

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.5791** Parcel number(s):
- 2. Temporary resource number: **525401021**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **1400-1410 North Main Street Apartments**
- 6. Current building name: **Ferraro, Barbara, Apartments**
- 7. Building address: **1400-10 N Main Street**
- 8. Owner name: **Barbara Ferraro**
- Owner organization:
- Owner address: **1925 Kingsroyal Blvd, Unit R**  
**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 type="checkbox"/> Not eligible	<input 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 **SW 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534273** Northing: **4236756**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 11 and 12; Block 8**  
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): **4,184 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Shed Roof**  
Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**  
Other roof materials:
20. Special features: **Roof Treatment/Decorative Cornice**  
**Balcony**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the west, this apartment building rests on a pink- and buff-colored, coursed rhyolite ashlar foundation, with 3-light hopper basement windows. A concrete stairwell descends from the south to a basement door in the east side of the rear (east) elevation. A brown-brick veneer, with tight, white mortar, clads the exterior walls. The brickwork features projecting belt courses corresponding to the first- and second-story window sills, and an elaborately corbelled parapet. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, sandstone sills, and corbelled-brick headers. Those windows opening in the first story of the symmetrical front (west) façade have narrow upper sashes, with cottage-style glazing. The second story hosts a pair of cottage-glazed hopper, awning, or sash windows. A porch spans the entire façade. It has a concrete floor, brick kneewall with sandstone cap, and square, brick supports. Concrete steps, flanked by wrought-iron railings, approach the porch in the center of its east and west halves. The steps correspond to two sets of three doorways opening in the façade. Each doorway hosts a 2-panel, 1-light wood door, opening behind black-painted wood screen doors. Above the doors are single-light transoms. A balcony spans the entire porch roof. It has decorative, wrought-iron railings. Four doorways open onto the porch. Each hosts French doors, with diamond-shaped glazing. Above each door is a green, canvas awning. The rear (east) doorways are 3-panel, 1-light, painted black. They open beneath single-light transoms. The doors are**

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connected via a complex of black-painted steel staircases and decks. Rubber membrane covers the shed roof. Engaged hearths and chimneys protrude from the west ends of the north and south elevations.

22. Architectural style: **No Style**

Other architectural styles:

Building type: **Terrace 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 northeast corner of Main and West 14th streets. Separating the street from the sidewalk is a grass-covered strip. Dominating 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: Actual: **1911**

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 building was constructed in 1911. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the replacement of the rear porch-balcony array, probably after 1990.**

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): **Residence**

35. Historical background:

**The first owner of this apartment building, constructed in 1911, is unclear. In 1914 the residents were M.C. Davis (1400), A.D. Marvin (1402), Wilbur Pryor (1404), George Claussen (1406), Emanuel Jack (1408), and Thomas R. Hoffmire (1410). Hoffmire was one of the earliest and longest residents of the apartment building, moving in after construction and remaining here through 1935. (Around 1925 he moved to the 1404 unit.) Thomas Hoffmire was an attorney. He was born around 1864 in Ohio. His wife, Helen, was born in New York around 1880.**

**Another long-time resident was Mary S. Shaw, who moved into the 1410 after the Hoffmires moved to the 1404 unit, around 1925. She remained here through at least 1940. She was born in Indiana around 1866 and worked as a saleslady at a local department store.**

**The owner prior to 1996 was Josephine E. Perricone, who sold the property that year to Barbara Ferrero, the current owner.**

36. Sources of information:

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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.

U.S. Census of 1920. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 15A.

u.s. census of 1930. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 4A.

