

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.5840** Parcel number(s):
- 2. Temporary resource number: **525133002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Leach, Donald W., House**
- 6. Current building name: **Vargas, Alfredo and Teresa, House**
- 7. Building address: **1720 N Elizabeth Street**
- 8. Owner name: **Alfredo and Teresa Vargas**
- Owner organization:
- Owner address: **PO Box 1137**
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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 1/4 of **NW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533746E** Northing: **4237112N**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; Block 10**
Addition: **Bartlett & Miller 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,434 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Horizontal Siding
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Wood Roof/Shingle Roof**
Other roof materials:
20. Special features: **Window/Glass Block**
Fence
Garage/Attached Garage
Chimney
21. General architectural description:
Oriented to the west, this house rests on a pale, yellow-painted concrete foundation. A doorway enters the foundation near the east end of its south elevation. Buff-white, raked bricks clad the exterior walls. Broad, white-painted, horizontal wooden composition siding covers the gables. Windows are generally 4-light casements with white-painted steel frames. They usually appear in bands. Dominating the front-gabled wing protruding from the north end of the asymmetrical front (west) façade is an enormous 18-light window. A similar window opens in the north elevation. Window openings in the attached garage host glass blocks. Mustard-painted metal awnings shelter the windows across the front (west) façade. The principal doorway opens just south of the front-gabled wing. It hosts a wood door and amber-tinted sidelights. Secondary doorways open in the west end of the south elevation and in the rear (east) elevation. Dominating the west elevation of the 2-car garage attached to the southeast corner of the house is a pair of 12-panel, 4-light, wood, overhead-retractable garage doors. Wood shingles cover the hipped roof and mustard-colored wood fascia and soffit box the broadly overhanging eaves. Buff-colored, raked-brick chimneys protrude from the roof at the junction of the front-gabled wing and between the house and the attached garage.
22. Architectural style: **Modern Movements**

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Other architectural styles:

Building type: **Ranch 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, one- and two-story houses and office buildings. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the southeast corner of North Elizabeth and West 18th streets. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with lush, mature landscaping, covers the lot. A concrete retaining wall, capped by a wood privacy fence, surrounds most of the back yard.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1951**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: **Honald W. Leach**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 1951. An analysis of the style, materials, and historical records corroborates this date. There have been no notable alterations to this building since its construction.

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 first owner and resident of this house, constructed in 1951, was Donald W. Leach. Wayne O. and Norma L. Harre purchased this property in 1980, selling it in 1993 to Howard E. and Helen L. Pettefer. Helen Pettefer became the sole owner in 1995, selling the house and lot to Alfredo and Teresa Vargas, the current owners and residents, in 2002.

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.

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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: **1951**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the post-World War II 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 a classic ranch house. 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 is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1951, this house 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

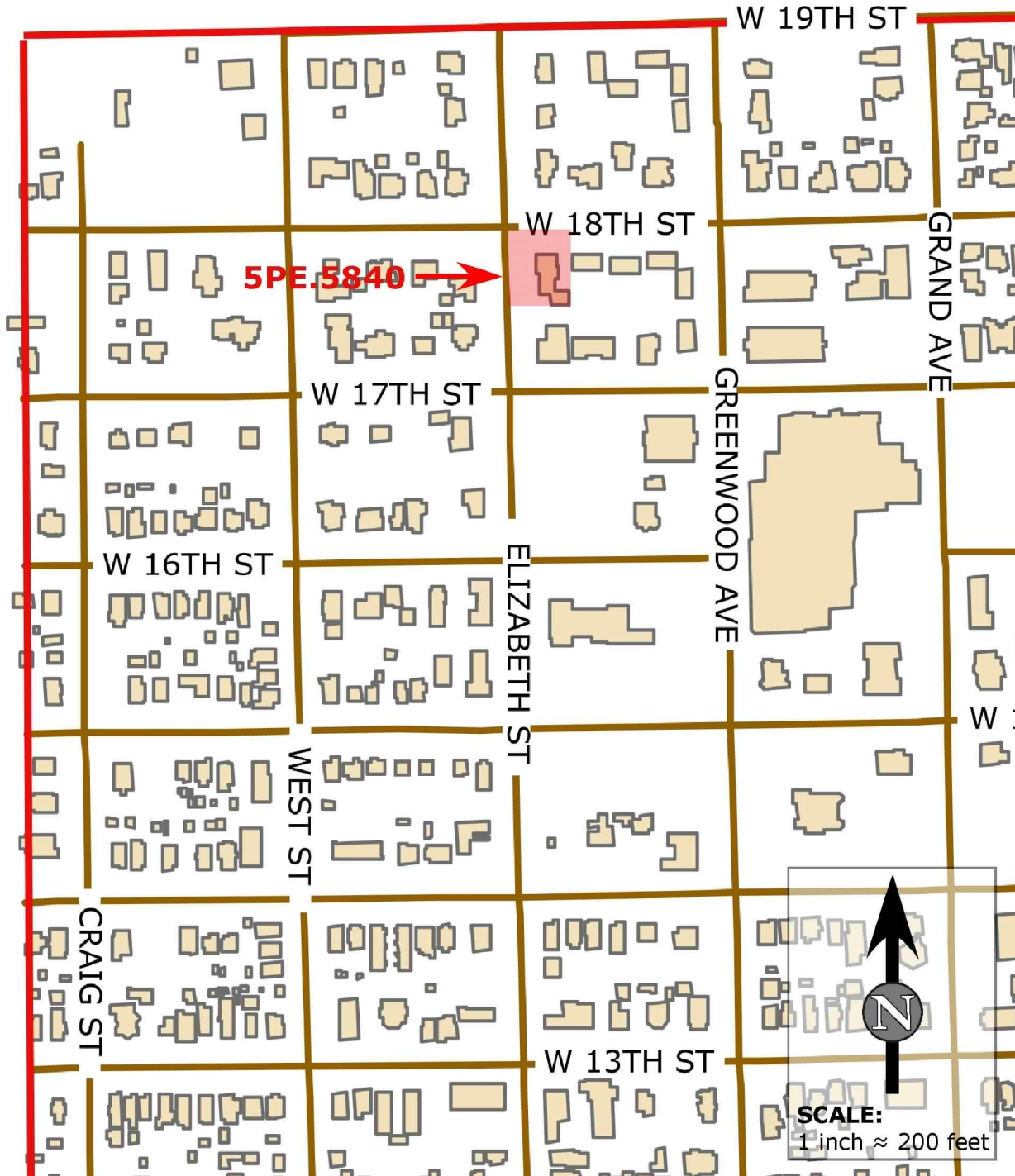
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): elizabethstn1720
- 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**

