

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.5780**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Manzanares, Mucio, House**
- 6. Current building name: **Almeda, Tito L. and Joanne T., House**
- 7. Building address: **801 W 18th Street**
- 8. Owner name: **Tito L. and Joanne T. Almeda**
- Owner organization:
- Owner address: **801 W 18th St**
Pueblo, CO 81003

Parcel number(s):

525202001

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 **NE** 1/4 of **SE** 1/4 of **NW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533456** Northing: **4237155**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 16; Block 21. Also adjacent vacant 20-foot strip**
Addition: **Craig's 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): **1,176 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
Wood/Horizontal Siding
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Porch
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation. White stucco clads the exterior walls, and black-painted, horizontal wood siding covers the gables. Windows are generally 2 (horizontal)-over-2 (horizontal)-light, with black-painted wood frames and aluminum-frame storm windows. Single-light picture windows pierce either face of the southeast corner; sheltering them are fiberglass awnings on wrought-iron frames. Flanking all of the windows are black-painted, board-and-batten shutters. A small, front-gabled porch protrudes from the center of the front (south) façade. It has a concrete floor, wrought-iron railings, and black-painted, square supports. The porch shelters the principal doorway. Another doorway opens in the north end of the east elevation, sheltered beneath a fiberglass shed roof. Brown, interlocking asphalt shingles cover the front-gabled roof.
22. Architectural style: **No Style**
Other architectural styles:
Building type: **Ranch 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 northwest corner of West 18th and Craig streets. Separating the streets from the sidewalks is a gravel strip. A planted-grass yard, with mature landscaping, covers the lot, except for the front yard, which is covered in wood mulch. Surrounding the back yard is a chain-link fence. A gravel driveway connects the garage to Craig Street.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A single-car garage is located along the northern edge of the property. Oriented to the east, the building rests on a concrete foundation. White stucco clads the exterior walls and black-painted, wood, horizontal wood siding covers the gables. Dominating the front (east) elevation is a 16-panel, steel, overhead-retractable garage door, painted white. Windows open in either end of the south elevation. Between them open a pair of paneled, single-light wood doors, painted black. Brown, interlocking asphalt shingles cover the front-gabled roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1951**

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: **Mucio Manzanares**

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 1951. 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 1951, was Mucio Manzanares. He was born on April 2, 1914, in Red Wing, Colorado. He was a farmer and a miner, as well as a steelworker for the CF&I Steel Corporation, from which he retired. With his wife, Ann Manzanares, Mucio had six children: Dorothy Gallegos, Frances Guerrero, Rosalie "Ruth" Alcon, Ann Vigil, Leonard Manzanares, and Jim Manzanares. Ann Manzanares died on September 25, 1990, and Mucio on February 28, 1999.

Tito L. and Joanne T. Almeda, the current owners and residents, purchased this property from Mucio Manzanares' estate in July 1999.

36. Sources of information:

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

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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.

"Mucio Manzanares" [obituary]. Pueblo Chieftain, 2 March 1999, p. 6A.

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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 1951, 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

