

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6596** Parcel number: **525118012**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Adelbert A. Weiland House**
- 6. Current building name: **Nawrocki-Carpenter House**
- 7. Building address: **1910 Court Street**
- 8. Owner name: **Stephen G. Nawrocki and Angela M. Carpenter**
- Owner organization:
- Owner address: **1910 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	<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**
NW 1/4 SE 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534146** Northing: **4237307**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 11 and 12**
Addition: **Barndollar & Company Second 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: **2,132 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
Stucco
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: **Chimney**
Fence
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the west, this house rests on a khaki-painted concrete foundation. A tan-brick veneer, with a protruding watertable, clads the exterior walls. Light-green stucco and dark-green half-timbering cover the gable of the wing protruding from the north half of the asymmetrical front (west) facade; the same treatment also covers the front-gabled dormer protruding from the roof's west-facing slope and both main (north- and south-facing) gables. Windows are generally 4- to 8-over-1-light, double-hung sash, with green-painted wood frames, orange-painted, wood-frame storm windows, and green-painted wood surrounds. A pair of 4-light casements open in the front (west-facing) gable. A shed-roofed, rectangular bay, hosting a trio of 6-over-1-light windows, protrudes shallowly from the east half of the south elevation. Opening in the west end of the north elevation are 2-light hopper windows. A pair of 2-light hopper windows also open in the front gable, behind aluminum-frame storm windows. Flanking these windows are battered pilasters. An integral porch occupies the southwest corner of the house. It has corbelled brick piers and a brick kneewall along its south side. A broad, concrete staircase, flanked by wrought-iron railings, approaches the west side of the porch. The principal doorway opens in the south elevation of the protruding bay. It hosts an oak door featuring a heavy, dentiled locking rail and 9 lights of beveled glass. A green-painted, aluminum-frame storm door protects the main door. Another doorway opens in the east elevation of a sunroom spanning the rear (east) elevation. Above the sunroom, resting on square wood posts, is a front-gabled room. Brown asphalt shingles cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed, and shaped knee brackets frame the gables. A tan-brick hearth and chimney are engaged to the west end of the south elevation.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural style:
Building type: **Bungalow**
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. This residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from Court

Street are generally the same on this block. This property is situated on the east side of the street, between 1906 Court Street to the south and 1912-1914 Court Street to the north. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. This landscaping includes large, shady elms off the southwest corner of the house. Encircling the backyard is a wood privacy fence.

24. Associated building, features or objects:

GARAGE

A two-car garage is located on the southeast corner of the property. Oriented to the north, this building rests on a concrete foundation. The walls consist of tan bricks. False half-timbering covers the gables. Dominating the front (north) elevation is a pair of garage doorways. Each has a 16-panel, white-painted, metal, overhead-retractable garage door. Another doorway opens in the north end of the west elevation. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1914** 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: **Adelbert A. Weiland**

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 1914. An analysis of the style, materials, and historical records corroborates this date. This house remained relatively unaltered until the 1950s, when the owners added the sunroom across the rear elevation. The second-story, front-gabled wing protruding over the sunroom dates to the 1990s.

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 owner and resident of this house, built in 1914, was civil engineer Adelbert A. Weiland. He was born on October 26, 1876, to Francis M. and Louisa (Carleton) Weiland. Francis Weiland was a Pueblo-area farmer and merchant, establishing general mercantiles in Nepesta and Fowler. Adelbert Weiland and his wife, Helen S., were married around 1909 and had two children: a son, Francis M., and a daughter, Gretchen. The younger Francis died at age 11, on December 19, 1921, in this house. His grieving family held his funeral here as well. As a civil engineer, Adelbert Weiland operated his own private practice his entire career. He died on September 3, 1964

The Weiland family moved from this house circa 1935, at which time Fred J. and Doris Dimes became the owners and residents. Fred Dimes was a manager of the Loose-Wiles Biscuit Company. By 1945, Guy L. Evans became the owner. Born around 1885 in Ohio, Evans was a field underwriter for the Mutual Life Insurance Company. He and his wife, Kathryn, had two daughters: Mary Ann and Kathryn Evans. Guy Evans died on January 10, 1961; the elder Kathryn Evans remained at this address until her own death on March 24, 1987. Frederick N. Mattoon and Jill S. Grieger purchased the property from the Evans estate and remained the owners until 2004, when Stephen G. Nawrocki and Angela M. Carpenter purchased the property. They remain the current owners and residents.

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.

"Hon. Francis M. Weiland." In *History of Colorado*, vol. III, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, p. 227.

Stephen G. Nawrocki and Angela M. Carpenter. Interview with Adam Thomas, 31 August 2007.