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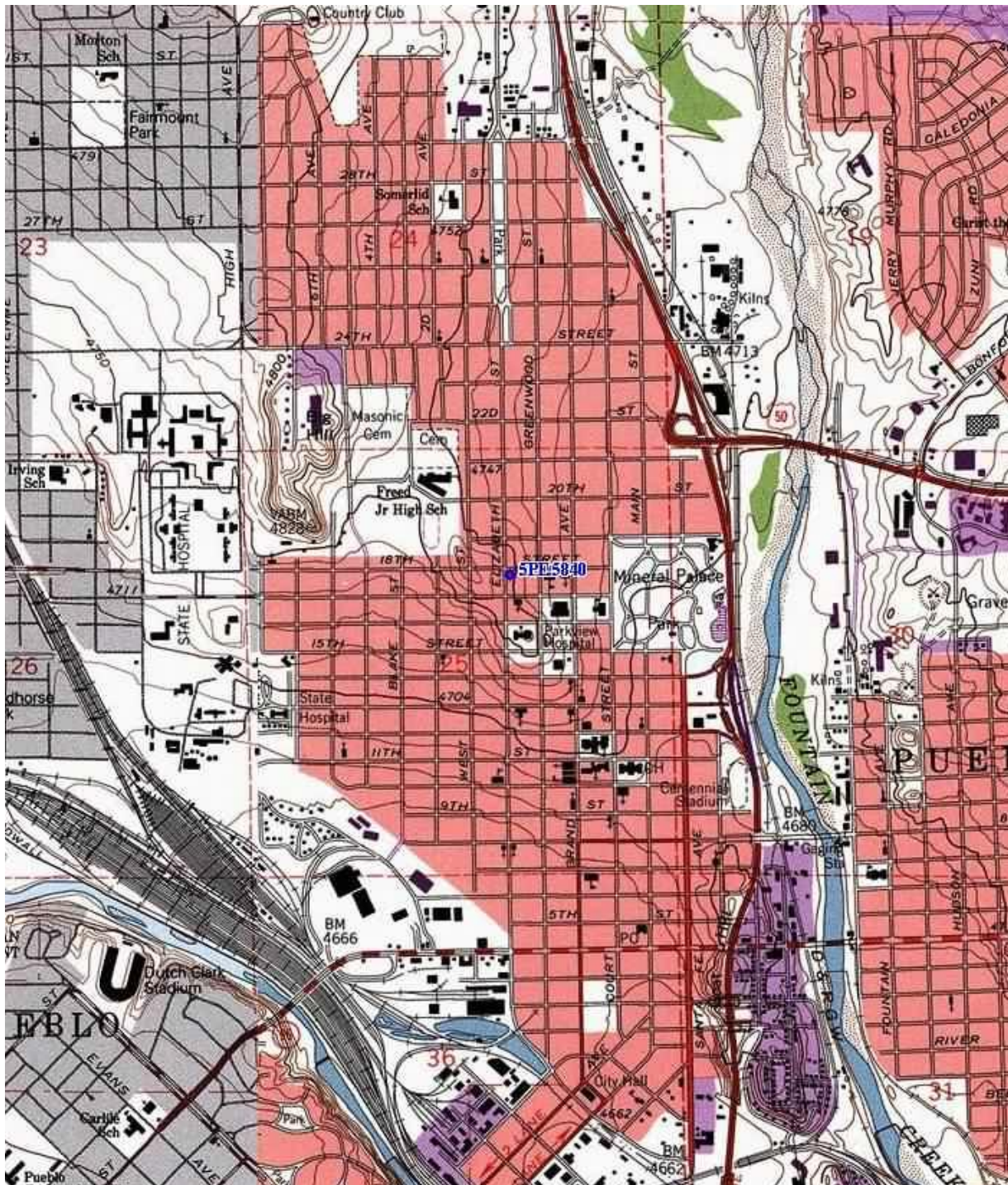
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SITE SKETCH MAP



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LOCATION MAP



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