

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.5820** Parcel number(s):
- 2. Temporary resource number: **525129007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Seydel, Burt K., House**
- 6. Current building name: **Lopez, Deborah L., House**
- 7. Building address: **1822 N Greenwood Street**
- 8. Owner name: **Deborah L. Lopez**
- Owner organization:
- Owner address: **1822 Greenwood 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**
SE 1/4 of **SE 1/4** of **NW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533871** Northing: **4237207**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Portion of Lots 1, 2, 3, and 4; Block 28**
Addition: **Dundee Place** Year of addition: **1888**
13. Boundary description and justification:
The boundary, as described below, contains but does not exceed the land historically associated with this property.
Metes and bounds exist: **BEG AT THE NW COR SD LOT 1; TH N 89 DEG 23 MIN 02 SEC E ALG N LINE OF SD LOT 1, A DIST OF 88.69 FT TH S 00 DEG 47 MIN 04 SEC W, A DIST OF 83.84 FT; TH S 89 DEG 25 MIN 01 SEC W, A DIST OF 88.87 FT TO A PT ON W LINE OF SD BLK 28; TH N 00 DEG 39 MIN 52 SEC W ALG SD W LINE, A DIST OF 83.79 FT TO PT OF BEG.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,017 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Roof Treatment/Flared Eave
Fence
Garage/Attached Garage
Chimney
Porch
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
21. General architectural description:
Oriented to the west, this house rests on a foundation of random-coursed, rock-faced sandstone ashlar, with raised and beaded mortar. White-painted wood siding, with blue-painted wood cornerboards, clads the exterior walls. White-painted, variegated wood shingles cover the gables. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and white, aluminum-frame storm windows. The blue-painted wood surrounds feature protruding cornices. Dominating the south side of the asymmetrical front (west) façade is a large, 2-light window. A 3-sided, canted bay protrudes near the center of the south elevation, under its own conical roof. An eyebrow dormer protrudes from the roof, west of the bay. A hipped-

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roof porch spans the façade. It has a concrete floor; decorative wrought-iron railings and supports (white-painted with a grapevine motif); and a dentiled cornice. Three concrete steps approach the north end of the porch's west elevation. Above it is a steeply pitched pyramidal roof. The principal doorway opens in the north end of the façade. It hosts an 11-panel, 1-light wood door, painted blue and with and protruding locking rail. It opens behind a wrought-iron storm door of the same motif as the porch supports and railing. Another doorway opens in the east end of the north elevation. It hosts a white-painted wood slab door, opening behind a white, security-type storm door. Approaching it is a concrete stoop. A garage is attached to the southeast corner of the house. Its west elevation hosts an 8-panel, wood, overhead-retractable garage door, painted blue. The parapet above the garage door is stepped, and a pent-roof hood shelters the entrance. Gray, interlocking asphalt shingles cover the gable-on-hip main roof and secondary roof surfaces, except the garage, which has rolled asphalt sheets on its shed roof. Blue-painted beadboard soffit and fascia, with projecting cornice, box the flared eaves. A concrete-encased chimney protrudes near the apex of the roof.

22. Architectural style: **Late Victorian/Edwardian**

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 one- and two-story houses. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the southeast corner of North Greenwood and West 17th streets. Separating the streets from the sidewalks is a grass strip. A planted-grass yard, with lush, mature landscaping, covers the lot. Surrounding the front yard is a split-rail fence, while a chain-link fence encircles the backyard. A concrete driveway connects North Greenwood Street to the attached garage.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1902**
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: **Burt K. Seydel**
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 1902. An analysis of the style, materials, and historical records corroborates this date. Notable alterations include the construction of the attached garage (circa 1920) and the replacement of the original front porch balustrades and supports (circa 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 first owner and resident of this house, constructed in 1902, was Burt K. Seydel. He was a partner in the firm of Wilson &

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Seydel, district agents for the Travelers Insurance Company.

By 1914, the owner and resident was Mervin D. Pannebaker, who operated a print shop. He was born in Pennsylvania around 1875. His wife, Jessie MacGregor Pannebaker, was born in Colorado, also around 1875. They had at least four children: Mervin W., Charles R., Frederick, and Mary W. The elder Mervin Pannebaker appears to have died around 1920. Jessie continued to reside here until her own death, in this house, on November 29, 1926. Her son, Mervin W. Pannebaker, owned this property through 1930.

Around 1931, Arthur Edward Dawson acquired this property. He was a sales manager for the Vickers Coal Company of Trinidad. With his wife, Matilda E. Dawson, Arthur had three children, Mrs. R.K. Bartlett, Arthur H. Dawson, and Alfred W. Dawson. The elder Arthur Dawson died in this house on September 10, 1940.

