

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6644** Parcel number: **525124005**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Frank and Elenore E. Santarelli House**
- 6. Current building name: **Ronald J. and Sarah N. Nicholas House**
- 7. Building address: **1916 West Street**
- 8. Owner name: **Ronald J. and Sarah N. Nicholas**
- Owner organization:
- Owner address: **4713 Cedarwood Blvd  
Pueblo, CO 81001**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NW 1/4 SW 1/4 NW 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **533610** Northing: **4237337**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 9 and 10 of Rables Subdivision of Lots 1 through 16; Block 23**  
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: **936 square feet**
16. Number of stories: **1**
17. Primary external wall material(s):  
**Wood/Plywood/Particle Board**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Porch**  
**Garage/Attached Garage**
21. General architectural description:  
**Oriented to the west, this modular house rests on a concrete foundation. Pink-painted sheets of plywood, with battens, clad the exterior walls. Windows are generally 1-beside-1-light, sliding-sash, with aluminum frames. A tripartite window dominates the south end of the asymmetrical front (west) elevation. An integral porch spans the southern half of the facade. The principal doorway opens near the north end of the porch. Protruding from the northern half of the facade is an attached, single-car garage. Its west elevation hosts a 16-panel, steel, overhead-retractable garage door, painted white. Brown asphalt shingles cover the front-gabled roof, and the eaves are boxed with pink-painted wood soffit and fascia.**
22. Architectural style: **No Style**  
Other architectural style:  
Building type: **Modular**
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. This residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West Street are generally the same on this block, with this house having a slightly deeper setback. This property is situated on the east side of the street, between 622 West 20th Street to the north and 1912 West Street to the south. Separating the street from the concrete sidewalk is a packer-earth strip. The landscape lacks planted grass.**
24. Associated building, features or objects:  
**GARAGE**  
**A single-car garage or shed is located at the southeast corner of the lot. Oriented to the east, the building rests on a concrete foundation. Sheets of corrugated, galvanized metal clad the exterior walls. Dominating the front (east) elevation are paired, galvanized metal doors, opening on metal strap hinges. Sheets of corrugated, galvanized metal cover the front-gabled main roof, and the rafter ends are exposed but capped by a fascia board.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1972**  Actual  Estimate  
Source of information: **Pueblo County Assessor Property Profile.**
26. Architect: **Unknown**  
Source of information:
27. Builder: **Unknown**  
Source of information:
28. Original Owner: **Frank and Elenore E. Santarelli**  
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 modular house was manufactured in 1972 and placed on a previously undeveloped lot. An analysis of the style, materials, and historical records corroborates this date. This house has not been significantly altered since its manufacturing and installation.**
30. Location: **Original Location** Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:  
**The original owners and residents of this house, constructed in 1972, were Frank and Elenore E. Santarelli. Bruce M. and Patricia Wellens purchased the property in 1979, and sold it to the current owners, Ronald J. and Sarah N. Nicholas, in 2000. They operate the property as a rental unit.**
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.**

#### 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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
  - D. Has yielded, or may be likely to yield, information important in prehistory or history.
  - Qualifies under Criteria Considerations A through G (see manual).
  - Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 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.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Not Applicable**

40. Period(s) of Significance: **N/A**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**Because this property is less than 50 years old and does not meet any of criteria considerations A through G, it is ineligible for listing in the National Register of Historic Places. Moreover, the architectural and historical significance are not to the extent that the property would qualify for individual listing in the Colorado State Register of Historic Properties or as a City of Pueblo landmark. Given its age, the property should not be considered a contributing resource within a potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1972, this house 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 house has not been notably altered since its construction. It retains sufficient physical integrity to express its historical and architectural significance.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

State Register eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed  
Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed

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. Digital photograph file name(s): **westst1916 - 1 to - 4**  
Digital photographs filed at: **Robert Hoag Rawlings Public Library  
100 E Abriendo Ave  
Pueblo, CO 81004-4290**