"Francis Marion Weiland" [obituary]. *Pueblo Chieftain*, 21 December 1921, p. 12.

"Evans (Guy L.)" [obituary]. *Pueblo Chieftain*, 11 January 1961, p. 4B.

"Kathryn D. Evans" [obituary]. *Pueblo Chieftain*, 26 March 1987, p. 7D.

"Adelbert A. Weiland." California Death Index, 1940-1977 [internet].

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6A.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 3A.

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: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1914; Social History, 1914-1957**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. This house was home to civil engineer Adelbert Weiland, factory manager Fred Dimes, and insurance underwriter Guy Evans. As well, the house is architecturally significant as an example of a Craftsman-style bungalow. Character-defining features include exposed rafter and perlin ends; false half-timbering; knee brackets at the eaves; divided upper window lights; large, brick porch piers; and overhanging eaves. 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 1914, 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. There have been substantial modifications to the rear elevation. However, these changes have not eliminated or concealed any of the character-defining features. 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

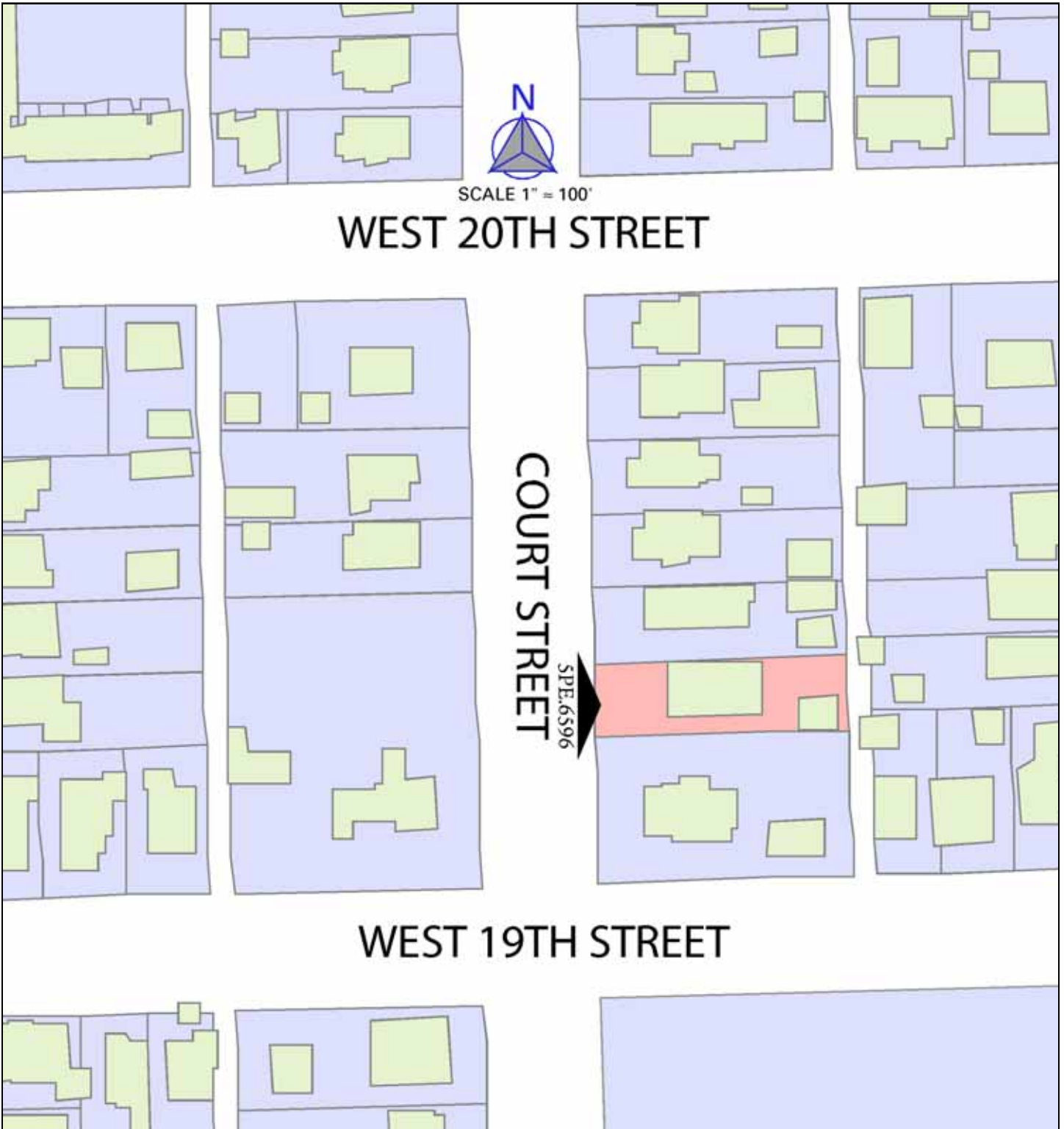
47. Digital photograph file name(s): **courtst1910 - 1 to - 5**
 Digital photographs filed at: **Robert Hoag Rawlings Public Library**
100 E Abriendo Ave
Pueblo, CO 81004-4290

