

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.5795** Parcel number(s):
- 2. Temporary resource number: **525413014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Sands, Hary C., House**
- 6. Current building name: **Seal, Carrie L., House**
- 7. Building address: **1314 Court Street**
- 8. Owner name: **Carrie L. Seal**
- Owner organization:
- Owner address: **84 Baylor St**
Pueblo, CO 81005

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 **NW 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534151** Northing: **4236690**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **South 50 feet of the west 40 feet of Lot 7 and the south 50 feet of Lot 8; Block 10**
Addition: **County Addition** Year of addition: **1869**
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): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **954 square feet**
16. Number of stories: **1**
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: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the west, this house rests on a concrete foundation, with 3-light hopper basement windows. A red, hammered-brick veneer clads the exterior walls. Covering the walls of a small mudroom projecting from the center of the rear (east) elevation is narrow, white-painted, horizontal wood siding. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and brick sills. Dominating the southern half of the asymmetrical front (west) façade is a tripartite picture window. It consists of a central, single-light fixed frame, flanked by 1-over-1-light, double-hung sashes. A small integral porch is located within the northwest corner of the house. Round-arch openings pierce the west and north faces of the porch, and it is entered through the archway on the west face. Approaching this archway are concrete steps, flanked by wrought-iron railings. The principal doorway opens in the north face of the inside (northwest-facing) corner. It hosts a white-painted, paneled wood door, with a fanlight. Another doorway opens in the south elevation of the mudroom. It has a 4-light, single-panel wood door, painted white and opening behind an aluminum-frame storm door. Approaching the doorway are concrete steps. Gray, interlocking asphalt shingles cover the gable-on-hip roof, and the building lacks overhanging eaves. A red-brick chimney protrudes from near the center of the roof's north-facing slope.
22. Architectural style: **Modern Movements/Minimal Traditional**

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Other architectural styles:

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 neighborhood features modest and large 1- and 2-story houses and apartment buildings. Setbacks from Court Street are generally the same on this block. This property is situated on the east side of Court Street, between an east-west-oriented alley to the south and 1318 Court Street to the north. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Delimiting the south side of the property is a woven-wire fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located east of the house. Oriented to the west, the garage rests on a concrete foundation. White-painted wood siding clads the exterior walls. The north end of the front (west) façade hosts a steel, overhead-retractable garage door. Just south of it is a white-painted, wood slab door. A row of 1-over-1-light, double-hung sash windows opens in the center of the façade. Dominating the south elevation are a pair of white-painted, 2-panel, 5-light garage doors. The rear (east) elevation hosts 2 bands of 3, 1-over-1-light, double-hung sash widows. Gray, interlocking asphalt shingles cover the asymmetrical side-gabled roof, and the rafter ends are exposed. A brick chimney protrudes at the east end of the roof's east-facing slope.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1947**
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: **Harry C. Sands**
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 1947. An analysis of the style and form, as well as city directory listings and Sanborn maps, corroborate this date. The siding-clad addition to the rear (east) elevation appears to be original. The asymmetrical gable of the garage suggests that it has been expanded. However, based on the wall cladding and other features, those modifications were made at least before 1960.
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): **single-family, rental residence.**
35. Historical background:

The first owner and resident of this house, constructed in 1947, was Harry C. Sands. He was born in Pueblo around 1902 and married his wife, Nina, in 1936. Sands was father to Raymond Fassnacht and Roy E. Fassnacht. he was a patternmaker and

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carpenter for the CF&I Steel Corporation. He resided here until his death on January 25, 1969.

Carrie L. Seal, the current owner, purchased the property in 1978. She operates it as single-family rental property.

36. Sources of information:

"Sands (Harry C.)" [obituary]. Pueblo Chieftain, 25 January 1969, p. 11A.

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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: **1947**41. Level of significance: National: State Local

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42. Statement of significance:

This dwelling at 1314 Court Street is historically significant under Pueblo Local Landmark criterion 1A for its association with the maturation of Pueblo's North Side Neighborhood. It represents the post-World War II period of development in which simple, utilitarian houses filled the remained lots of the largely settled neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Minimal-Tradition style. 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 should be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1947, the principal building on this property exhibits 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 significantly altered since its construction.

