

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.5776** Parcel number(s):
- 2. Temporary resource number: **525153006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Edwards, Evalyn Anderson, House**
- 6. Current building name: **Thompson, John R. and Julia D., House**
- 7. Building address: **627 W 18th Street**
- 8. Owner name: **John R. and Julia D. Thompson**
- Owner organization:
- Owner address: **627 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 **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **533617** Northing: **4237200**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 9 and 10; Block 14**
 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): **L-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **1,876 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal** 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
Garage/Attached Garage
Chimney
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation. White-painted, vertical metal siding, with metal battens, clads the exterior walls. The gables have horizontal metal siding. Windows are generally single-light casement, with blue-painted metal frames. A tripartite picture window dominates the asymmetrical front (south) façade east of the principal doorway. It consists of a single-light fixed-frame, flaked by casements. A shed-roofed porch spans the east face of the inside (southeast-facing) corner. It has a simple, white-painted, square, wood support. The principal doorway opens in the south face of the inside corner. It hosts a wood slab door, opening behind a white, aluminum-frame storm door. A 2-car garage is attached to the east elevation. Its south elevation hosts a pair of 8-panel, wood, overhead-retractable garage doors, painted white. Another doorway opens near the east end of the rear (north) elevation. The doorway hosts a 3-panel, 4-light, glass-in-wood-frame-door, painted white. Gray asphalt shingles cover the cross-gabled roof, and the rafter ends are exposed but capped by a fascia board. A sandstone engaged chimney protrudes from the south half of the west elevation.
22. Architectural style: **Modern Movements**
 Other architectural styles:
 Building type: **Ranch Type**

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23. Landscape or special setting features:

This property is located on terrain sloping steeply downward from northeast to southwest, 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 northeast corner of West 18th and West streets. Separating the streets from the sidewalks is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the back yard is a combination of vinyl and chain-link fences. Around the inner portion of the front yard is a white-painted wood fence. A gravel driveway connects the attached garage to West 18th Street.

24. Associated buildings, features or objects:
- No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1952**
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: **Evalyn Anderson Edwards**
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 1952. 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:

While this house was constructed in 1952, it appears to have been vacant until Evalyn Anderson Edwards purchased the property upon arriving in Pueblo in 1954. She was born on July 2, 1909, in Salt Lake City, Utah. Her father was Walter L. Anderson, an aviation industry pioneer and co-founder and first president of White Castle Systems, the parent company of the nationwide White Castle hamburger-stand empire. Walter Anderson invented a system of steam grilling hamburgers and is widely viewed as one of the fathers of fast food in America. His daughter, Evalyn, attended the Christian College for Women, at Columbia, Missouri, before receiving her Bachelor of Arts degree from Occidental College, in Eagle Rock, California. While in Pueblo, Edwards was a member of numerous charitable and social organizations, serving on the boards of directors of the YWCA of Pueblo, Family Service, the Symphony Guild, and the Assistance League. She had a daughter, Julia Mary Edwards, who died in 1972. Evalyn Edwards moved from this house in 1966 and settled in Colorado Springs. She returned to Pueblo in 1972, residing at 6 Villa Drive. She died on July 30, 1976.

Marilyn E. and John C. Maisel purchased this property in 1980, selling it to Charles D. Trechter in 1982. In 1988, Mary J. and Benjamin Baitton acquired the house and lot from Trechter, selling it to Alan E. and Kathy L. Wooldridge a year later. John R. and Julia D. Otero Thompson purchased the property in 1992 from the Wooldridges. The Thompsons are the current owners and residents.

36. Sources of information:

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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.

"Evalyn Anderson Edwards" [obituary]. Pueblo Chieftain, 1 August 1976, p. 8B.

