

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.5767** Parcel number(s):
- 2. Temporary resource number: **525131013**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Sumners, William G., House**
- 6. Current building name: **Miklich, Mary Ann, House**
- 7. Building address: **322 W 18th Street**
- 8. Owner name: **Mary Ann Miklich**
- Owner organization:
- Owner address: **322 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: **534035** Northing: **4237115**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 11 and 12; 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): **1,339 square feet**
16. Number of stories:
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Fence**
Chimney
21. General architectural description:
Oriented to the north, this house rests on a white-painted concrete foundation, with 3-light hopper basement windows. A red, raked-brick veneer clads the exterior walls. Windows are generally narrow, 6-light casement, with blue-painted wood frames and screens. They open between brick sills and lintels, and those windows in the rear (south) and west elevations are sheltered beneath awnings. Dominating the asymmetrical front (north) façade is a massive tripartite window. It is comprised of 10-light casements flanking a fixed frame of 20 lights. Above these windows is a transom. Piercing the west end of the facade is a row of three casements, with diamond-shaped glazing. Round-arch casements pierce the east-facing gable, and the southern of the 2 west-facing gables. Opening under a round arch, the principal doorway opens in the north face of the inside (northeast-facing) corner. It is approached first by a low patio and then by 3 concrete steps, all flanked by decorative wrought-iron railings. The doorway hosts a vertical oak plank door, with a 4-part circular light. It opens behind an aluminum-frame storm door. An aluminum shed roof, on a single metal support, shelters the doorway, which appears beneath a pediment. This same patio provides access to a doorway in the center of the east elevation. It hosts a 4-panel, 1-light, glass-in-wood-frame door, painted blue, opening behind an aluminum-frame storm door. An aluminum awning shelters the stoop, which approaches the door from the north and the south. Red, interlocking asphalt shingles cover the steeply pitched, cross-gabled roof, and the rafter ends are barely visible beneath the shallowly overhanging eaves. The north-facing gable and northern of the 2 west-facing gables have 3, round vents. An engaged hearth and chimney protrude from the east-face of the inside (northeast-facing) corner.
22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**

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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 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 south side of West 18th Street, between 320 West 18th Street to the east and 1724 North Grand Avenue to the west. Separating the street from the brick sidewalk, set in a herringbone pattern, is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. 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: **Garage**

Describe: **A garage is located southwest of the house. Oriented to the north, the building rests on a concrete foundation. A red, raked-brick veneer clads the exterior walls, and ivy entirely covers the rear (south) elevation. Dominating the front (north) elevation is a beadboard, overhead pivot-type garage door, painted blue. Red, interlocking asphalt shingles cover the steeply pitched, front-gabled roof and the small hipped roof over the garage door.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1928**
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: **William G. Sumners**
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 1928. An analysis of the style, materials, and historical records corroborates this date. This house has not been significantly altered since its construction.
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 owner and resident of this house, constructed in 1928, was William G. Sumners, manager of a paper warehouse. He was born around 1896 in Kansas. His wife, Ruth C. Sumners, was born around 1901 in Colorado. They were married around 1927 and had at least one child, William G. Sumners, Jr.

Around 1940, Clarence M. Barnes, purchased this property, moving from his previous residence, immediately next door, at 320 West 18th Street. He was an employee of the White & Davis Dry Goods Company. Clarence and his wife, Fern Barnes, resided here through 1960. They eventually resided in Denver, where Clarence died in January 1968.

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Leon Wayne and Clayta E. Bayha purchased this property in 1979, selling it in 1986 to Barton F. Albert. Mary Ann Miklich, the current owner and resident, acquired the house and lot from Albert in 1989. She is a custom picture framer and owner of Classic Corner, located at 415 West 4th Street in Pueblo.

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.

"Barnes (Clarence M.)" [obituary]. Pueblo Chieftain, 27 January 1968, p. 3A.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 2B.