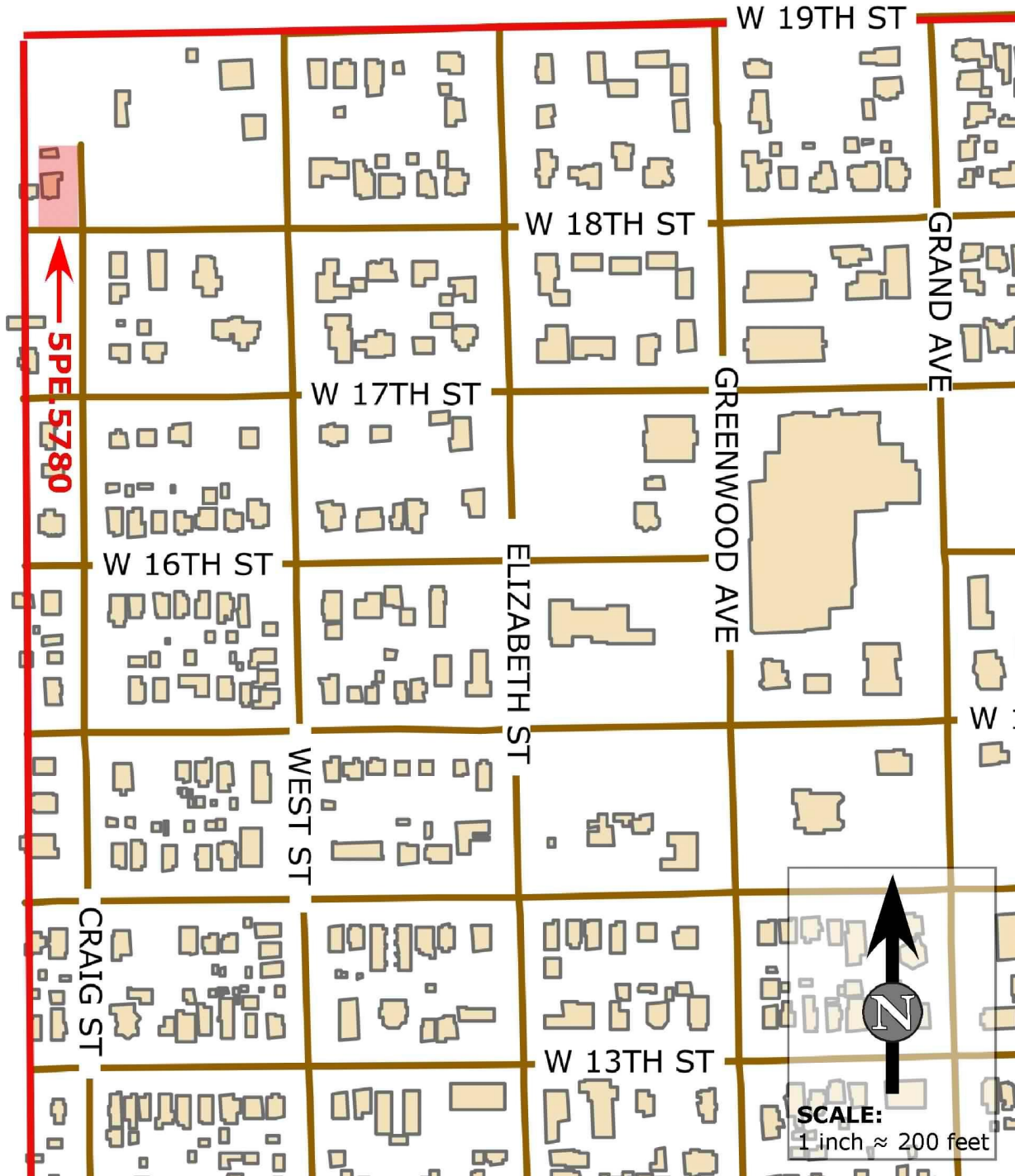
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 18thstw801
- 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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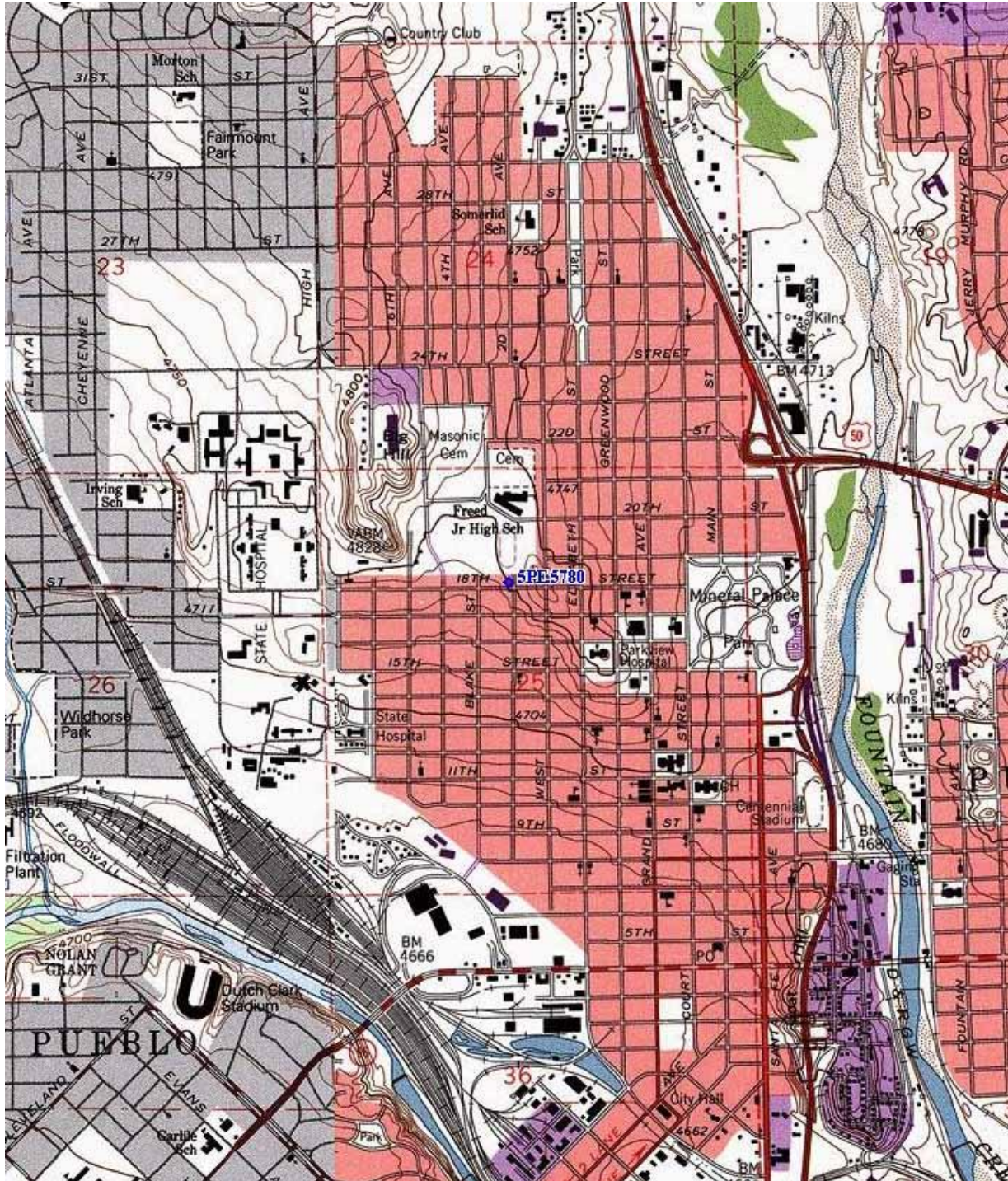
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SITE SKETCH MAP



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LOCATION MAP



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