

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.5784 | Parcel number(s): | |
| 2. Temporary resource number: | | | 525128003 |
| 3. County: | Pueblo | | 525152007 |
| 4. City: | Pueblo | | 525128001 |
| 5. Historic building name: | Colonial Manor Apartments (North) | | |
| 6. Current building name: | Johnson, Betty J., Apartments | | |
| 7. Building address: | 504-520 W 19th Street | | |
| 8. Owner name: | Betty J. Johnson | | |
| Owner organization: | | | |
| Owner address: | 315 Court 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**
SW 1/4 of **SE** 1/4 of **NW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **533823** Northing: **4237236**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 27 to 32; Block 27**
 Addition: **Dundee Place** Year of addition: **1888**
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): **3,150 square feet (each building)**
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: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:

This apartment complex consists of 5 identical but independent buildings, with 4 units each. They are addressed as 504, 518, and 520 West 19th Street and 1813 and 1819 North Greenwood Street. Below is general architectural description for 1813 North Greenwood Street, followed by the specific differences of the others building.

1813 NORTH GREENWOOD STREET

Oriented to the east, this apartment building rests on a concrete foundation. A red-brick veneer clads the exterior walls. Windows are generally 2 (horizontal)-over-2 (horizontal)-light, double-hung sash, with white painted wood frames and brick sills. Many have green-painted, wood-frame screens. The windows at the north and south ends of the symmetrical front (east) facade feature green-painted, paneled shutters, with pine-tree-shaped voids. Concentrated at the center of the façade are tripartite picture windows, with flanking sashes. A round oculus window opens in the center of the second story. The principal doorway opens in the center of the facade. A single-step concrete stoop, with flanking, wrought-iron railing, approaches the doorway, which is sheltered beneath a hipped roof metal hood, on wrought-iron brackets. The doorway hosts a white-painted, 3-light, wood slab door, opening behind a white, vinyl-frame storm door. Flanking the door on either side are 1-light sidelights. Another doorway opens in the center of the rear (north) elevation. It hosts a single-light, white-painted wood slab door, opening behind a white, vinyl-frame storm door. A small, shed-roofed porch shelters the doorway. It has a low concrete floor and simple, white-painted, square, wood supports. Opening on either side of the doorway are paired, white-painted milk delivery doors. Gray asphalt shingles cover the hipped main roof and all other roof surfaces. The small gables host metal, louvered attic

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vents. White-painted wood fascia and soffit box the eaves.

1819 NORTH GREENWOOD STREET

Identical to 1813 North Greenwood Street.

504 WEST 19TH STREET

The building is oriented to the north. Basement windows are 2-light hopper. Approaching the door is a concrete stoop, which is unsheltered. The principal doorway surround features pilasters supporting a pediment. The doorway hosts a 6-panel, 6-light, glass-in-wood-frame door, with a white-painted, wood-frame storm door. The building lacks a rear porch.

514 WEST 19TH STREET

Identical to 504 West 19th Street.

520 WEST 19TH STREET

Identical to 504 West 19th Street except this building is oriented to the south. The principal doorway surround has a flat entablature rather than a pediment.

22. Architectural style: **Late 19th And 20th Century Revivals/Colonial Revival**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping steeply 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 and apartment buildings. Setbacks from West 19th Street are generally the same on this block, except for the campus arrangement of this complex. This property is situated on the southwest corner of West 19th and North Greenwood Street, extending nearly the entire block of West 19th Street. Separating the streets from the sidewalks is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Because of the slope, a concrete retaining wall was required along Greenwood Street and portions of West 19th Street. A macadam parking lot is adjacent to the east-west-oriented alley behind (south of) the buildings.

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

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: **unknown**
Source of information:

29. Construction history:
According to Pueblo County Tax Assessor records, these buildings were constructed in 1951. An analysis of the style, materials, and historical records corroborates this date. These apartments have not been significantly altered since their construction.

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

V. HISTORICAL ASSOCIATIONS

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

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32. Intermediate use(s): **Single Dwelling**33. Current use(s): **Single Dwelling**34. Site type(s): **Apartments**

35. Historical background:

These apartment buildings were constructed in 1951 and included a nearly identical complex of apartment buildings in the 500 block of West 18th Street. Verdon L. and Leland S. Johnson acquired this property in 1979. In 1995, the owners were Leland S. and Betty J. Johnson. Betty J. Johnson remains the current owner.

