 W 18th 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

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NW 1/4** of **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534060** Northing: **4237155**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 21, 22, and the west half of 23; Block 25**  
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): **1,146 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the south, this house rests on a brown-painted concrete foundation, with single-light hopper basement windows, behind 2-light aluminum-frame storm windows. A brown-brick veneer, with a tight, dark-tinted mortar, clads the exterior walls. The brickwork features corbelled courses corresponding to the sills of the first- and second-story windows. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and brick sills. Those opening in the front (south) facade have flaking, white-painted louvered shutters. Portions of the north half of the west elevation and the rear (north) elevation have single-light casement windows. A front-gabled porch protrudes west of center from the asymmetrical facade. It has a brick kneewall and supports. White-painted wood shingles cover the porch's gable. Approaching the west end of the porch's south elevation are 7, black-painted, concrete steps. A black, wrought-iron railing divides the steps at their center. The eastern portion of the porch appears to have been enclosed, but only the window frames remain. The principal doorway opens in the west end of the facade. It hosts a wide, 1-panel, 1-light wood door, with frosted glazing. This door opens behind a white, aluminum-frame storm door. Another doorway opens low in the center of the west elevation. It hosts a white-painted, 10-panel, 2-light wood door. A white, 4-panel, 1-light, glass-in-wood-frame door opens in the west end of the rear (north) elevation. Approaching it are 6 concrete steps. An uncovered wood deck is situated off the house's northeast corner. Red terra cotta tiles cover the hipped main roof. White-painted beadboard soffit and wood fascia box the broadly overhanging eaves. The porch roof has gray asphalt shingles. A brown-brick chimney, with corbelled cap, protrudes just east of the roof's apex.**
22. Architectural style: **No Style**

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Other architectural styles:

Building type: **Foursquare**

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 and large, one- and two-story houses. Setbacks from West 18th Street are generally the same on this block. This property is situated on the north side of West 18th Street, between 315 West 18th Street to the east and 321 West 18th Street to the west. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. A black-painted, cast-iron fence encloses the front yard; surrounding the backyard is a wood privacy fence. A concrete driveway runs along the west side of the house, connecting the garage to West 18th Street.**

24. Associated buildings, features or objects:

1: Type: **Carport**

Describe: **A carport is northwest of the house, spanning the concrete driveway connecting West 18th Street to the garage. The structure consists of a wrought-iron frame and a shallowly pitched, front-gabled, fiberglass roof.**

2: Type: **Garage**

Describe: **A single-car garage is located northwest of the house. Oriented to the south, the building rests on a concrete slab. A brown-brick veneer, with a tight, dark-tinted mortar, clads the exterior walls. The large garage opening that once dominated the front (south) elevation has been filled with tan, horizontal siding. The west side of the elevation hosts a 6-panel, 2-light, wood, overhead-retractable garage door, painted brown. The east side of the same elevation has a 4-panel, 1-light wood door, painted brown. Opening in the middle of the east elevation is a 6-beside-6-light, sliding-sash window. The center of the west elevation has a 6-light hopper or awning window. Sheets of brown asphalt cover the main shed roof, and brown shingles cover the pent roof sheltering the front elevation.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1925**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: **Robert Corkish, Jr.**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 1925. An analysis of the style, materials, and historical records corroborates this date. Modifications are minor and include the construction of a very small addition to the rear (north) elevation and the replacement of a few windows. These alterations appear to date to after 1955.**

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**

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35. Historical background:

The first owner and resident of this house, constructed in 1925, was local tobacco baron Robert Corkish, Jr., who moved here from the 400 block of West 13th Street. He was a salesman and manager for J.E. Tyler & Company, a wholesale tobacco distributor, before founding the Corkish Cigar Company, later the Corkish-Flaks Cigar Company, at 511 North Santa Fe Avenue. Robert Corkish became a prominent Pueblo civic leader. He was born in December 1868 in Waterloo, England, and married Hattie Olin, who was born in July 1879 to Pueblo pioneers Mr. and Mrs. Ceylon E. Olin. They had two children, Helen Corkish Curtis and John L. "Jack" Corkish. Robert Corkish died on June 20, 1937.

Sometime in the mid 1930s, Robert Corkish's son-in-law and daughter, Dr. Lee W. and Helen Curtis, moved into this house and became owners of the property following Robert's death. (Around 1945, Hattie Corkish moved a few houses away, to 325 West 18th Street.) Lee Curtis was born on January 24, 1896, in California, and served in World War I. He was a graduate of the University of Denver School of Dentistry and settled in Pueblo in 1925. Lee and Helen Curtis had two daughters, Joanne H. Bergin and Carolyn P. Smith Morgan. The Curtises resided here until Lee's death, on April 8, 1975. Helen died on July 4, 1988.