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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; or

1b. History

Be the site of a significant historic event; or

1c. 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; or

2b. Architecture

Be a significant example of the work of a recognized architect or master builder, or

2c. 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, or

3b. Geography

Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or

3c. 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:      **1911**

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 Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. Many of these newer buildings were multi-family homes. As well, the apartment building is architecturally significant under National Register Criterion C (Local Landmark Criterion 2A) as an excellent example of the Terrace-form—and one the most intact examples of the form in Pueblo. While 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 or the Colorado State Register of Historic Properties, it could be individually eligible as a City of Pueblo Landmark. The property is, in any case, a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1911, 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. The only notable modification has been the replacement of the rear steps and balconies. 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

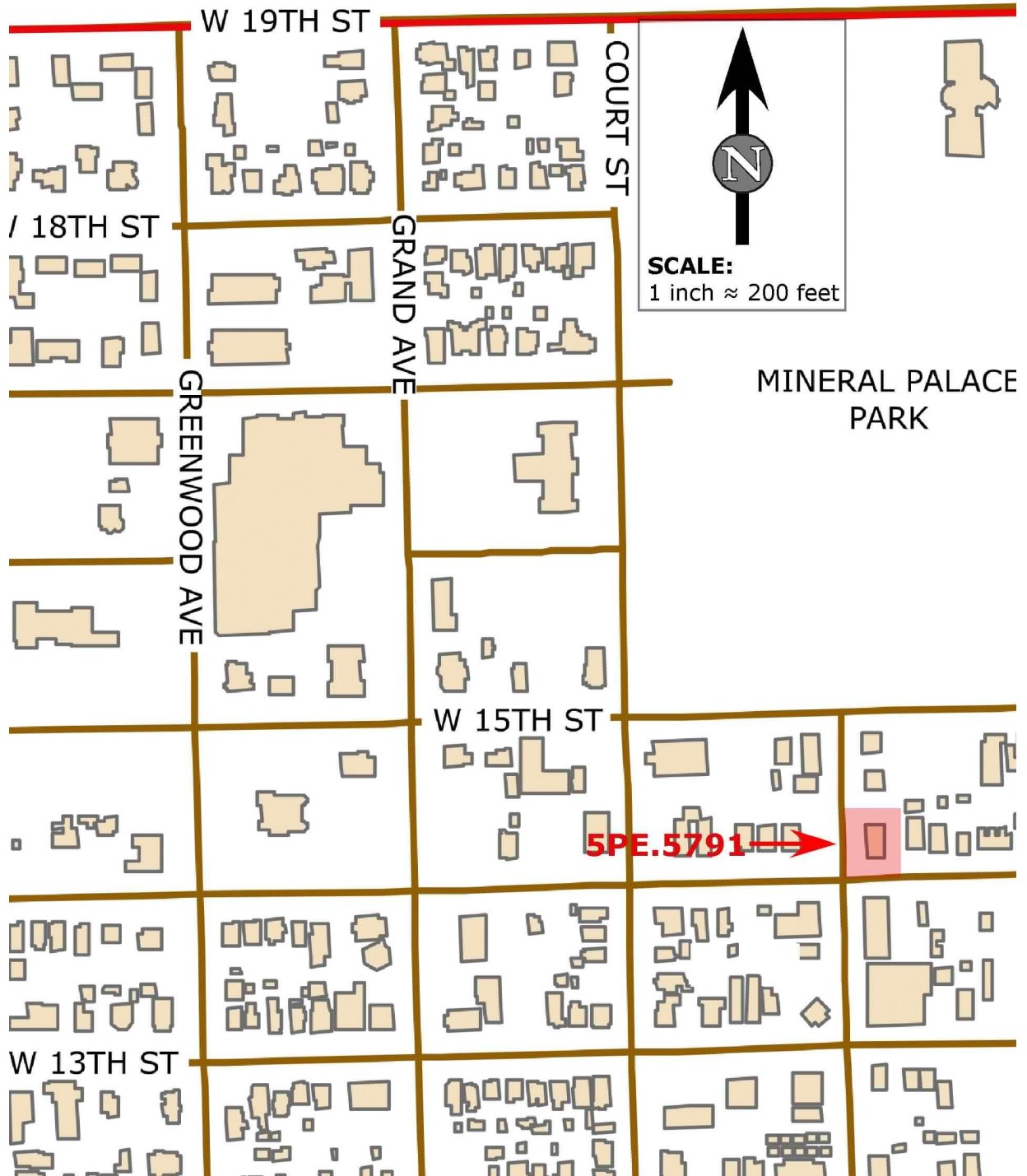
### VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): mainstn1400-10**  
 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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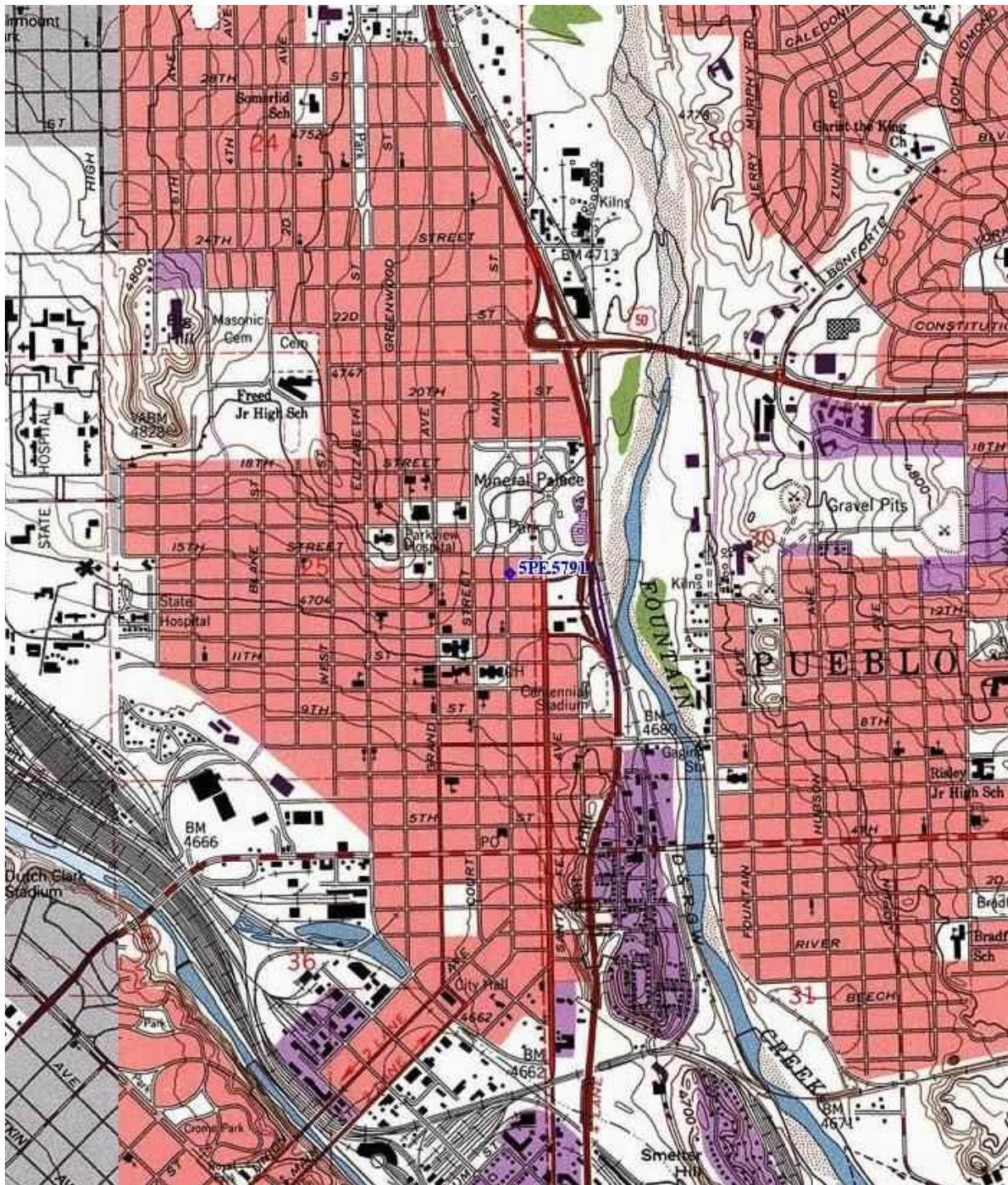
#### SITE SKETCH MAP





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## LOCATION MAP



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