

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6621** Parcel number: **525124001**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **William R. and Vera M. Dunn House**
- 6. Current building name: **Linda M. Clark House**
- 7. Building address: **614 West 20th Street**
- 8. Owner name: **Linda M. Clark**
- Owner organization:
- Owner address: **614 W 20th 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	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
of section **25**
10. UTM Reference Zone: **13**
Easting: **533650** Northing: **4237377**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 7 and 8 of Ragles Subdivision of Lots 1 through 16; Block 23**
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: **948 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl**
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence
Porch
Window/Glass Block**
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation, concealed behind blue-painted stucco. Horizontal, light-blue vinyl horizontal siding clads the exterior walls. Covering the gables is vinyl siding in a deeper shade of blue than the walls. Windows are generally 2 (horizontal)-over-2 (horizontal)-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. A picture window pierces the asymmetrical front (north) facade, just west of center. A small, flat-roofed porch is located within the northwest corner of the house. It has a concrete floor; a single, wrought-iron support; and a wrought-iron railing. The porch provides access to a single-light wood slab door that is protected behind a 12-light, white-painted, aluminum-frame storm door. Three vertically oriented glass bricks are located just west of the principal doorway. A secondary porch is located at the west end of the rear (south) elevation and provides covered access to the rear doorway. This door is a single-light, three-panel steel door, protected behind a white-painted, aluminum-frame storm door. There are no eaves on the house. Green asphalt shingles cover the cross-gabled roof, and building lacks overhanging eaves. Corrugated sheets of metal cover the shed-roofed rear porch.
22. Architectural style: **Modern Movements**
Other architectural style:
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 surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West 20th Street are generally the same. This property is situated on the south side of the street, between a north-south-oriented alley to the east and 616 West 20th Street to the west. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the backyard is a combination of chain-link and woven-wire fences.
24. Associated building, features or objects:

A single-car garage is located on the southeast corner of the property. Oriented to the north, the building rests on a concrete slab. White-painted stucco clads the exterior walls. Blue-painted, vertical wood siding, with a scalloped bottom edge, covers the gables. Dominating the front (north) elevation is a white-painted, wood, 16-panel, overhead-retractable garage door. A two-light hopper or awning window opens in each of the side elevations. Gray-green asphalt shingles cover the front-gabled roof. The rafter ends are exposed but capped by a fascia board.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1952** Actual Estimate
Source of information: **Pueblo County Assessor Property Profile.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **William R. and Vera M. Dunn**
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 house was constructed in 1952. An analysis of the materials, style, and historical records corroborates this date. The most notable alteration has been the installation of vinyl siding. It is unclear what the original wall cladding was and when the vinyl siding was installed.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:
The first owners and residents this house, built in 1952, were William R. and Vera M. Dunn. William Dunn owned and operated the W.R. Dunn Insurance Agency and also was a partner in Dunn-Middelkamp Realty. He died on December 17, 1956, leaving Vera as the sole homeowner. In 1973, D.E. Steinfeldt and H.L. O'Brien purchased the property; however, Vera Dunn was listed as the resident of this house in Pueblo city directories until at least 1980. Lawrence F. and Lila M. Geahen purchased the property in February 1983, and sold it back to D.E. Steinfeldt and H.L. O'Brien only seven months later. In 1984, Anthony V. Mulay purchased the property, selling it only one year later to Paul D. Taravella. Taravella sold the house and lots to Paul and Robbie Laird in 1994, and ownership of the property transferred to Jan K. Laird in 1995. Laird sold the property to M.D. and M.L. Ribarich in 1999, who it turn sold it to Milton E. Steiner in 2001. Steiner relinquished ownership to Alvalaine Rudolph in 2002. Ownership again transferred in 2003, this time to Alvalaine and Richard A. Rudolph. The current owner and resident, Linda M. Clark, purchased the property from the Rudolphs in 2005.
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.