James E. and Judy A. Peterson purchased the property in 1976, selling it to Ronald Concialdi in 1986. In 1989, Concialdi sold the house and lot to David C. and Catherine J. Bozzi. Catherine J. Bozzi remains the owner and resident.

36. Sources of information:

"Robert Corkish, Prominent Business Man, Dies Sunday." Pueblo Chieftain, 21 June 1937.

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.

"Corkish (Robert)" [obituary]. Pueblo Chieftain, 21 June 1937, p. 10.

"Dr. Lee W. Curtis" [obituary]. Pueblo Chieftain, 16 April 1975, p. 10B.

"Helen Corkish Curtis" [obituary]. Pueblo Chieftain, 6 July 1988, p. 6A.

"Corkish (Hattie E.)" [obituary]. Pueblo Chieftain, 21 March 1965, p. 5B.

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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, 1925-1937; Architecture, 1925**41. Level of significance: National:  State  Local

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## 42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark Criterion 1A) for its association with the 20th-century 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. This house was home to prominent Pueblo merchant and civic leader Robert Corkish, Jr. The property is also significant under Local Landmark Criterion 1C (important individuals) for its association with the Corkish family. As well, the house is architecturally significant under National Register Criterion C (Local Landmark Criterion 2A) as an example of an American foursquare. While 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, it could be individually eligible 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 1925, 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 modifications have been the construction of a very small addition to the rear elevation and the replacement of a few windows. This property retains sufficient physical integrity to convey its architectural and historical significance.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

