

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.5818** Parcel number(s):
- 2. Temporary resource number: **525133006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Colonial Manor Apartments**
- 6. Current building name: **1705 North Greenwood Street Apartments**
- 7. Building address: **1705 N Greenwood Street**
- 8. Owner name: **Parkview Health System, Inc.**
- Owner organization:
- Owner address: **400 W 16th 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

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**SW** 1/4 of **NE** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533851** Northing: **4237079**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 15 and 16; 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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **3,248 square feet**
16. Number of stories: **2**
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**  
Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**Oriented to the east this apartment building rests on concrete foundations. A red-brick veneer clads the exterior walls. Windows are generally 2 (horizontal)-over-2 (horizontal)-light, double-hung sash, with white painted wood frames and brick sills. Concentrated at the center of the front (east) façade are tripartite picture windows, with flanking sashes. An oculus window opens in the center of the second stories. The principal doorway opens in the center of the façade. A single-step concrete stoop, with flanking, wrought-iron railings, approaches the doorway, which is sheltered beneath a hipped roof metal hood, on wrought-iron brackets. The doorway hosts a white-painted, 3-light, wood slab door, opening behind a white, vinyl-frame storm door. Flanking the door on either side are 1-light sidelights. Another doorway opens in the center of the rear (west) elevation. It hosts a single-light, white-painted wood slab door, opening behind a white, vinyl-frame storm door. A small, shed-roofed porch shelters the doorway. It has a low concrete floor and simple, white-painted, square, wood supports. Opening on either side of the doorway are paired, white-painted milk delivery receptacles. Gray asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. The small gables host metal, louvered attic vents. White-painted wood fascia and soffit box the eaves.**
22. Architectural style: **Late 19th And 20th Century Revivals/Colonial Revival**  
Other architectural styles:  
Building type:
23. Landscape or special setting features:

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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 multi-story office buildings associated with the adjacent Parkview Medical Center. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the northwest corner of North Greenwood and West 17th streets. A planted-grass yard, with mature landscaping, covers the lot. Located on the northwest corner of the property is a small, macadam parking lot.

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: **unknown**  
Source of information:

29. Construction history:

**According to Pueblo County Tax Assessor records, this apartment building was constructed in 1951. An analysis of the style, materials, and historical records corroborates this date. It was originally part of a 5-building complex that also included 1715 North Greenwood Street and 508, 512, and 518 West 18th Street (5PE.5769). 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:

**This apartment building was constructed in 1951 as part of a 5-building complex that also included 1715 North Greenwood Street and 508, 512, and 518 West 18th Street (5PE.5769). Verdon L. and Leland S. Johnson acquired this property in 1979. While the rest of the complex adjoined one another, this building was left orphaned by an east-west-oriented alley bisecting the block. Thus, this one building was sold to Parkview Episcopal Hospital in 1983. Parkview Health System, Inc., is the current owner.**

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 the North Side neighborhood, when the first multi-family apartment buildings specifically constructed as apartments appeared. (Before this time, apartments were generally converted single-family homes or duplexes.) As well, the apartment building is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Colonial Revival style. However, the historical and architectural significance is 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 apartment 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

