

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5955** Parcel number(s):
- 2. Temporary resource number: **525229005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Karr, George W., House**
- 6. Current building name: **Pendarvis, Isaac M. and Barbara M., House**
- 7. Building address: **1520 Craig Street**
- 8. Owner name: **Isaac M. and Barbara M. Pendarvis**
- Owner organization:
- Owner address: **1520 Craig 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

## Architectural Inventory Form

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NE** 1/4 of **SE** 1/4 of **SE** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533493** Northing: **4236910**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 6; Block 17**  
Addition: **Craig's 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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,104 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum Siding** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Fence**  
**Garage/Attached Garage**  
**Porch**
21. General architectural description:  
**Oriented to the west, this house rests on a concrete foundation. Light-green-painted aluminum siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and aluminum-frame storm windows. Green, louvered shutters flank those windows opening in the front (west) façade and the north elevation. Picture windows pierce either face of the northwest corner. A small porch protrudes near the center of the asymmetrical façade. It has wrought iron railings and supports, and a shallowly pitched aluminum roof. It shelters the principal doorway, which hosts a 4-panel, green-painted wood door, with a fanlight. The door is protected behind an aluminum-frame storm window. Another doorway opens north of center in the rear (east) elevation, sheltered beneath a fiberglass awning. A single-car garage is attached to the south elevation, protruding outward from the rest of the façade. Its west elevation hosts a green-painted, 16-panel, overhead-retractable garage door. Green, interlocking asphalt shingles cover the side-gabled roof, and the building lacks overhanging eaves.**
22. Architectural style: **No Style**  
Other architectural styles:  
Building type: **Ranch Type**

## Architectural Inventory Form

Page 3

## 23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, 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 Craig Street are generally the same on this block. This property is situated on the southwest corner of Craig and West 15th streets. Separating the street from the sidewalk is a lava-rock-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Delimiting the eastern and northern portions of the yard is a split-rail fence; enclosing the rest of the property is a chain-link fence.

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1950**  
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: **George W. Karr**  
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 building was constructed in 1950. An analysis of the style, materials, and historical records corroborates this date. The most notable alterations have been the replacement of original garage door and installation of aluminum siding, most likely after 1970.**

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): **Residence**

35. Historical background:

**The original owner of this house, constructed in 1950, was George W. Karr. He was the son of George H. Karr, the longtime manager of the Union Depot Hotel, and his wife, Beulah M. Karr.**

**Around 1955, Cleo Edward Wares purchased this property. He came to Pueblo around 1931 and, around 1942, became an employee of the Rainbo Bakery. With his wife, Fannie Ruth Wares, he had three children: Wesley, Fae, and Vernon Wares. Cleo Wares died on October 4, 1957. His widow continued to reside here through at least 1960.**

**Jennie DeLuca purchased this property in 1975, transferring it to John S. McBride in 1998. Isaac M. and Barbara M. Pendarvis, the current owners, purchased this property from McBride in 1992.**

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.**

## Architectural Inventory Form

Page 4

---

**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.**

**"Karr (George H.)" [obituary]. Pueblo Chieftain, 14 January 1954, p. 8.**

**"Wares (Cleo Edward)" [obituary]. Pueblo Chieftain, 6 October 1957, p. 10A.**

## Architectural Inventory Form

Page 5

## 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: **1950**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

42. Statement of significance:

**This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the mid-20th-century development of Pueblo's North Side Neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Minimal Traditional style. However, the levels of architectural and historical significance 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. It is, nonetheless, a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1950, this house exhibits a moderately 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. The only modifications have been the replacement of the garage door and installation of aluminum siding. 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): craigst1520**  
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): **08/30/05**

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**

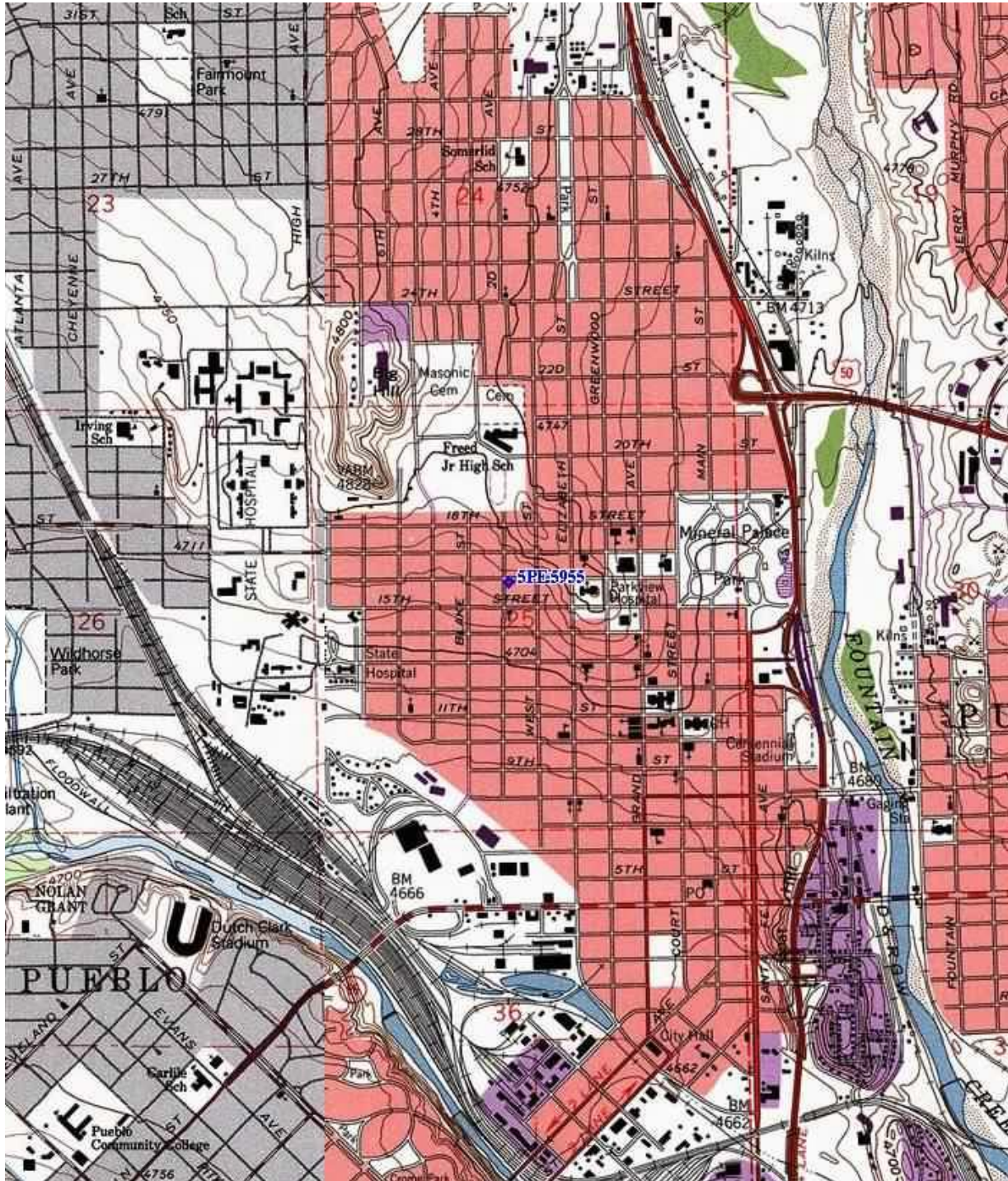
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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