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): courtst1314**

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): **08/08/05**

50. Recorder(s): **Adam Thomas**

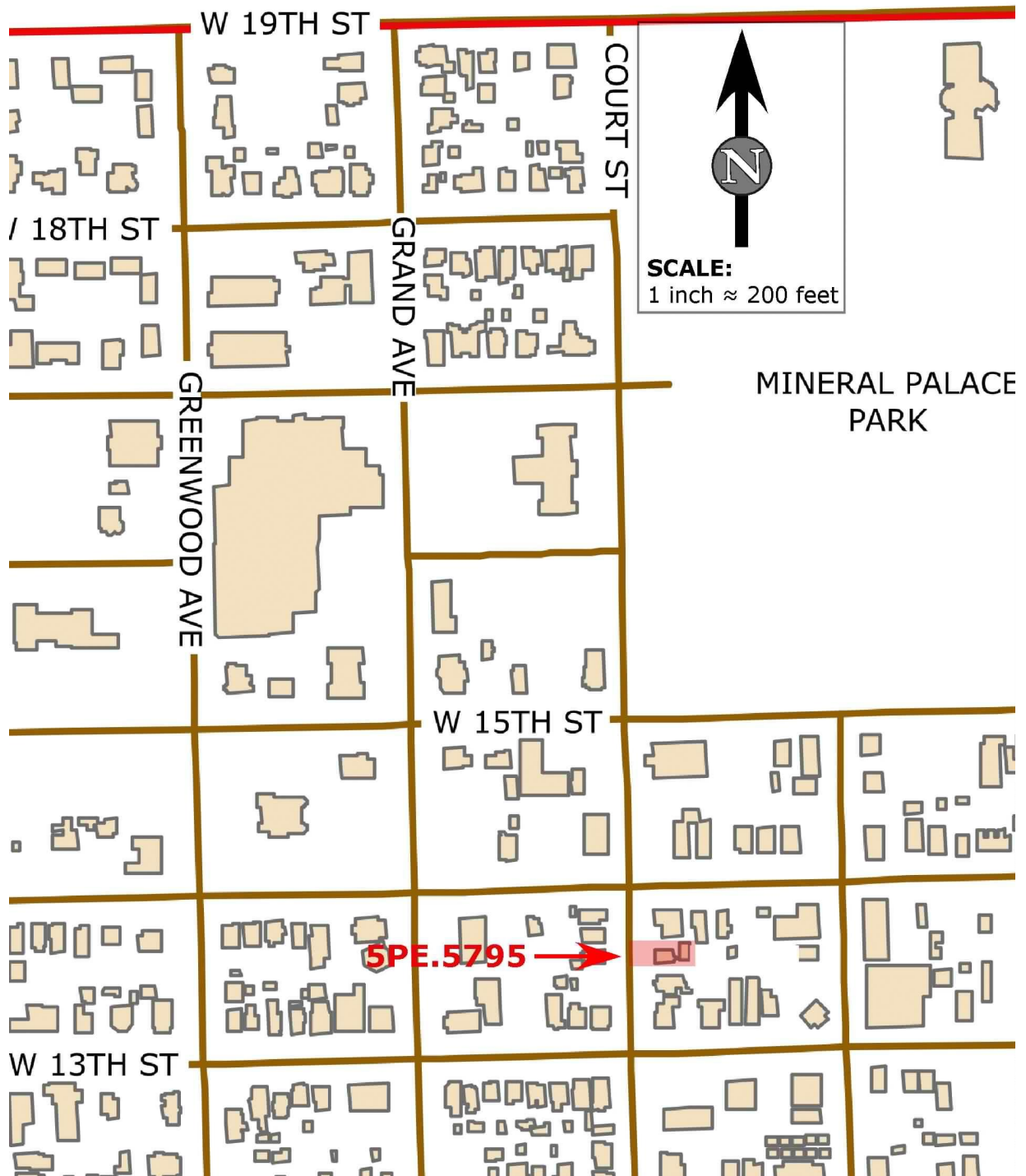
51. Organization: **Historitecture, L.L.C.**

