

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.5857** Parcel number(s):
- 2. Temporary resource number: **525144013**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Snyder, Roy C., House**
- 6. Current building name: **Molina, Pablo A., House**
- 7. Building address: **1502 West Street**
- 8. Owner name: **Pable A. Molina**
- Owner organization:
- Owner address: **1502 West St**  
**Pueblo, Colorado 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 **SW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**  
 Easting: **533624** Northing: **4236850**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9; Block 3**  
 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): **1,168 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** Other wall materials:  
**Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof**  
 Other roof materials:
20. Special features: **Fence**  
**Car Port**
21. General architectural description:  
**Oriented to the west, this house rests on a concrete foundation. Cream-painted asbestos shingle siding clads the exterior walls. Broad, horizontal wooden composition siding, painted the same color, covers the gables. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and thin, green-painted wood surrounds. Single-light picture windows pierce either face of the southwest corner. Aluminum awnings shelter these windows. The west elevation of a former garage, attached to the eastern half of the north elevation, has been enclosed and now hosts a 2 (horizontal)-over-2 (horizontal) window. The principal doorway opens in the center of the symmetrical front (west) façade. It hosts a 2-panel, 6-light wood door, painted white, opening behind a brown, aluminum-frame storm door. A 2-step concrete stoop approaches the doorway. Sheltering it is a front gabled hood, resting on green-painted, lathe-turned wood supports. Another doorway opens near the center of the house's rear (east) elevation. Opening in small, side-gabled addition to the eastern half of the former garage is a white-painted wood slab door. Gray-green asphalt shingles cover the side-gabled roof, and the building lacks overhanging eaves. A carport, consisting of a wrought-iron structure and fiberglass roof, is located in front (west) of the attached former garage.**
22. Architectural style: **Modern Movements/Minimal Traditional**  
 Other architectural styles:  
 Building type:

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23. Landscape or special setting features:

**This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest 1- and 2-story houses and apartment buildings. Setbacks from West Street are generally the same on this block. This property is situated on the northeast corner of West and West 15th streets. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Connecting the carport to West Street is a gravel driveway. A wood privacy fence encircles 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:
- Roy C. Snyder**

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. The most notable alteration has been the enclosure of the attached garage, which appears to have occurred after 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 1951, was Roy C. Snyder. He was born on December 19, 1892, in Lincoln, Nebraska, and served in World War I. Snyder worked as a teamster.**

**Joseph E. Lakner purchased this property around 1955 and resided here the rest of his life. He was born in Delhi, Colorado, and served in the U.S. Navy during World War II. He worked as a nursing supervisor at the nearby Colorado State Hospital. With his wife, Frances C. Lakner, Joseph Lakner had two children, James Anthony Lakner and Suzanne Moreland. Joseph Lakner died on September 24, 1982.**

**Frances Lakner continued to own this property until 1986, when she sold it to Charles H. and Karen L. Sanchez. In 1996, Marla Vialpando purchased the house and lot from the Sanchezes, selling them to Pablo A. Molina, the current owner and resident, in 2000.**

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.**

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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.

"Joseph E. Lakner" [obituary]. Pueblo Chieftain, 26 September 1983, p. 7B.

World War I Draft Registration Card for Roy C. Snyder. Serial no. 1070, order no. 206.

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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 Minimal-Traditional architecture, a minimalist style resulting from the material shortages of the Great Depression and World War II. 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 1951, this house 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 only notable alteration has been the enclosure of the attached garage. However, the building maintains its original form and other important decorative elements. 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): westst1502**
- 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): **08/23/05**
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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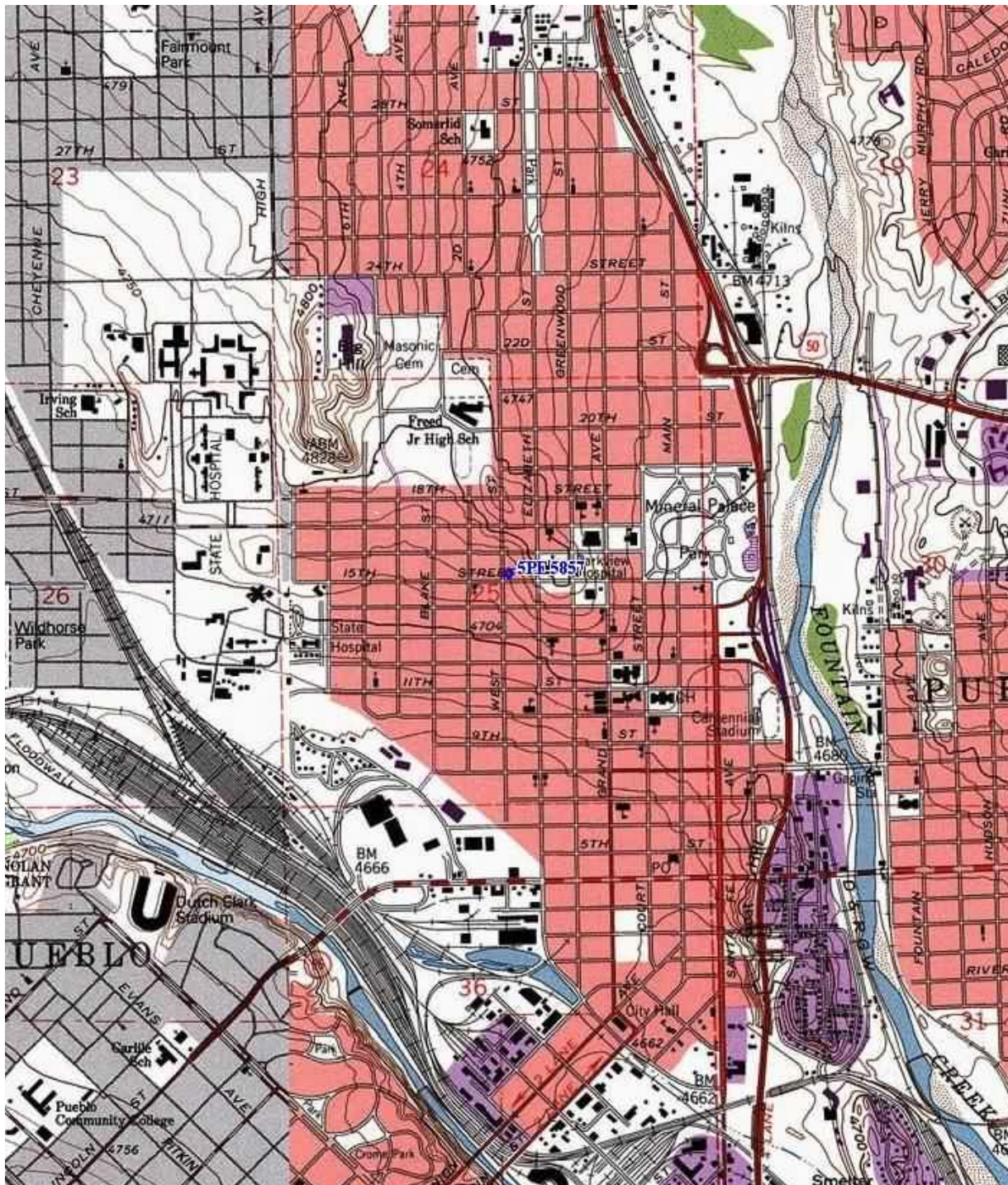
#### SITE SKETCH MAP



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## LOCATION MAP



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