

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.5788** Parcel number(s):
- 2. Temporary resource number: **525414005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Shaver, Carl Worth, Apartments; Park Terrace Apartments**
- 6. Current building name: **Boardwalk Apartments**
- 7. Building address: **1310-20 N Main Street**
- 8. Owner name: **Michael J. Kelley and Shelly Kelly**
- Owner organization:
- Owner address: **205 Dotson Ave**
Pueblo, CO 81005

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 **NE 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534270** Northing: **4236697**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 10 and 11; Block 7**
Addition: **County Addition** Year of addition: **1869**
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): **10,800 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Porch**
Window/Segmental Arch
21. General architectural description:

Oriented to the west, this apartment building appears to rest on a concrete foundation. A steep, concrete stairwell approaches a basement doorway at the north end of the east elevation. The doorway hosts a white-painted wood slab door. Buff-color stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames. All windows open beneath segmental arches. Those windows opening in the front (west) façade's west elevation consist of three parts: a large, single-light fixed frame over a smaller hopper window and another fixed-frame window. The side elevations host tripartite picture windows, with 1-over-1-light sashes, flanking a single-light, fixed-frame window. A 2-story porch spans the entire facade. The lower level has a concrete floor, and stucco-covered kneewalls and supports. The second level has green-painted decorative wrought-iron supports and railings. Three sets of 4 concrete steps, flanked by green-painted, wrought-iron railings, approach the porch's first story. Steel steps at either end of the porch provide access to the second floor. Six doorways open across the first and second stories of the facade, grouped into pairs. Each hosts a wood slab door, opening behind a white, vinyl-frame storm door. The transoms above the door have been filled with green-painted, wooden composition sheets. The rear elevation is divided into 3 bays by light-wells. Doorways open in the either end of each bay's first story. From south to north they are a 4-panel, 1-light wood door, painted white; a white-painted wood slab door; a 3-panel, 4-light door, painted white; a wood slab door; another 4-panel, 1-light wood door, painted white; and another wood slab door. Concrete stoops, flanked by decorative wrought-iron railings, approach each stoop. Sheets of rolled asphalt cover the shed roof. White sheet metal caps the parapets.

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22. Architectural style: **No Style**

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, 1- and 2-story houses and apartment buildings. Setbacks from North Main Street are generally the same on this block. This property is situated on the southeast corner of Main and West 14th streets. Concrete and pink sandstone comprise the sidewalks. In front (west) of the building is a pair or ornate lamp standards. Covering the back yard is a macadam parking lot.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900 (original)** Actual:

Source of Information:

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 building was constructed in 1900. Sanborn maps and city directories corroborate a circa 1900 date of construction. Originally, the exterior walls were most likely exposed masonry, with elaborate corbelling at the parapet. Thus, the stucco is not original and the current application appears to be less than 10 years old. Some windows have also been replaced, particularly those under the arches at the ends of the light wells.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**32. Intermediate use(s): **Multiple Dwelling**33. Current use(s): **Multiple Dwelling**34. Site type(s): **Apartments**

35. Historical background:

The first owner of this apartment building, constructed around 1900, is unclear. However, many of the residents seem to have been associated with the post office. In 1909, postal employees occupied most of the downstairs units. The first clear owner, and a resident in the 1310 North Main Street unit, was real estate broker and collections agent Carl Worth Shaver. He was born on June 1, 1881, in Indiana. His wife, Winona Shaver, was born around 1882 in Kansas. They had two daughters, Arlene and Bonnie. Carl Shaver arrived in Pueblo around 1911 and operated the Collection and Adjustment Company. He died on July 22, 1956.

Records for the 1920 U.S. Census reveal the diversity of individuals who resided in the other apartment units that year. William Hughes, a Census Bureau supervisor, lived in 1310 1/2. In 1312 was Lester Summer, a stationary steam engineer. Upstairs, at 1312 1/2, lived Roseol Wilson, a teamster for a local laundry. The elderly Cresilda Pringer resided in 1314 with her daughter, Lula, who was a public school teacher. A pair of electricians occupied the building: Thomas Latta, 1314 1/2, worked at the local power plant while Jesse Tracy, 1316, was an employee of Colorado Fuel & Iron. The resident in 1316 1/2 was Harvey Hall, a salesman at a service station. Roy Kirk, a baker, lived at 1318, while the unit above him, 1318 1/2, appears to have been vacant. In unit 1320, however, dwelled Roy Kirk's father, John Kirk, who was a driver for a feed store. The resident in 1320 1/2 was John

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Royesen, a partner in operating a pool hall.

