

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.5778**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Tonne Apartments**
- 6. Current building name: **Tonne Apartments**
- 7. Building address: **709-719 W 18th Street**
- 8. Owner name: **Tonne Family, LLLP**
- Owner organization:
- Owner address: **1801 N Elizabeth St
Pueblo, CO 81003**

Parcel number(s):

525235002

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**
NE 1/4 of **NE** 1/4 of **SE** 1/4 of **NW** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **533534** Northing: **4237186**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 2; Block 1**
 Addition: **Tonne Subdivision No. 1** Year of addition: **1980**
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): **9,268 square feet (each building)**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding** 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: **Balcony**
Ornamentation/Decorative Shingles
21. General architectural description:
This apartment complex consists of 4 identical, 8-unit apartment buildings, addressed as 709, 713, 715, and 719 West 18th Street. The buildings rest on concrete foundation. Tan, horizontal, wooden composition siding clads the exterior walls. Covering the gables are variegated wood shingles painted in bands of green and red. Windows are 1-over-1-light, double-hung sash, with white vinyl frames. The surrounds are painted green, with salmon-painted sills, rosettes, and cornices. The front and rear elevations of the buildings consist of 3, front-gabled bays. The center bays are narrower than those flanking them, but the center bays project outward further. Sliding, plate glass doors open between the bays, in both stories. Those in the upper story provide access to balconies. In middle of the central bays open a 6-panel, green-painted metal doors, with flaking sidelights. Gray asphalt shingles cover the cross-gabled roofs, and green-painted wood fascia and soffit box the eaves.
22. Architectural style: **No Style**
 Other architectural styles:
 Building type:
23. Landscape or special setting features:

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This property is located on terrain sloping downward from east to west, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest and large, one- and two-story houses and apartment buildings. Setbacks from West 18th Street are generally the same on this block. This property is situated on the north side of West 18th Street, spanning nearly the entire block between West Street, on the east, and Craig Street, on the west. The landscaping consists of river-rock-covered planting areas amidst asphalt parking lots.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A large, 2-story garage is located on the northwest corner of the property. Oriented to the east, the building rests on a concrete foundation. Tan stucco clads the exterior walls. Because of the slope of the terrain, automobiles enter the first story on the west elevation and the second story on the east elevation. All garage doors are white-painted, overhead-retractable. The east elevation hosts 9 garage doorways, with the southernmost capable of handling 2 cars. The west elevation has 10, single-car garage doors. Gray asphalt shingles cover the side-gabled roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **2003**

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: **Tonne Family, LLLP**

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

29. Construction history:

According to Pueblo County Tax Assessor records, this apartment complex was constructed in 2003. An analysis of the style, materials, and historical records corroborates this date. The buildings have not been significantly altered since their construction.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**

32. Intermediate use(s): **Multiple Dwelling**

33. Current use(s): **Multiple Dwelling**

34. Site type(s): **Apartments**

35. Historical background:

Jay C. and Mary M. Tonne purchased this property in 1984. They transferred it to Tonne Family, LLLP, in 2001. The apartment complex was constructed in 2003, and Tonne Family, LLLP, remains the owner.

36. Sources of information:

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

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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:

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 2003, this apartment complex 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

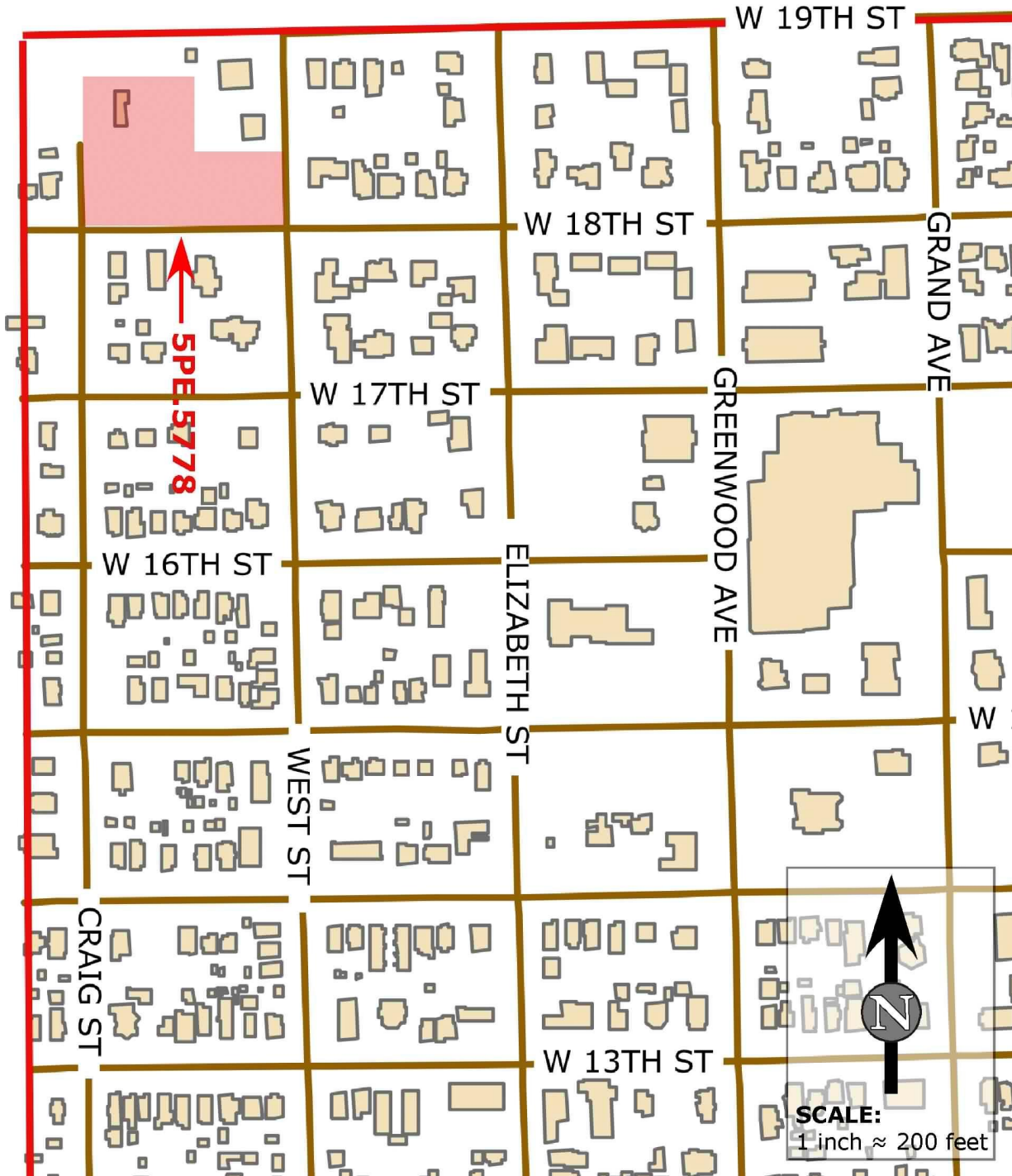
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 18thstw709-719
- 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**