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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: **Not Applicable**40. Period of Significance: **n/a**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 post-World War II development of Pueblo's North Side Neighborhood. 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. Nonetheless, it is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1952, 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

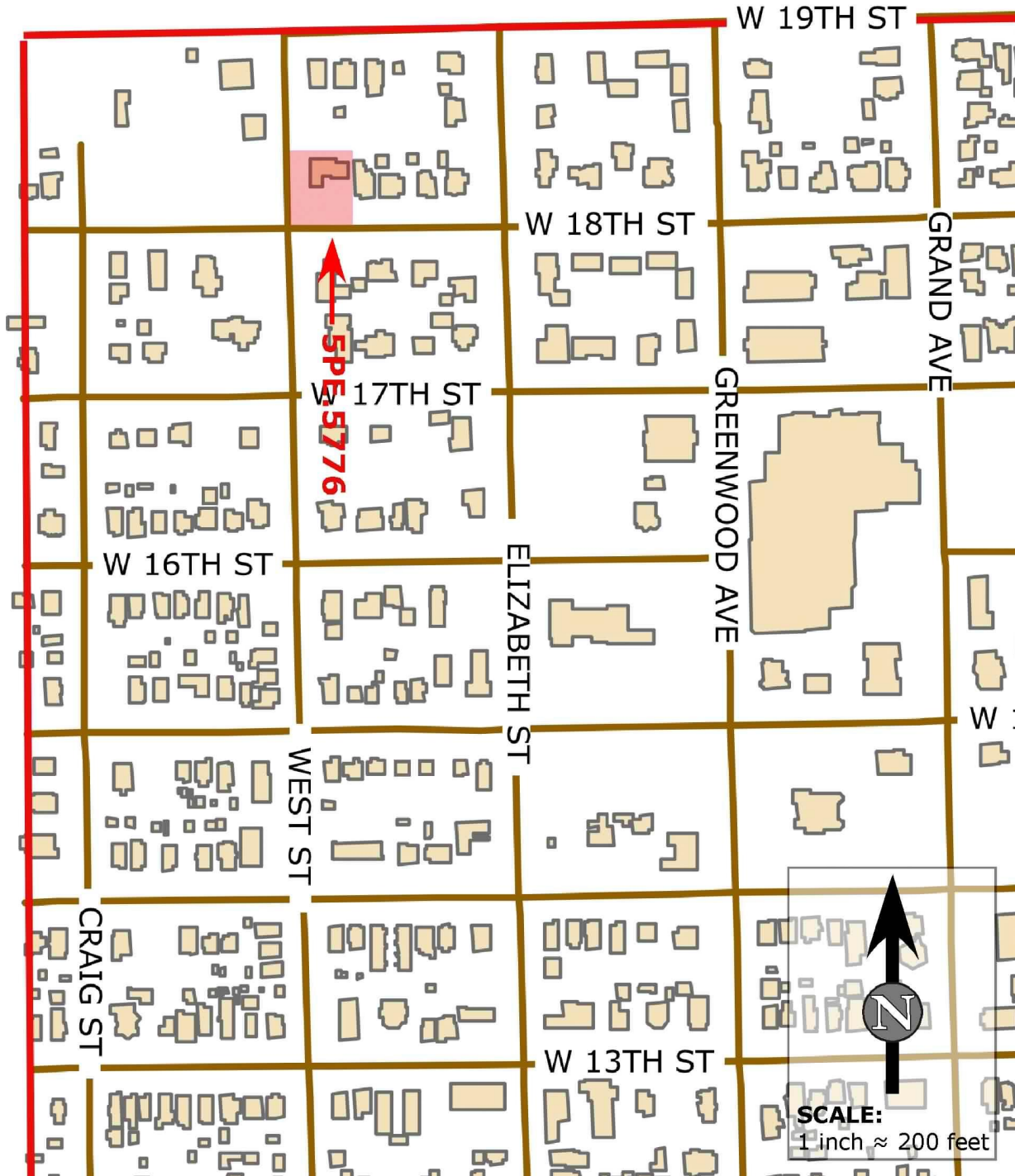