Thomas P. Conroy purchased this property around 1950 and resided here until his death 25 years later. He was a lifetime resident of Pueblo and served in the U.S. Army Finance Center in Iran during World War II. Conroy was associated with First National Bank, in Pueblo, before becoming vice president and cashier of the United Bank of Pueblo. He retired in 1972. His wife was Laura Holden Conroy. Thomas Conroy died on February 3, 1975.

Following Conroy's death, E. and B.M. Chupp acquired this property, selling it to R. Conialdi in 1986. Later that year, Conialdi sold the house and lot to T. McArthur. In December of the same year, the property transferred from Conialdi to the Secretary of Housing and Urban Development (HUD), which sold it to R.L. Ornelas in 1991. A few days later, Ornelas sold the house and lot to P. Pumphrey. Deborah L. and Jack J. Vigil acquired the property from Pumphrey in 1992. Deborah Vigil became the sole owner in 1993. Deborah Vigil, now Deborah Lopez, remains the current owner and resident.

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.

"Pannebaker (Jessie MacGregor)" [obituary]. Pueblo Chieftain, 30 November 1926, p. 2.

"Dawson (Arthur Edward)" [obituary]. Pueblo Chieftain, 12 September 1940, p. 9.

"Thomas P. Conroy" [obituary]. Pueblo Chieftain, 4 February 1975, p. 6B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6A.

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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: **1902**41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under Pueblo Local Landmark criterion 1A (history) for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Edwardian style, representing a transition from a Late Victorian style to the Classic Cottage. 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1902, 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 replacement of much of the original front porch removed or concealed some character-defining features. However, the basic form and other stylistic elements remain intact. 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): greenwoodstn1822**
 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): **08/10/05**

50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, L.L.C.**

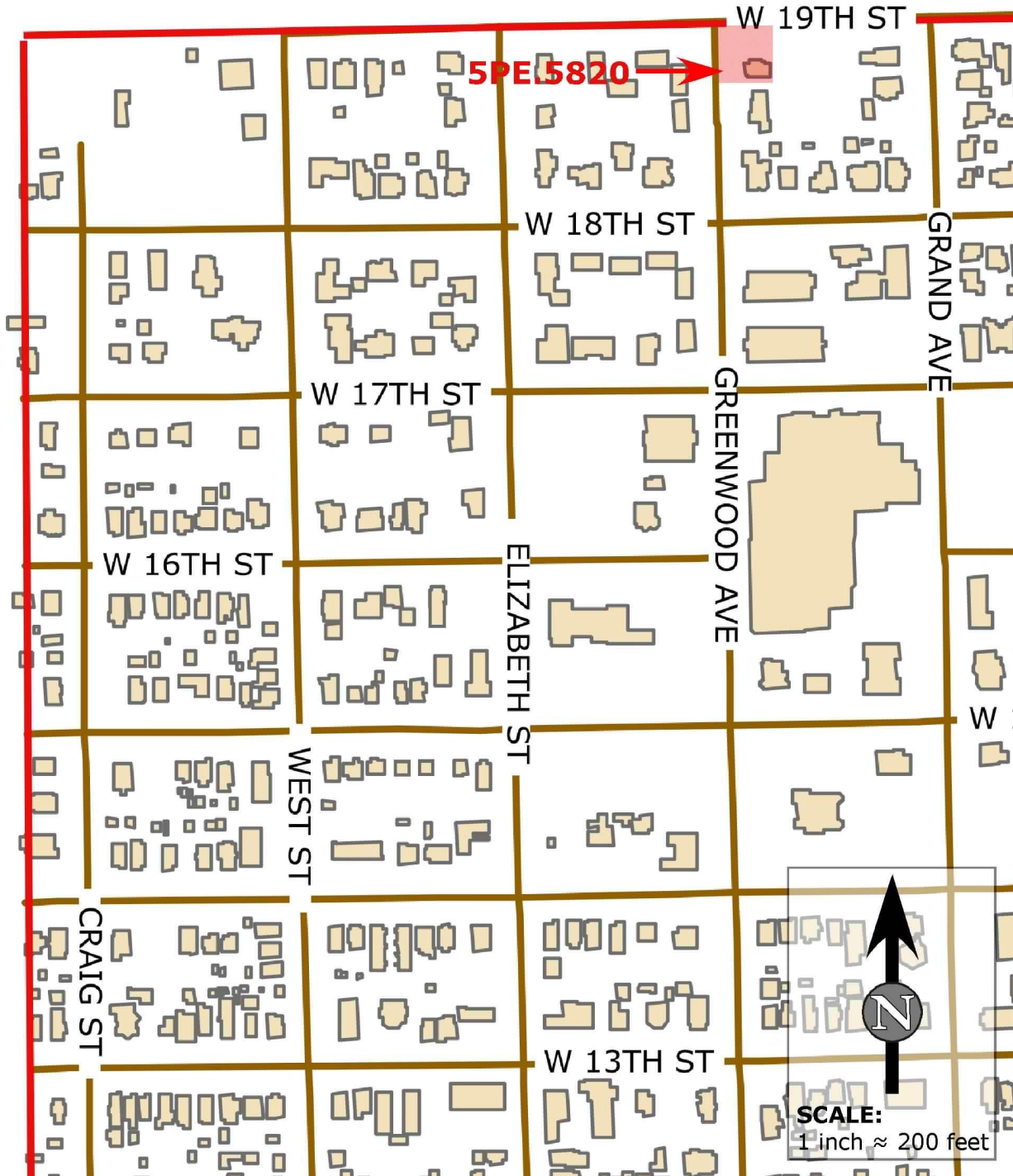
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

