

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.5802** Parcel number(s):
- 2. Temporary resource number: **525141017**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Center for Eye Care and Surgery**
- 6. Current building name: **Center for Eye Care and Surgery**
- 7. Building address: **1501 Court Street**
- 8. Owner name: **James B. and Sharon K. Fowler**
- Owner organization:
- Owner address: **1903 Bonforte Blvd**
Pueblo, CO 81001

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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **SW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534115** Northing: **4236858**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 25, 26, 27, and 28; Block 22**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **2,809 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
18. Roof configuration: **Flat Roof**
Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Porch**
21. General architectural description:
Oriented to the west, this medical office building rests on a concrete foundation. A red-brown brick veneer clads the exterior walls, except for portions of the east and west elevations, which have bands of white-, blue-, and tan-tinted stucco. Windows are divided-light fixed frame, with brown-tinted glazing and brown, aluminum frames. The principal doorway opens beneath a hipped roof porch at the south end of the east elevation. It hosts a brown-tinted, plate-glass door. Opening in the east end of the north elevation is a brown-painted metal slab door, with a single light. Spanning the stuccoed portions of the building are pent roofs, covered in red, terra-cotta tiles. The rest of the building has a flat roof, covered with a rubber membrane.
22. Architectural style: **No Style**
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 houses and high-rise hospital and apartment buildings. Setbacks from Court Street are generally the same on this block. This property is situated on the northwest corner of Court and West 15th streets. A planted-grass yard, with mature landscaping, covers the southern and eastern portions of the property. Covering the rest of the property is a macadam parking lot.

Architectural Inventory Form

Page 3

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1988**
 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: **James B. Fowler, M.D., and Sharon K. Fowler**
 Source of information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
29. Construction history:
According to Pueblo County Tax Assessor records, this office building was constructed in 1988. An analysis of the style, materials, and historical records corroborates this date. Previously, this property hosted a pair of houses dating to at least 1905. There have been no notable alterations to the current building since its construction.
30. Location: **original** Date of move(s):
-

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Clinic**
32. Intermediate use(s): **Clinic**
33. Current use(s): **Clinic**
34. Site type(s): **Ophthalmology Clinic**
35. Historical background:
Dr. James B. and Sharon K. Fowler purchased these lots in 1986. At that time, the lots contained 2 houses, dating to at least 1905. Those buildings were razed and the current medical office building was completed in 1988. James and Sharon Fowler remain the owners. The building houses Dr. Fowler's ophthalmology clinic, Center for Eye Care and Surgery.
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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Architectural Inventory Form

Page 4

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

Architectural Inventory Form

Page 5

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 1988, this office building 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

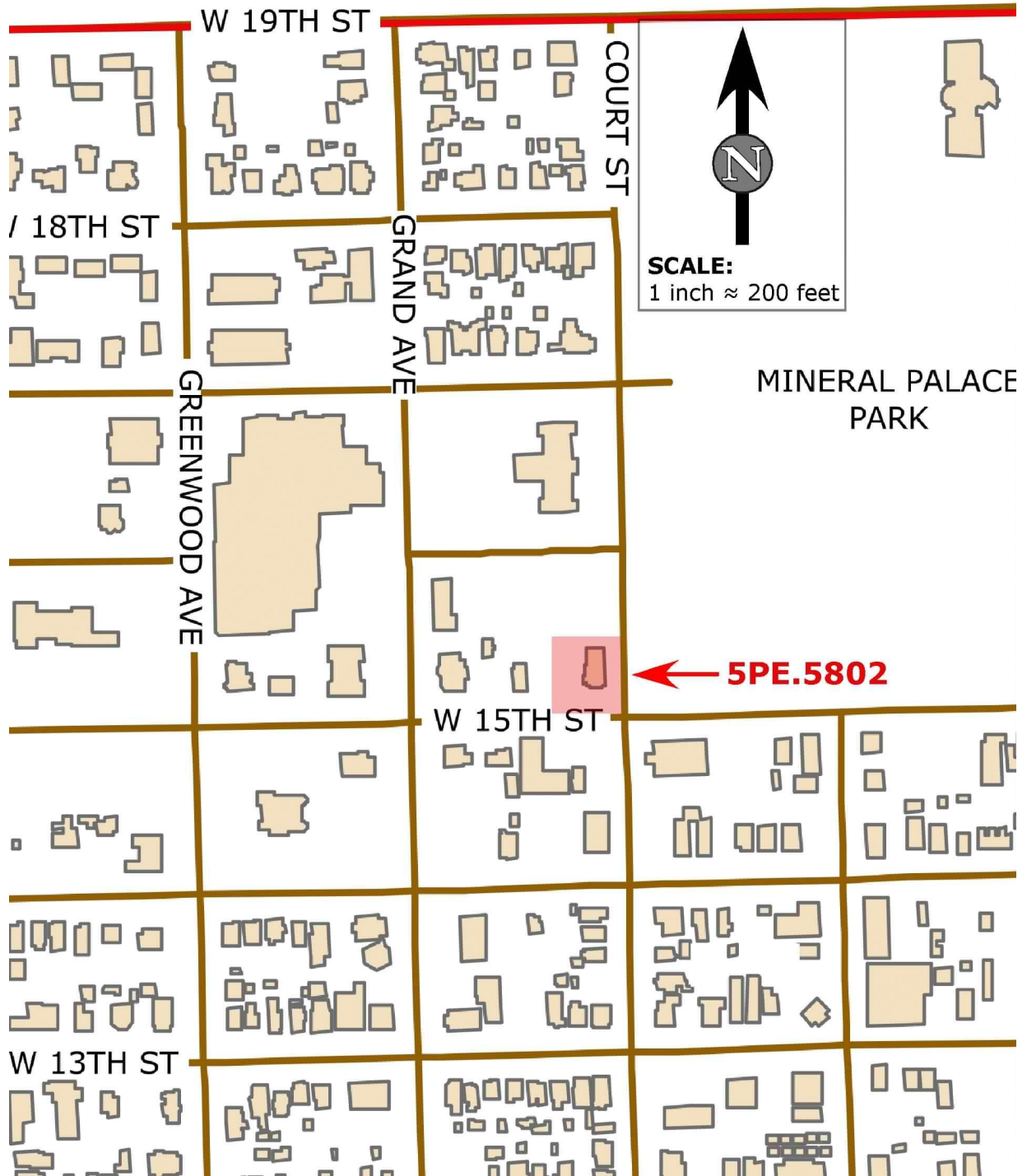
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): courtst1501
- 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**

Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

Page 7

LOCATION MAP



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