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 18thstw627
- 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): **08/02/05**
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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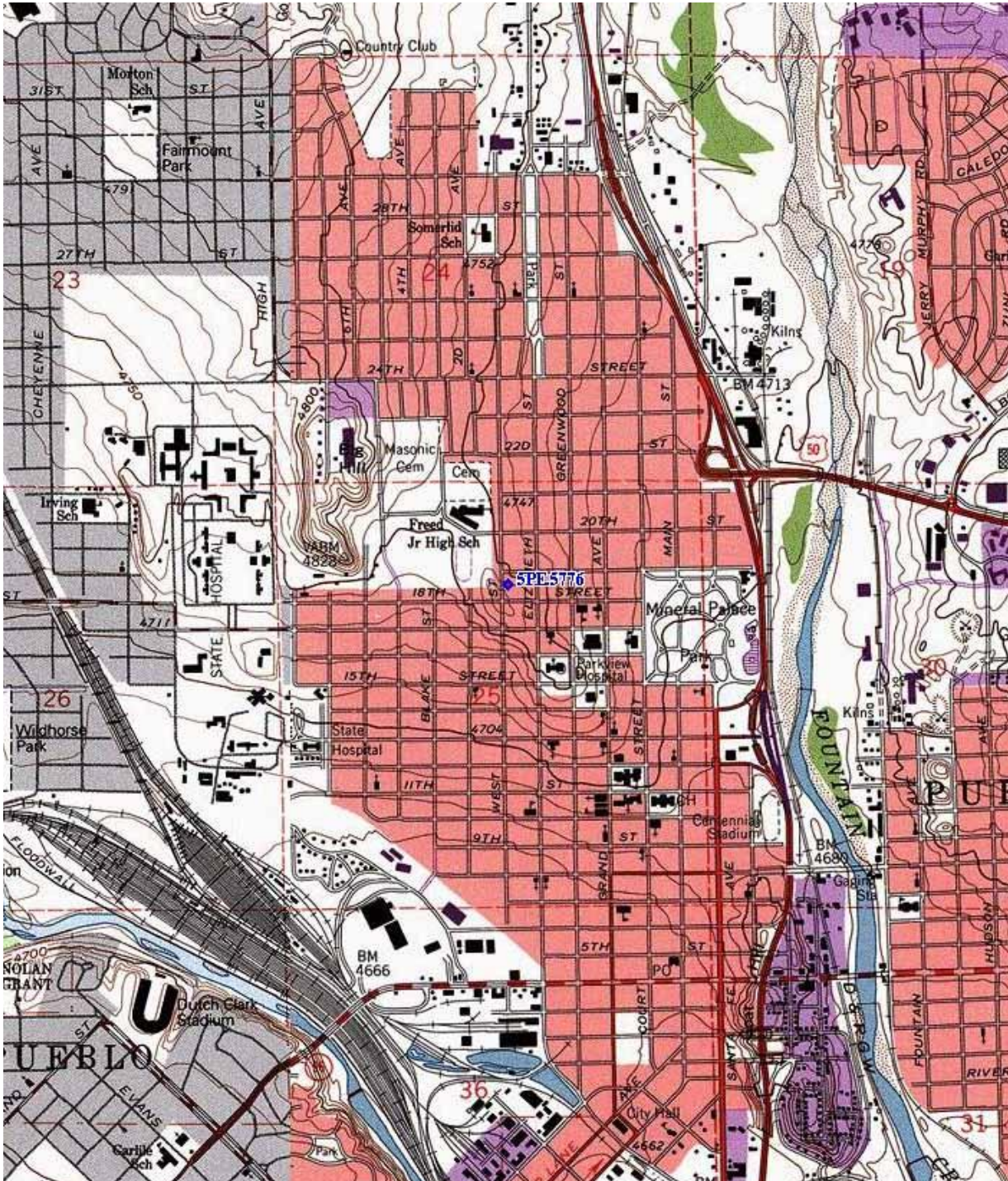
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SITE SKETCH MAP



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LOCATION MAP



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