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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 1a. History: Have direct association with the historical development of the city, state, or nation; or
- 1b. History: Be the site of a significant historic event; or
- 1c. 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; or
- 2b. Architecture: Be a significant example of the work of a recognized architect or master builder, or
- 2c. 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, or
- 3b. Geography: Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- 3c. Geography: Make a special contribution to Pueblo's distinctive character.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Social History**

40. Period(s) of Significance: **Social History, 1952-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant for its association with mid-twentieth-century development of Pueblo's North Side Neighborhood, when more modest houses were constructed on the few remaining lots. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property could 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1952, this house exhibits a moderate 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. The most notable alteration has been the installation of vinyl siding over or replacing the original wall cladding. Yet most character-defining features remain intact. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

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.**

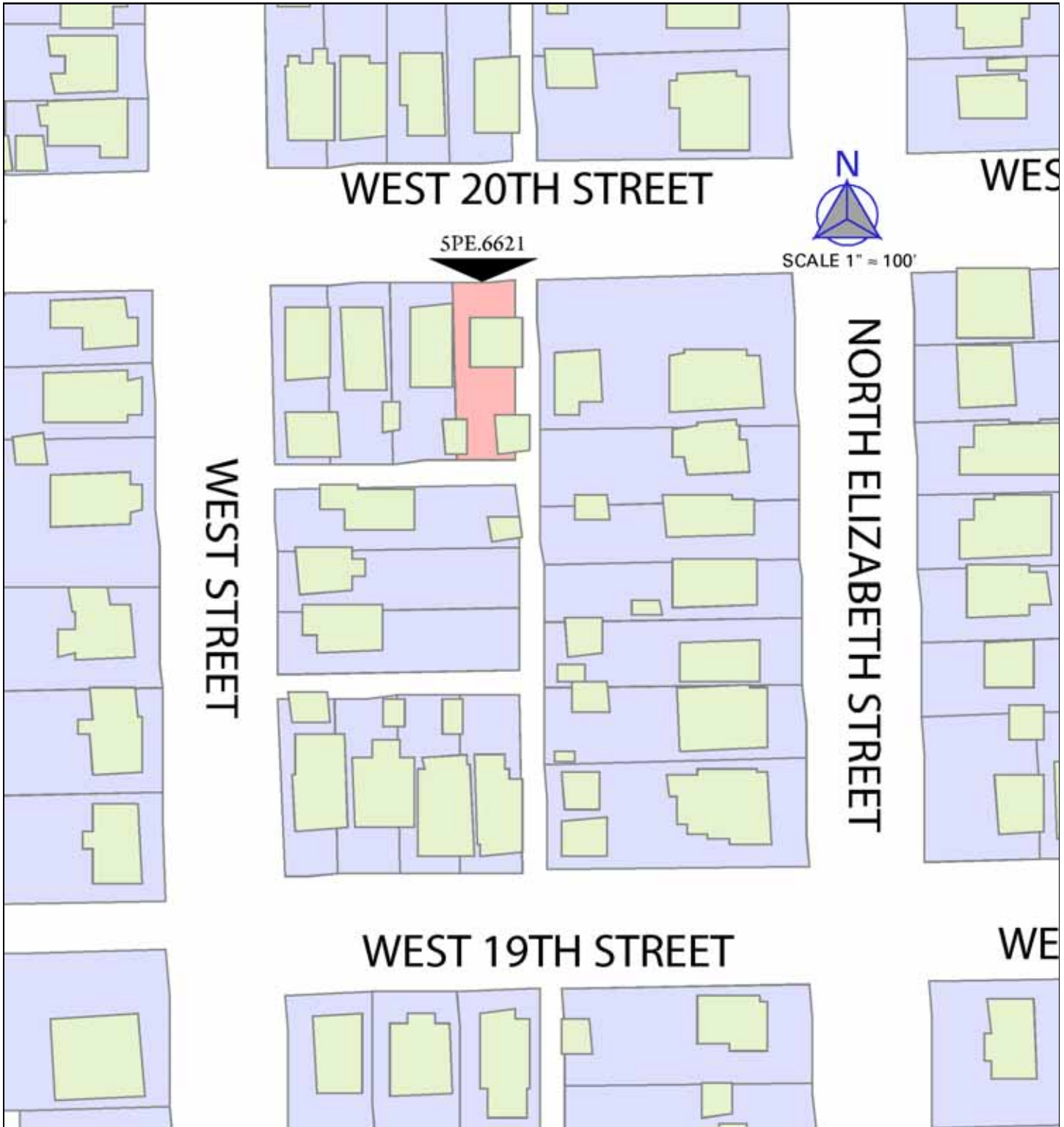
If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