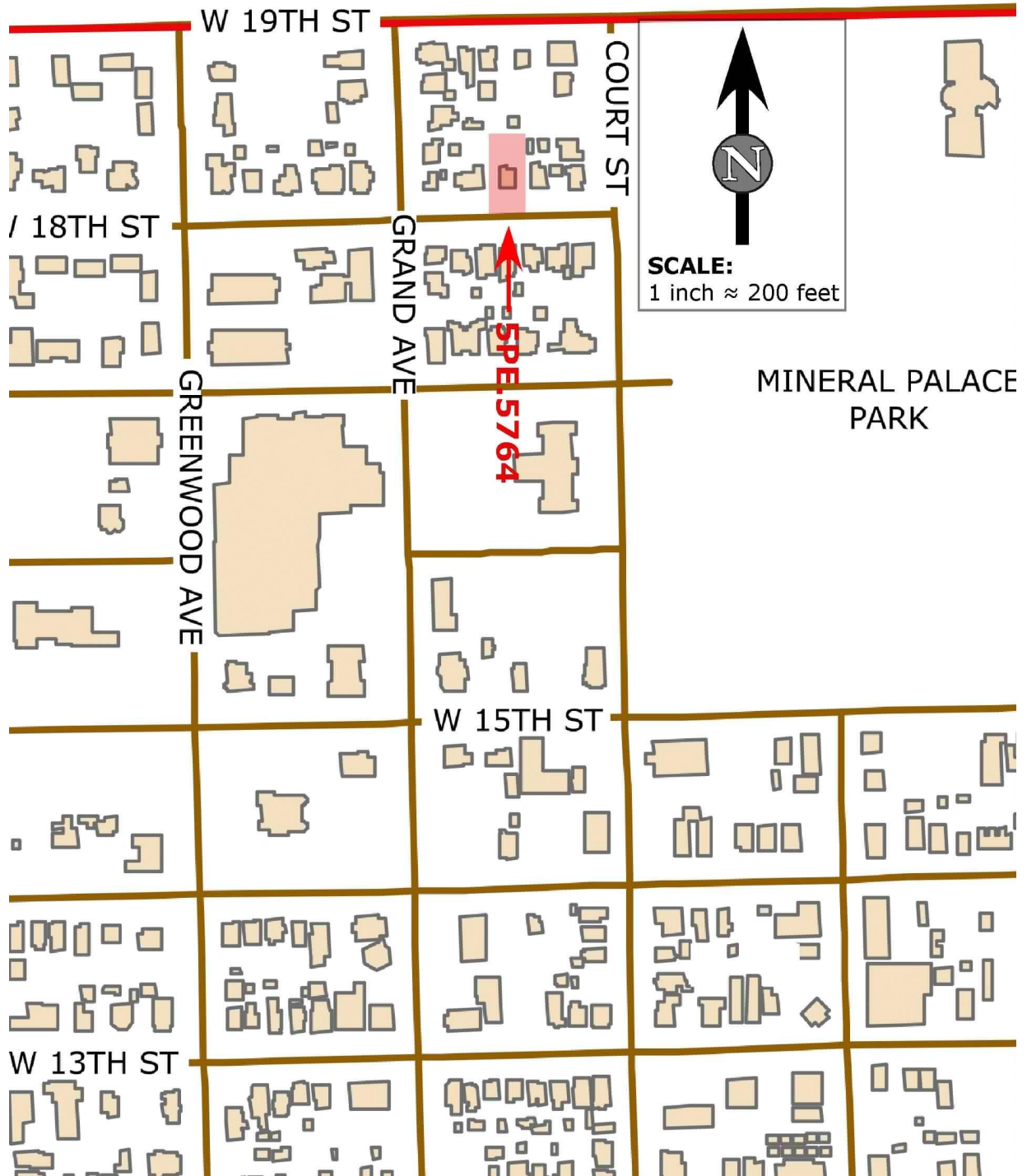
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 18thstw317**
- 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): **07/27/05**
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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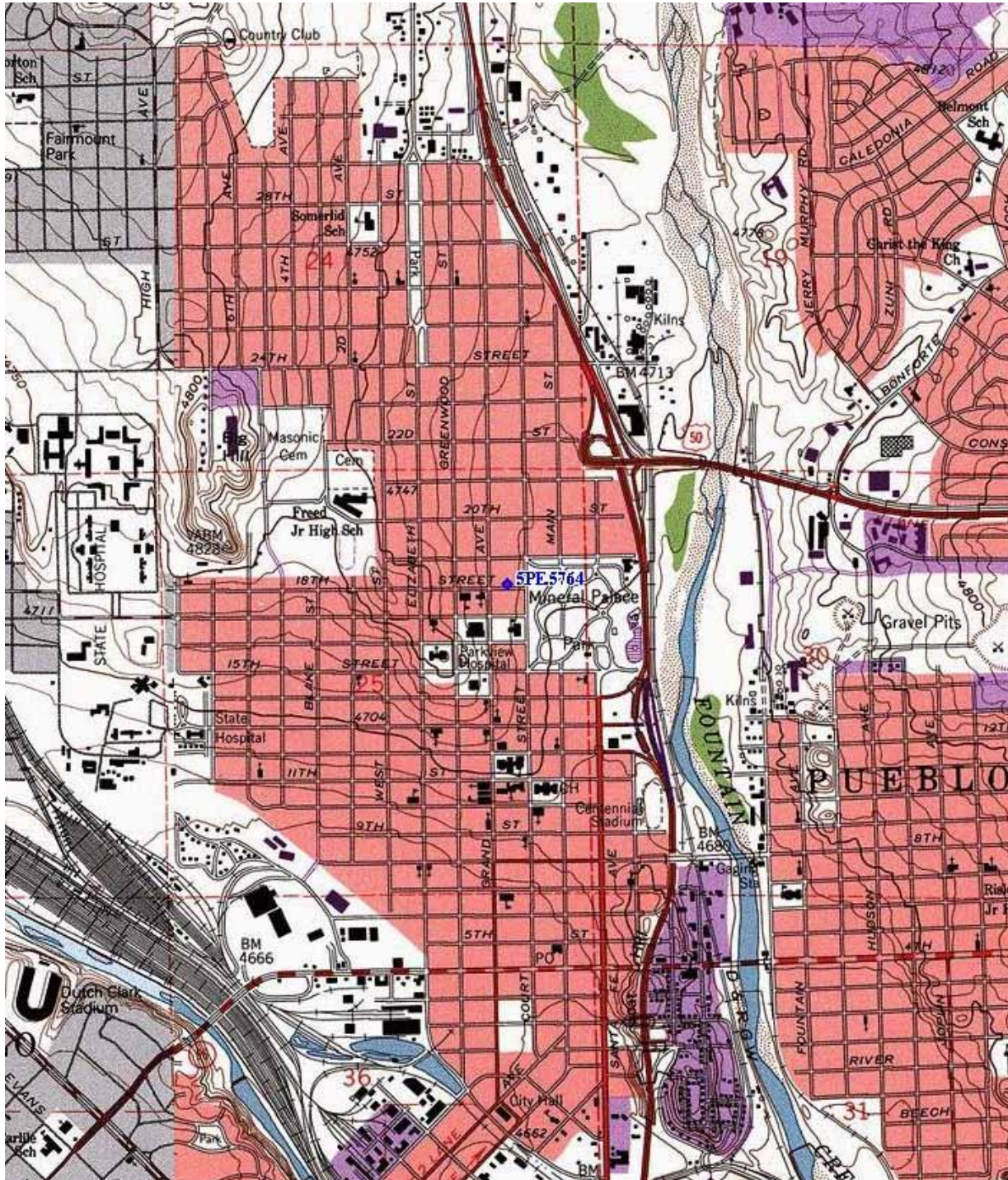
#### SITE SKETCH MAP





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## LOCATION MAP



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