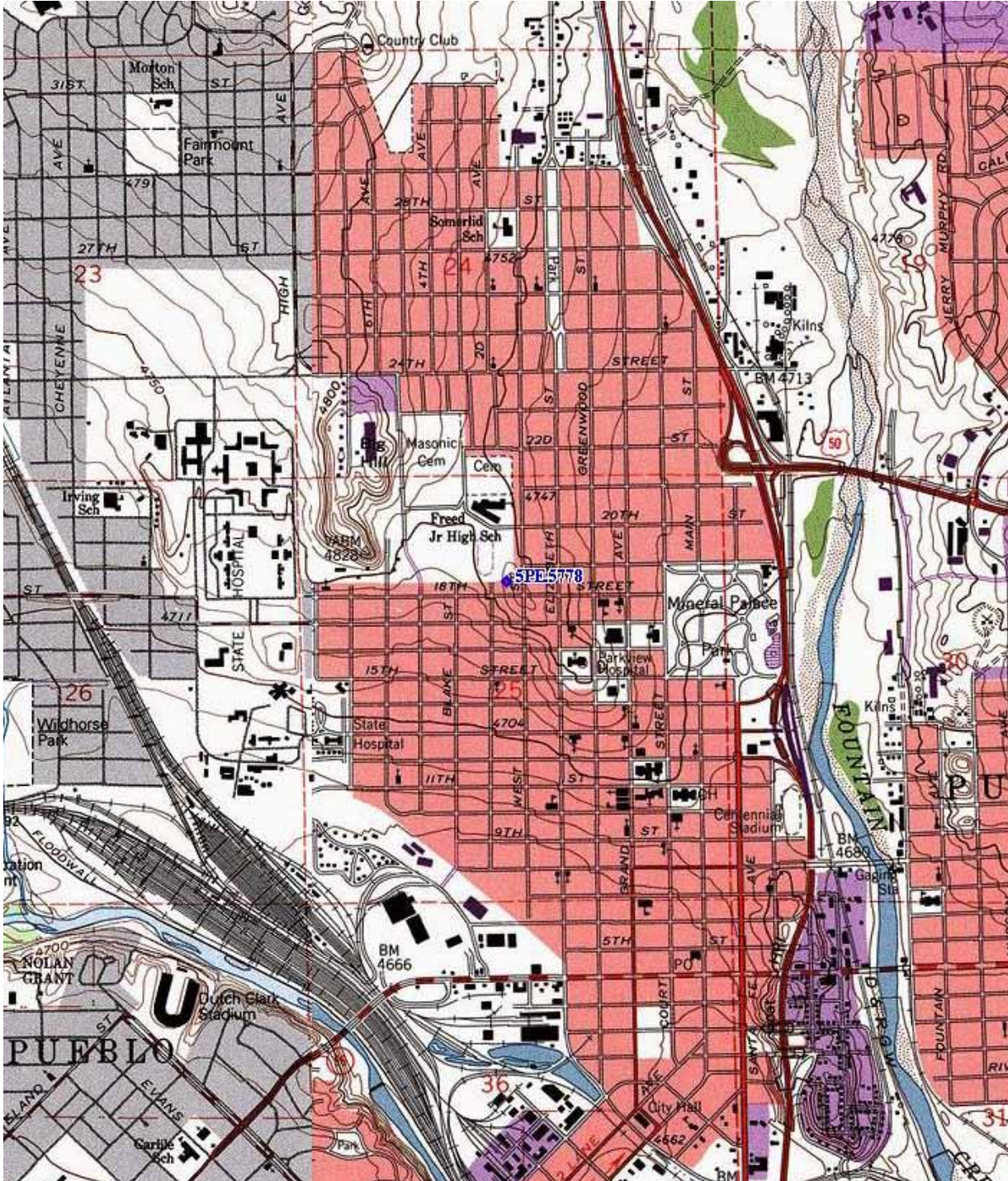
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SITE SKETCH MAP



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LOCATION MAP



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