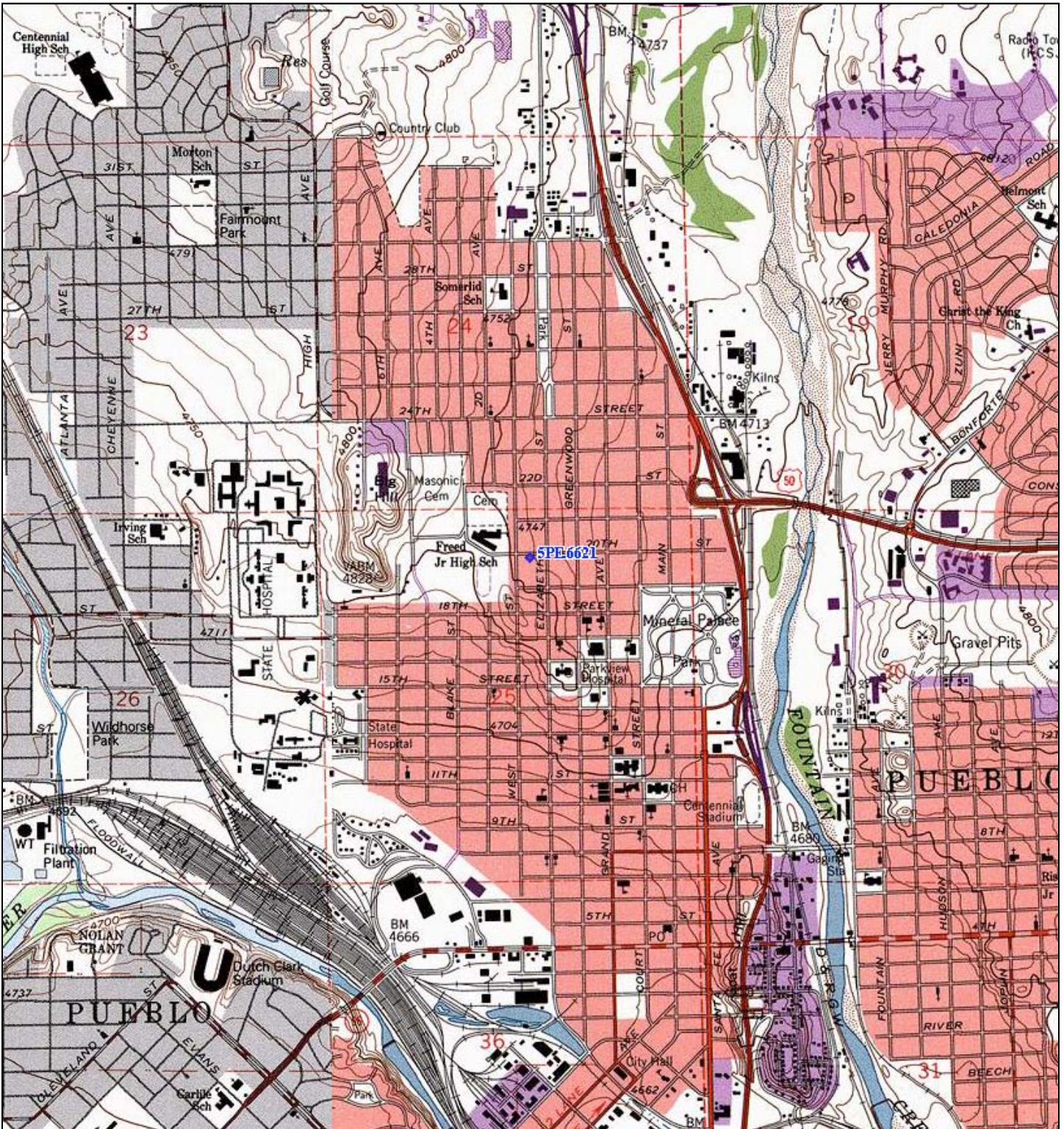
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **20thstw614 - 1 to - 5**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**
- 48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
- 49. Date(s): **2/1/2008**
- 50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
- 51. Organization: **Historitecture, LLC**
- 52. Address: **PO Box 419
Estes Park, CO 80517-0419**
- 53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com