Residents of this building appear to have always been transient in nature. City directory listings through the 1960s show that no individual or family, other than the owners, remained here for more than five years.

Marvin D. Haney purchased this property in 1986. Two years later, David C. and Duanne D. Vaughn acquired the apartment building, selling it in 1996 to R.D. Daurio and B. Cozzolino. In 2000, Daurio and Cozzolino sold the property to Michael J. and Shelly Kelly, the current owners.

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.

"Shaver (Carl W.)" [obituary]. Pueblo Chieftain, 23 July 1956, p. 5.

U.S. Census of 1920. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 14A.

World War I Draft Registration Card for Carl Worth Shaver. Serial no. 1835, order no. 1732.

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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: **Not Applicable**40. Period of Significance: **n/a**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 development of the North Side neighborhood, particularly as one of the earliest multi-family homes constructed here. 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 around 1900, this apartment building 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. The application of stucco and the replacement of some windows and doors have removed some character-defining features. However, the building retains its overall form and other important features.

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

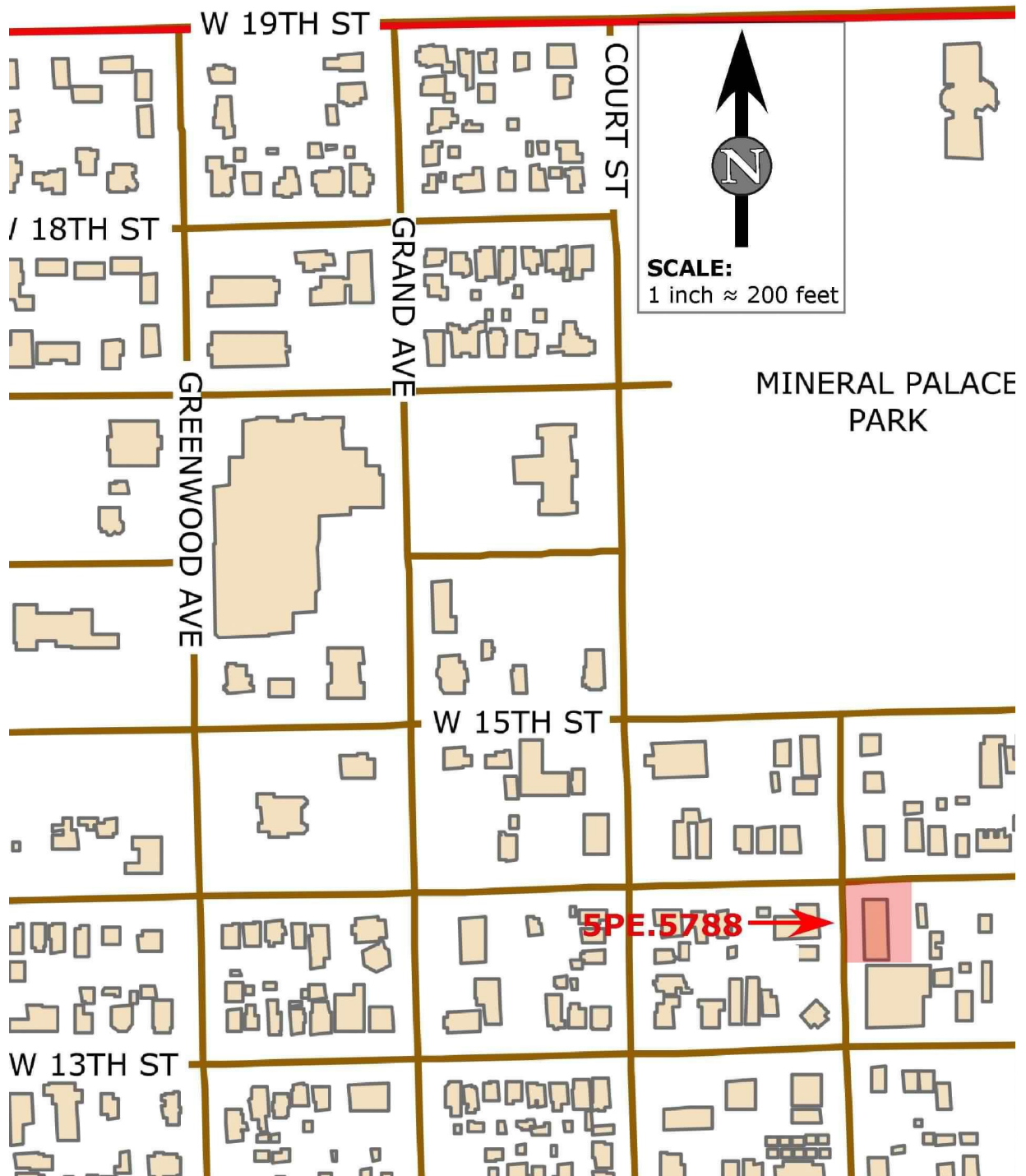
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): mainstn1310-20
 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): **08/03/05**
 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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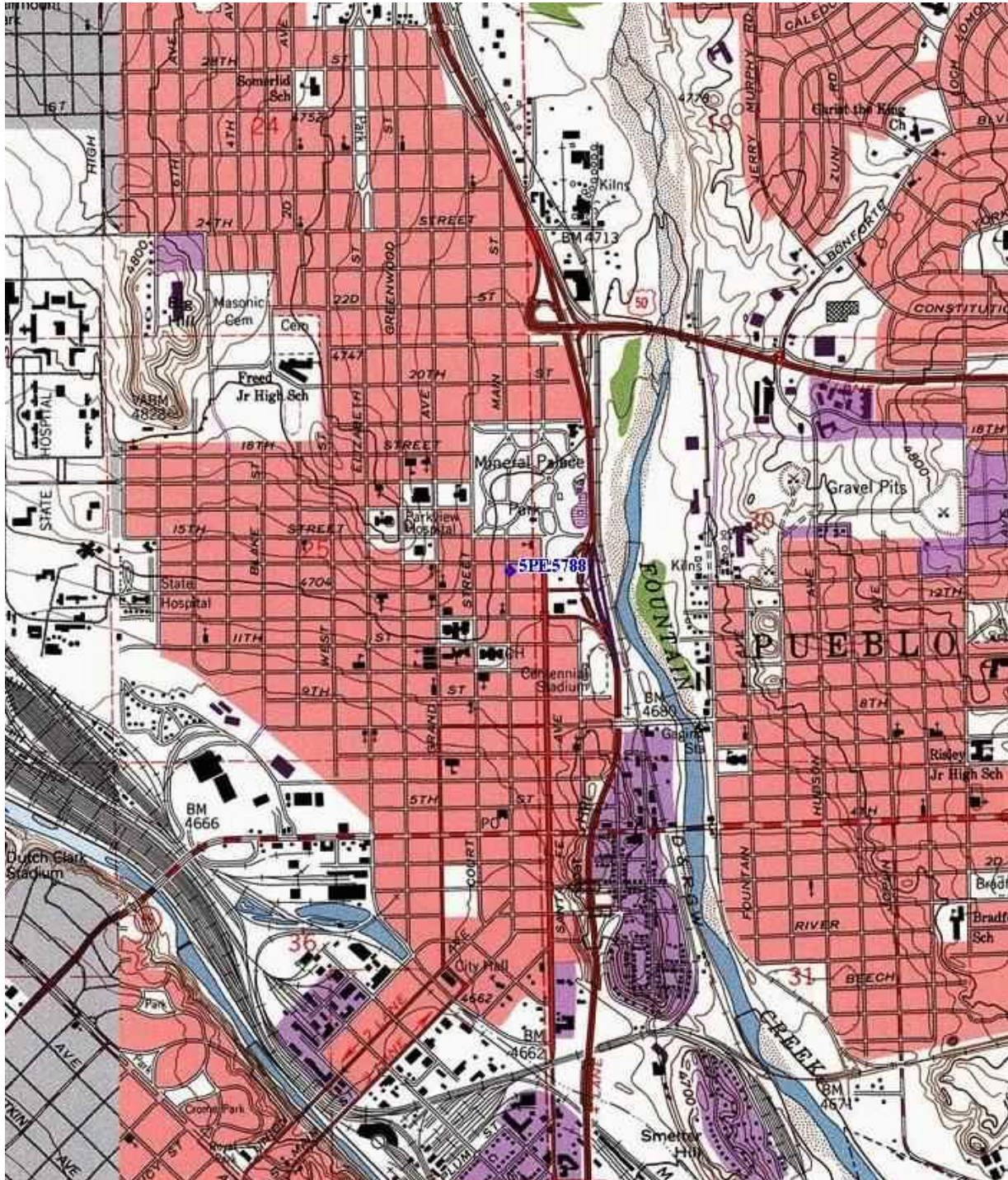
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SITE SKETCH MAP



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LOCATION MAP



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