Pueblo North Side Neighborhood, Phase II

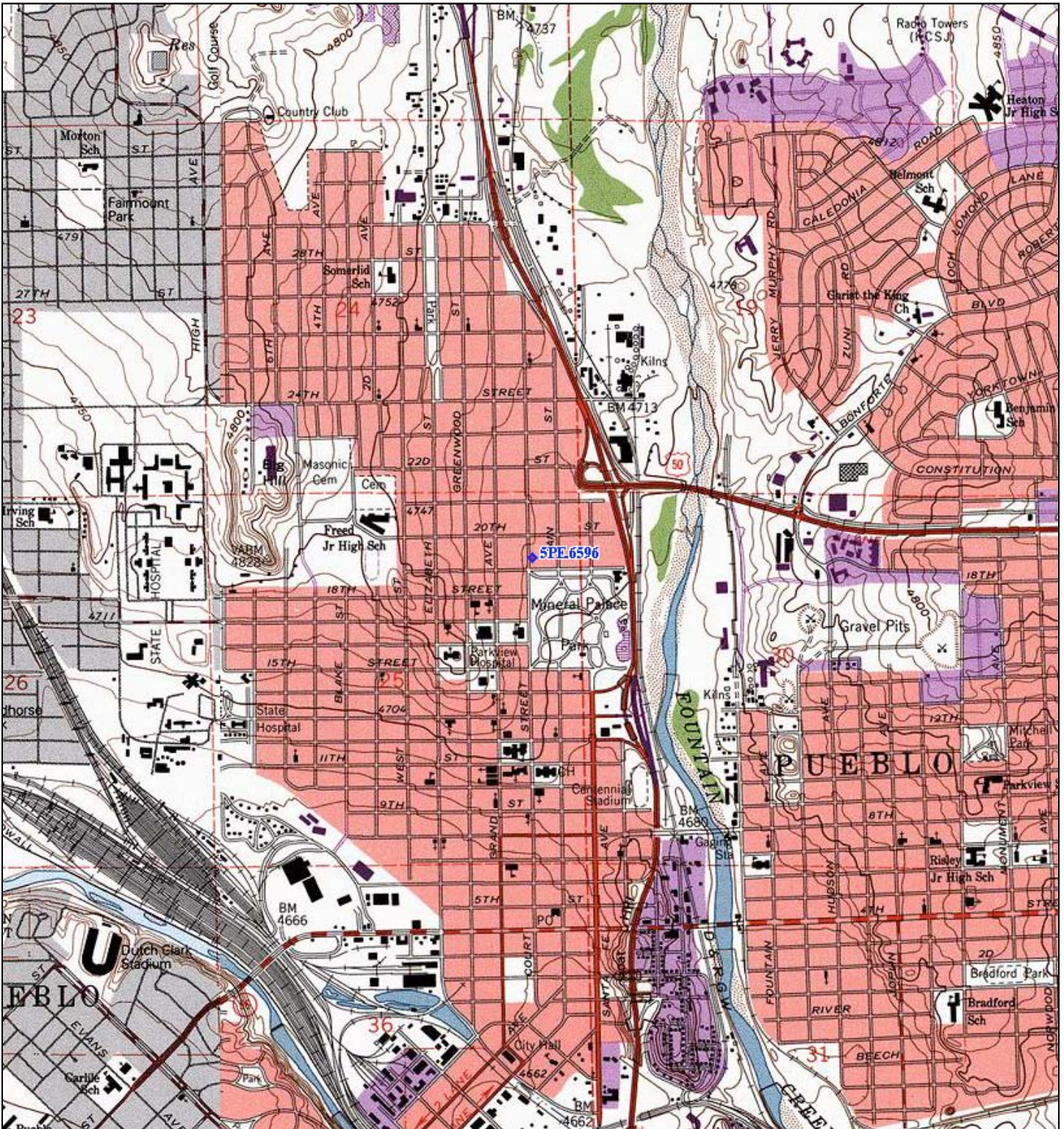
Historitecture, LLC

48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
49. Date(s): **08/31/2007**
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)