

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5745**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **1825 West Street Duplex**
- 6. Current building name: **Cox, Patrick L. and Pamula A., Apartments**
- 7. Building address: **1825 West Street**
- 8. Owner name: **Patrick L. and Pamula A. Cox**
- Owner organization:
- Owner address: **523 W Evans St**
Pueblo, Colorado 81004

Parcel number(s):

525126001

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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **SW** 1/4 of **NW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533575** Northing: **4237227**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 30-32; Block 25. Also vacated portions of West 19th Street and a tract of land adjacent to the rear lots 30-32.**
Addition: **Dundee Place** Year of addition: **1888**
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): **3,533 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle** Other wall materials:
Stucco
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the east, this apartment building rests on a concrete foundation. A sheltered, basement stairwell descends from the north, on the north elevation. Light-green-painted wood shingles clad the exterior walls of the first story. The second story has light-green-painted false half-timbering. Covering the rear (west) elevation is white stucco. Windows are generally 1-over-1-light, double-hung sash; 1-beside-1-light, sliding sash; and fixed frame, with vinyl frames. Those windows opening in the first story have elaborate, tapered wood surrounds, painted green. Protruding for the east end of the north elevation is a rectangular, cantilevered bay, hosting original awning, hopper or casement windows. Shed-roof dormers protrude from both slopes of the side-gabled main roof. They host fixed-frame and 1-over-1-light, double-hung sash windows. A huge, shed-roof porch spans the entire façade. Opening onto the porch are 3 doorways. At the center is a doorway flanked by large, 6-over-6-light, double-hung sash windows. The side doorways have flanking sidelights and battered surrounds. It has tan brick kneewalls and piers, and a concrete floor. Interlocking, gray-green asphalt shingles cover the roof, and the shaped rafter and perlin ends are exposed. A brick chimney protrudes near the center of the roof ridge.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural styles:

Architectural Inventory Form

Page 3

Building type: **Bungalow**

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 1- and 2-story houses and apartment buildings. Setbacks from West Street vary greatly on this block. This property is situated on the southwest corner of West and West 19th streets. A planted-grass yard, with mature landscaping, covers the lot. The front yard is terraced, with concrete retaining walls and steps. An asphalt driveway wraps around the north and west sides of the house.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe:

Oriented to the east, this house rests on a concrete foundation. A sheltered, basement stairwell descends from the north, on the north elevation. Light-green-painted wood shingles clad the exterior walls of the first story. The second story has light-green-painted false half-timbering. Covering the rear (west) elevation is white stucco. Windows are generally 1-over-1-light, double-hung sash; 1-beside-1-light, sliding sash; and fixed frame, with vinyl frames. Those windows opening in the first story have elaborate, tapered wood surrounds, painted green. Protruding for the east end of the north elevation is a rectangular, cantilevered bay, hosting original awning, hopper or casement windows. Shed-roof dormers protrude from both slopes of the side-gabled main roof. They host fixed-frame and 1-over-1-light, double-hung sash windows. A huge, shed-roof porch spans the entire façade. Opening onto the porch are 3 doorways. At the center is a doorway flanked by large, 6-over-6-light, double-hung sash windows. The side doorways have flanking sidelights and battered surrounds. It has tan brick kneewalls and piers, and a concrete floor. Interlocking, gray-green asphalt shingles cover the roof, and the shaped rafter and perlin ends are exposed. A brick chimney protrudes near the center of the roof ridge.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1913**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 1913. An analysis of the style, materials, and historical records corroborates this date. The most notable alteration has been the replacement of most windows and doors, which appears to have occurred after 1970.

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 these apartments, constructed in 1913, is unclear. However, they appear to have always been operated as

Architectural Inventory Form

Page 4

rental units. By 1955, the owner was Garnett G. Nichols, who also resided in one of the units. He was a veteran of the U.S. Army during World War II and worked as a chemist for the Pueblo Board of Water Works. His wife was Marie G. Nichols.

Another notable resident, living here from around 1955 until her death nearly two decades later, was Agnes B. Hayes. She was past president of the Diocesan Council of Catholic Women and the Women's Club of Cañon City. For many years she was director of the gifts to Colorado State Hospital program and retired in 1967 from Catholic Social Services after 14 years of service. In 1958 Pope John XXIII awarded Hayes the Pro Ecclesia et Pontifice Medal for her service to Catholic social programs. With her husband, Dominick G. Hayes, Agnes had a son, Thomas Elmo Hayes. Dominick Hayes died on October 25, 1950. Agnes remained at this address until her own death, on February 18, 1973.