52. Address: **PO Box 419
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

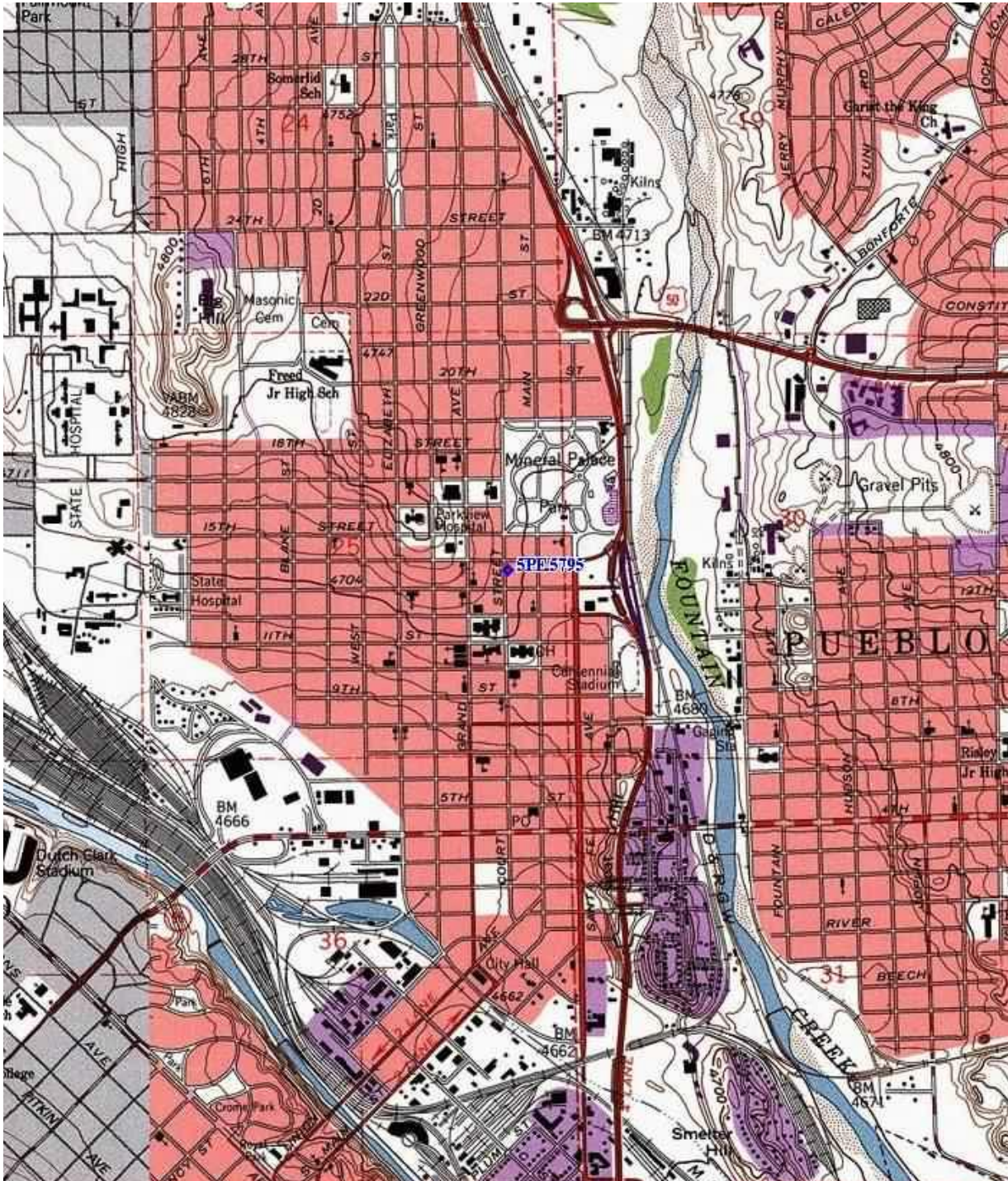
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SITE SKETCH MAP



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LOCATION MAP



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