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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: **1928**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 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct larger 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 an English-Norman Cottage. 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 1928, 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. It has not been notably altered since its construction. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

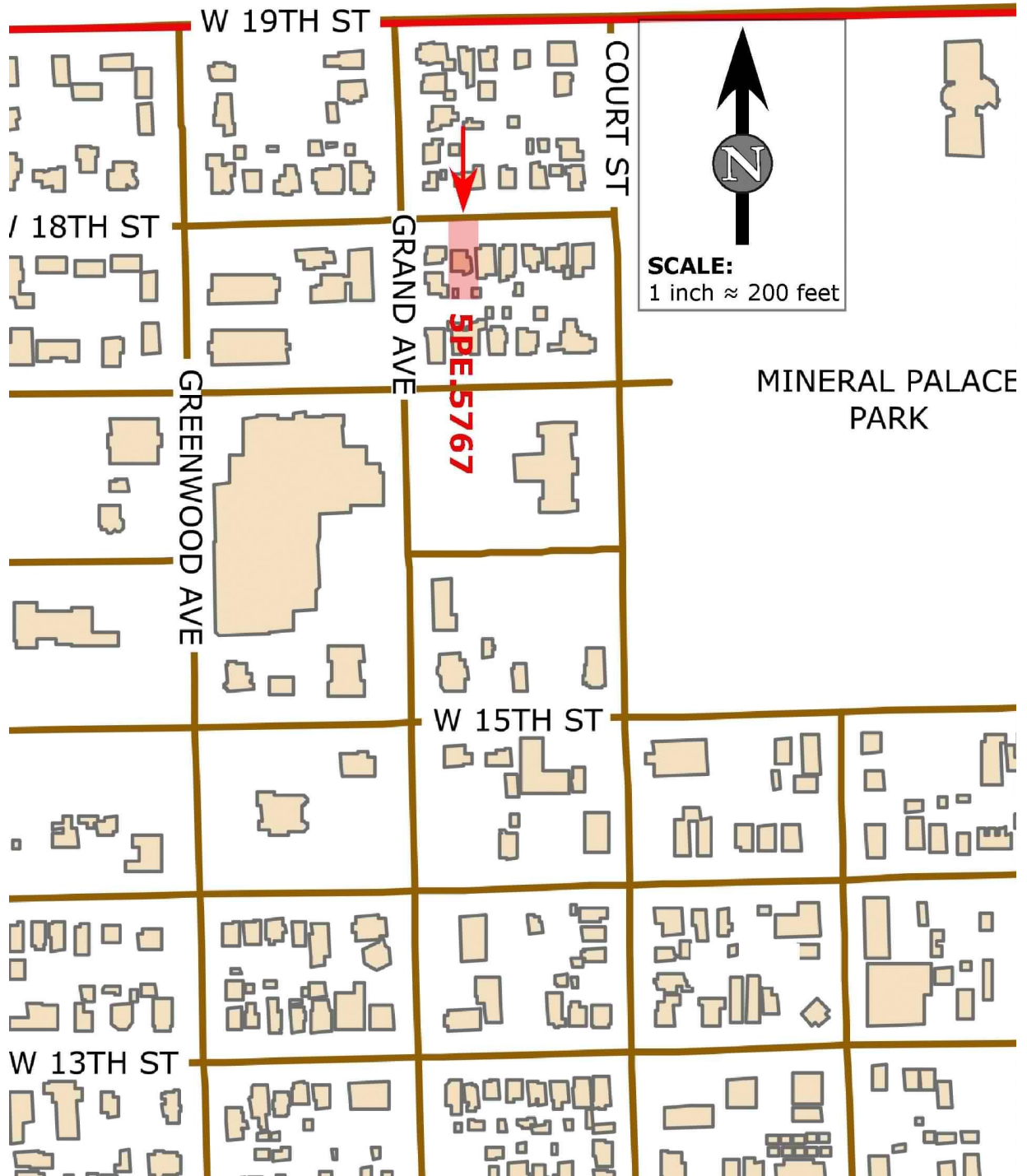
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 18thstw322
- 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**