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.

"Garnett G. Nichols" obituary. Pueblo Chieftain, 22 April 1997, p. 2B.

"Mrs. Agnes B. Hayes" obituary. Pueblo Chieftain, 20 February 1973, p. 8A.

Architectural Inventory Form

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: **1913**

41. Level of significance: National: State Local

Architectural Inventory Form

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 in the first half of the 20th Century, when popular suburban styles and forms of houses were widely constructed on the remaining undeveloped lots in this neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of an apartment building resembling a Craftsman-style bungalow. 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 could be a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1913, 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. Most windows and doors have been replaced. 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

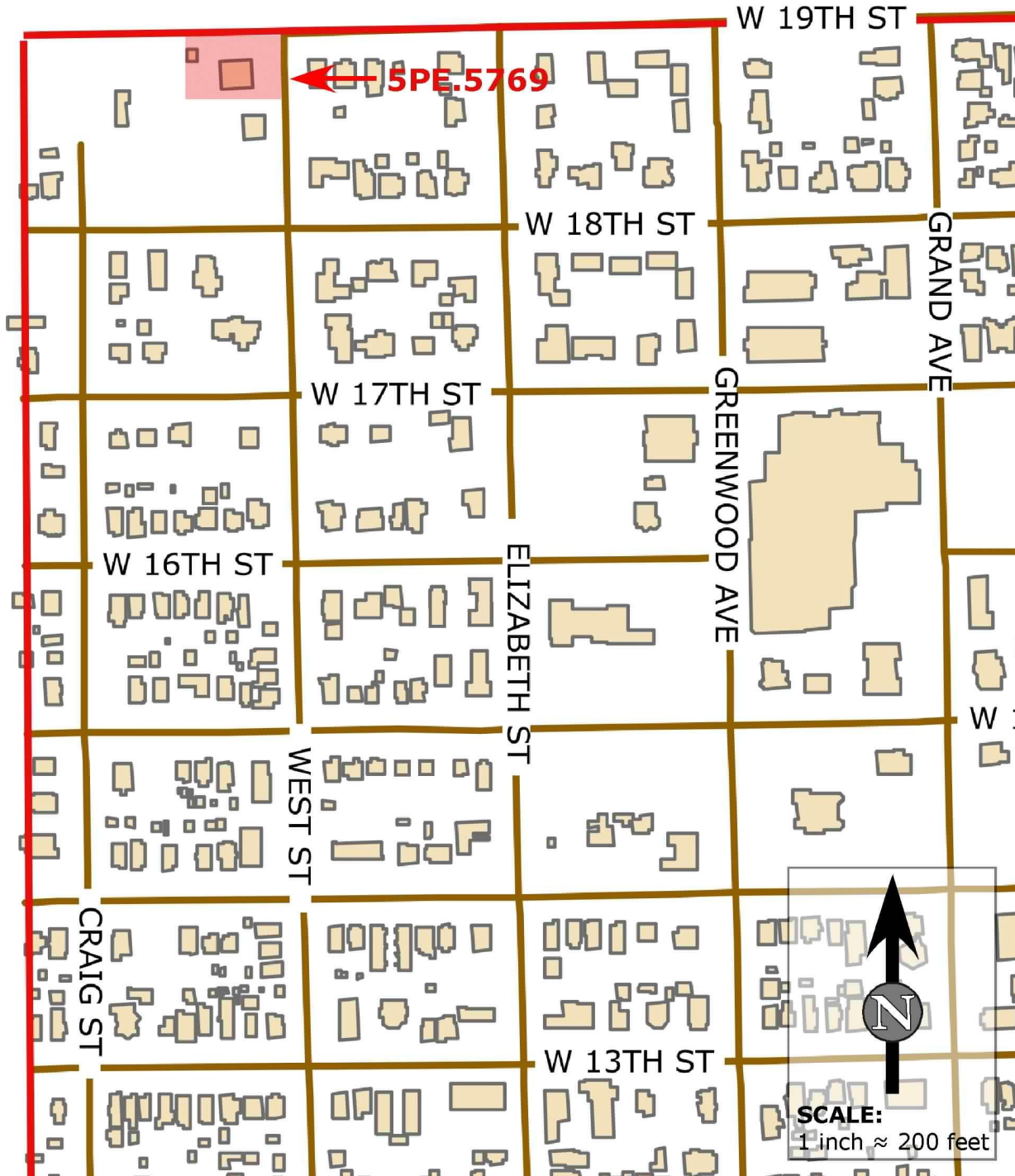
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): westst1825
 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): **08/15/06**
 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**