36. Sources of information:

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

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.

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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: **1951**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 the North Side neighborhood, when the first multi-family apartment buildings specifically constructed as apartments appeared. (Before this time, apartments were generally converted single-family homes or duplexes.) As well, the apartments are architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Colonial Revival style. However, the historical and architectural significance is 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 most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1951, these apartment buildings exhibit 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. They have not been notably altered since their 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

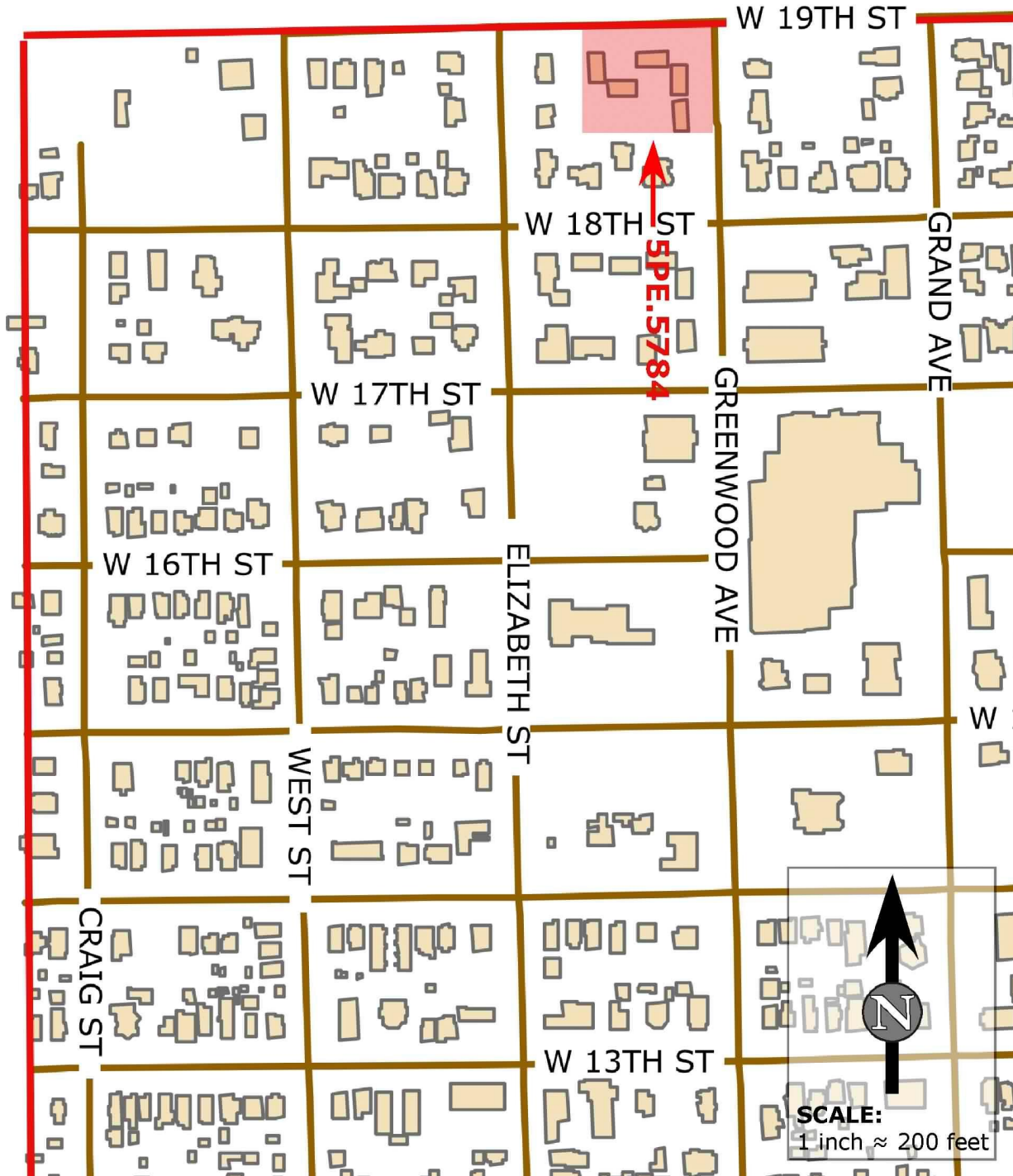
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 19thstw504-520
- 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): **08/03/05**
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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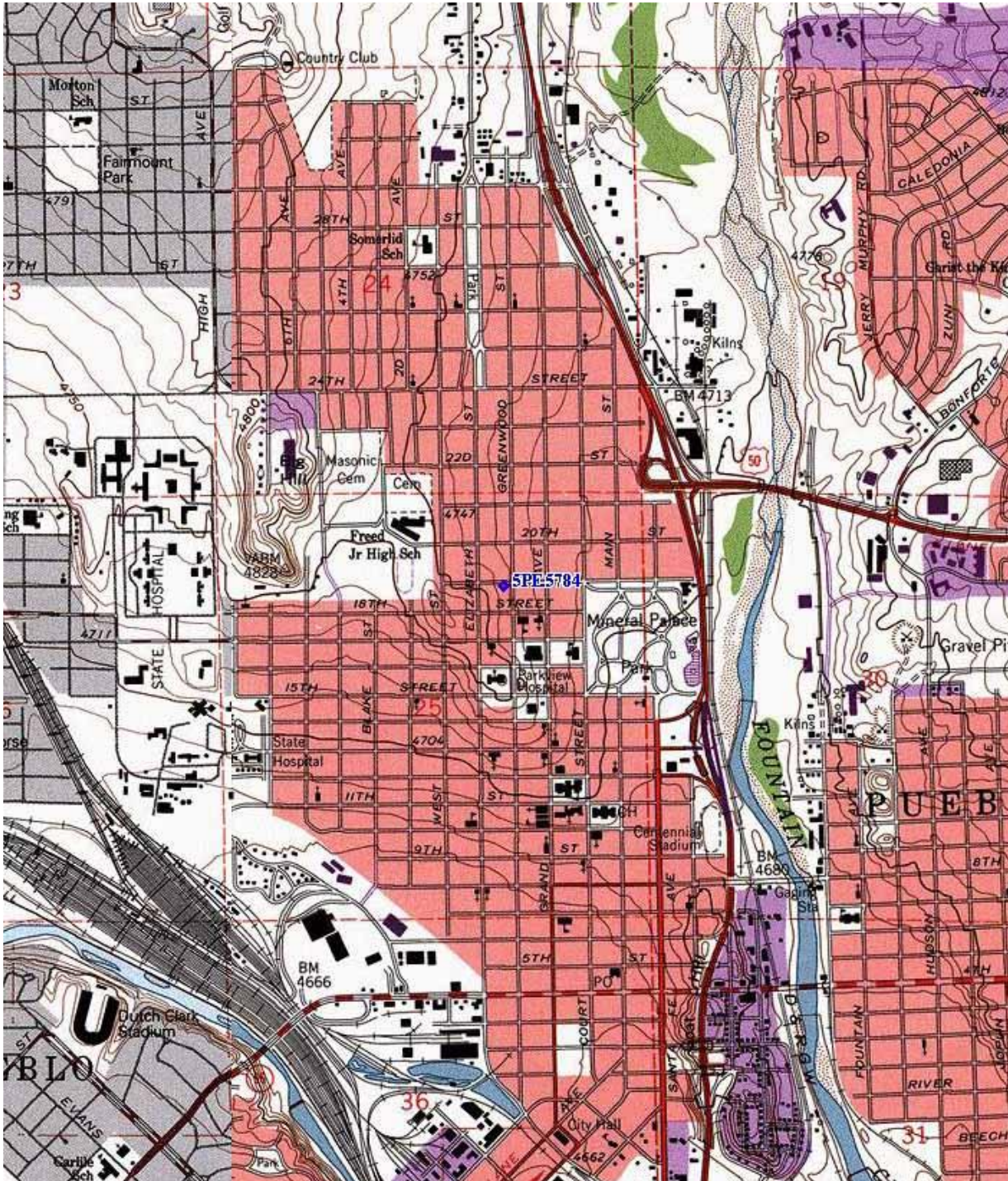
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SITE SKETCH MAP



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LOCATION MAP



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