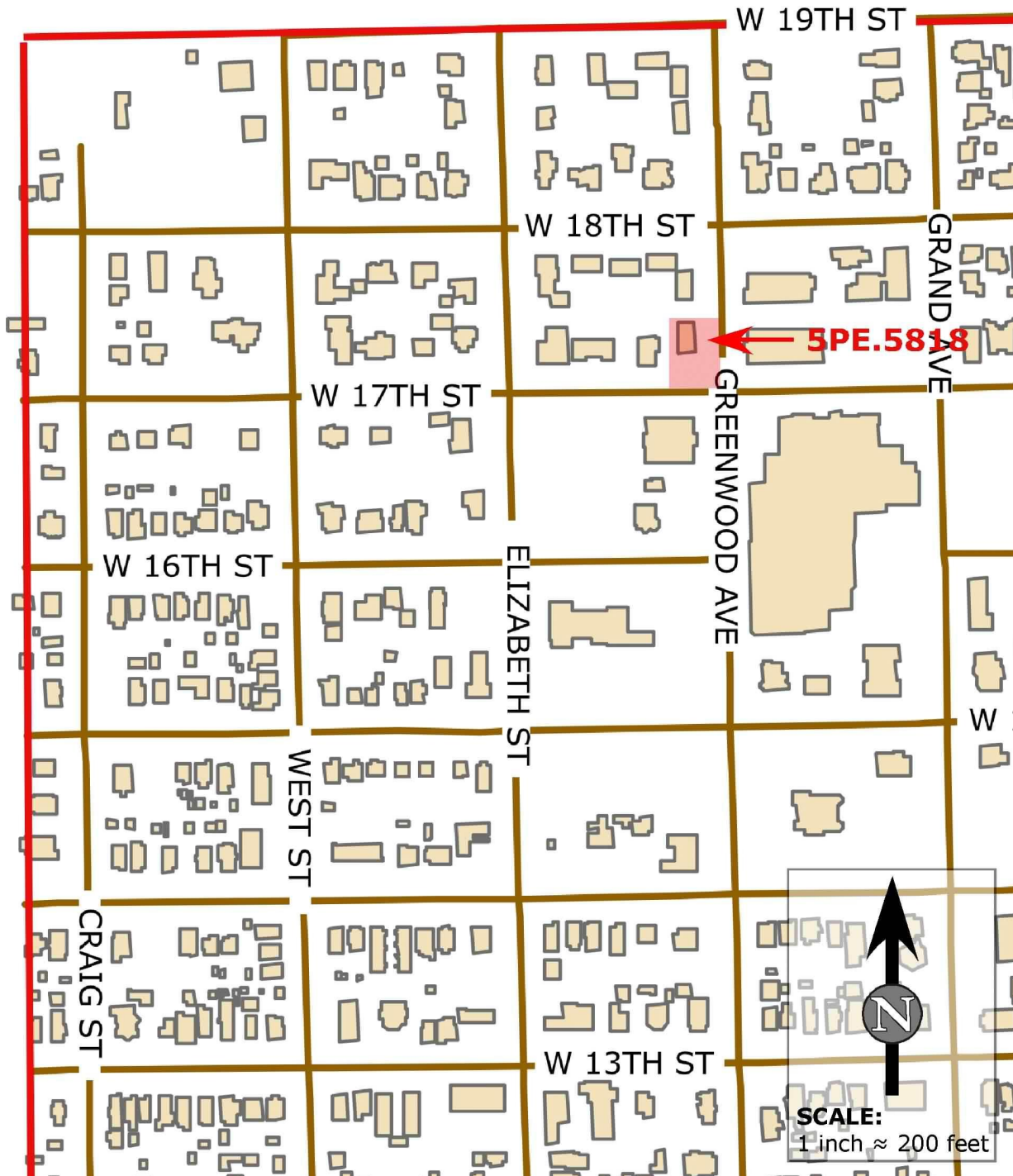
## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): greenwoodstn1705**
- 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): **08/09/05**
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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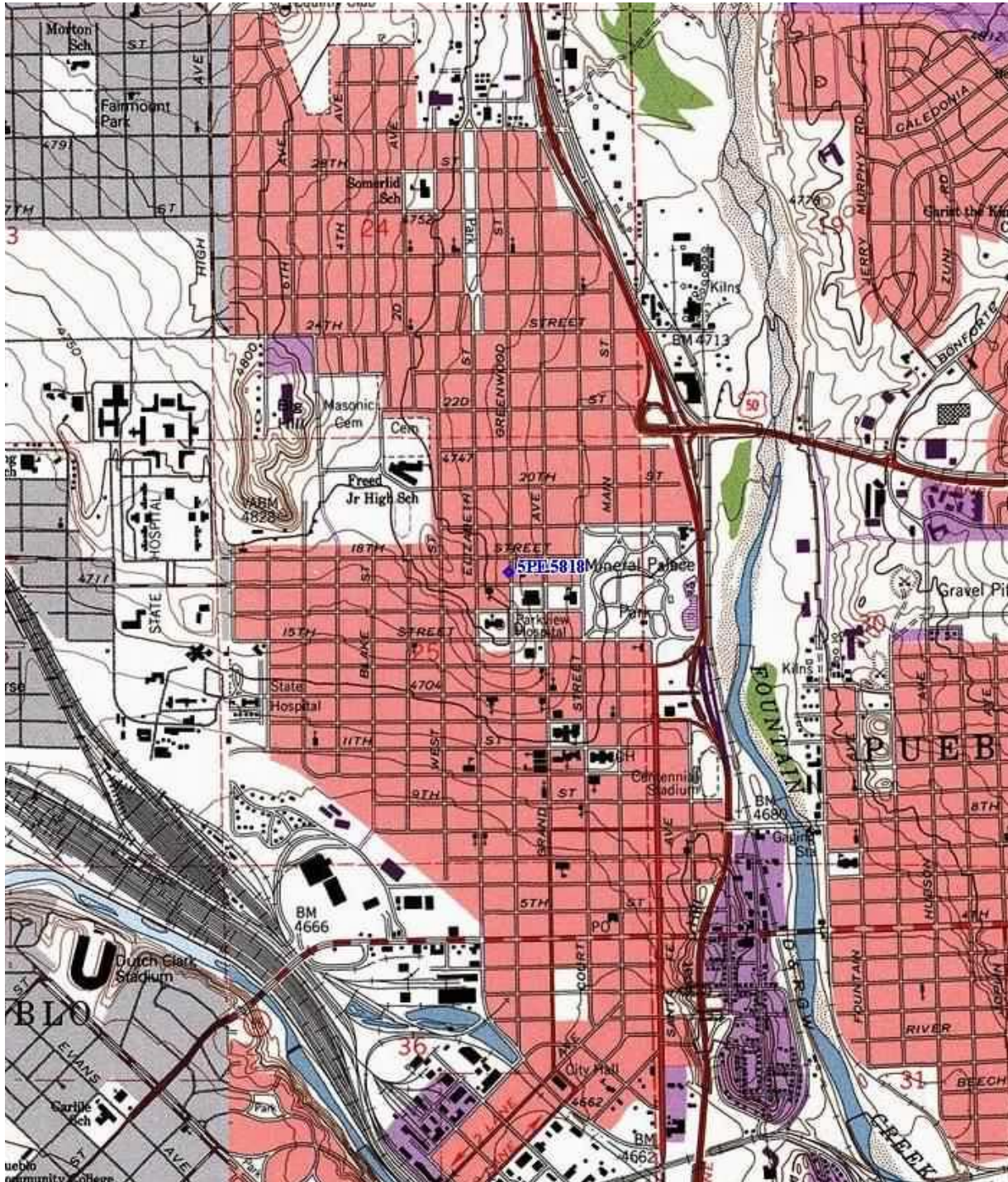
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#### SITE SKETCH MAP



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## LOCATION MAP



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