Architectural Inventory Form

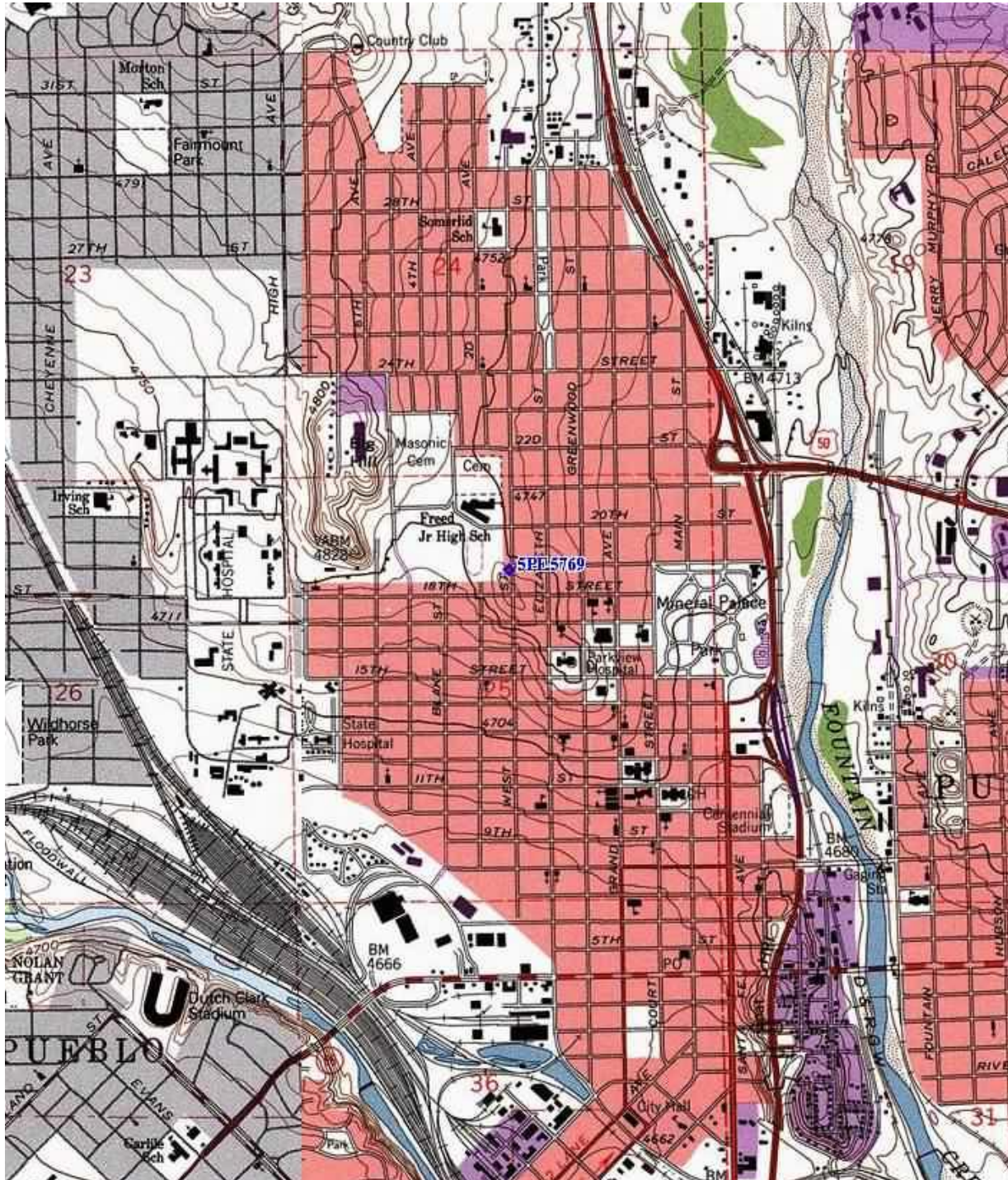
Page 7

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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