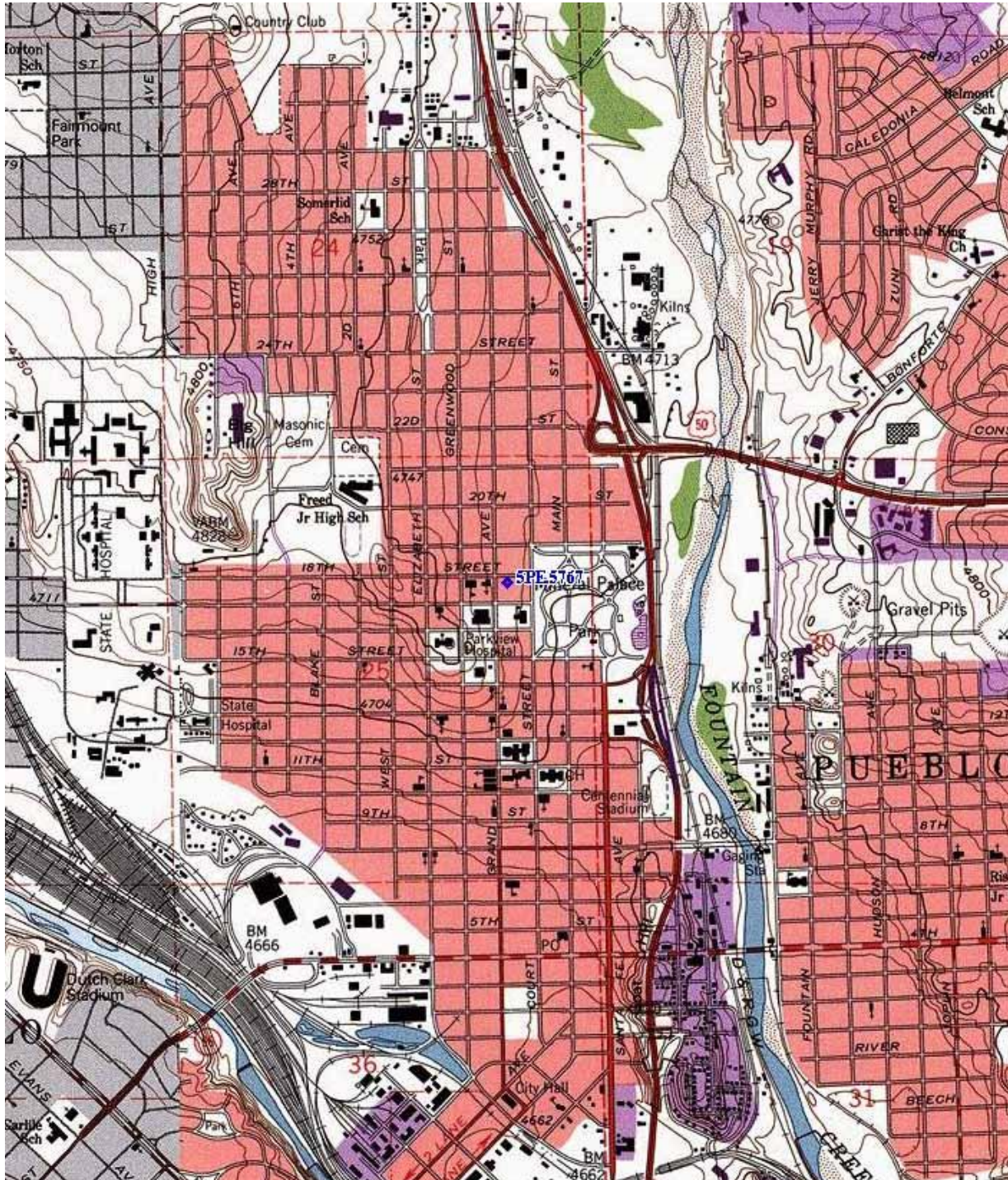
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SITE SKETCH MAP



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LOCATION MAP



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