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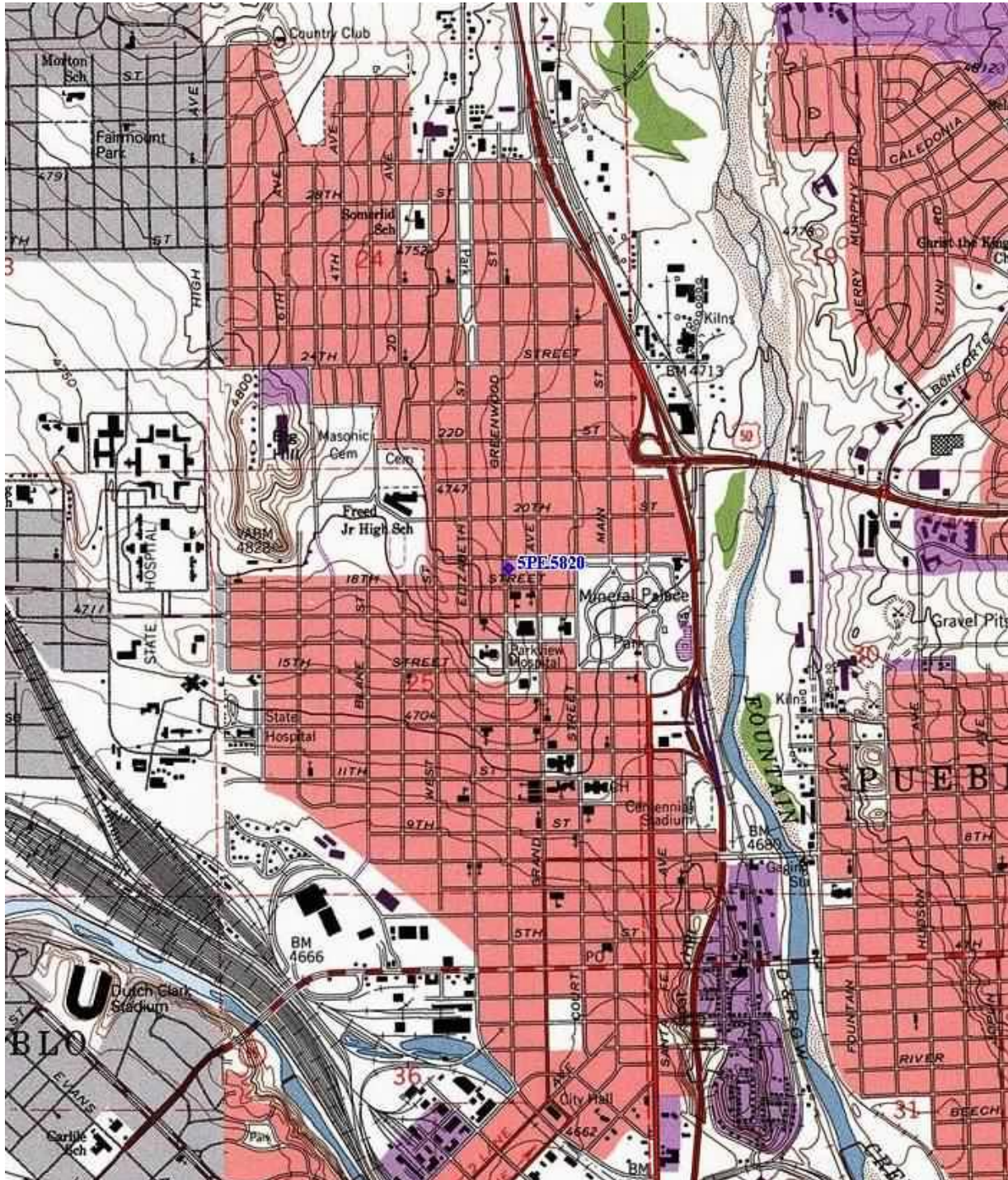
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SITE SKETCH MAP



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LOCATION MAP



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