48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**

49. Date(s): **1/31/2008**

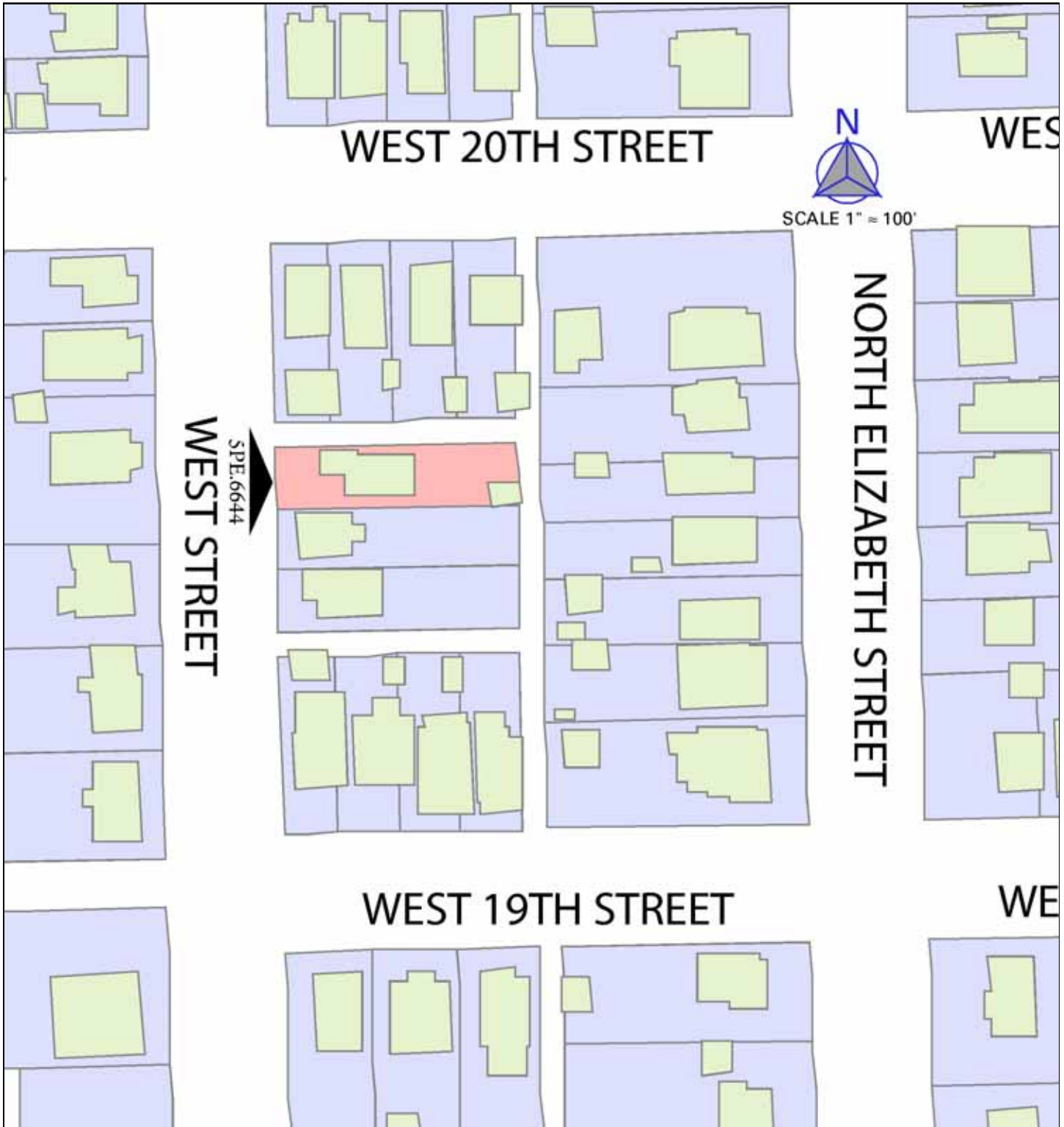
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

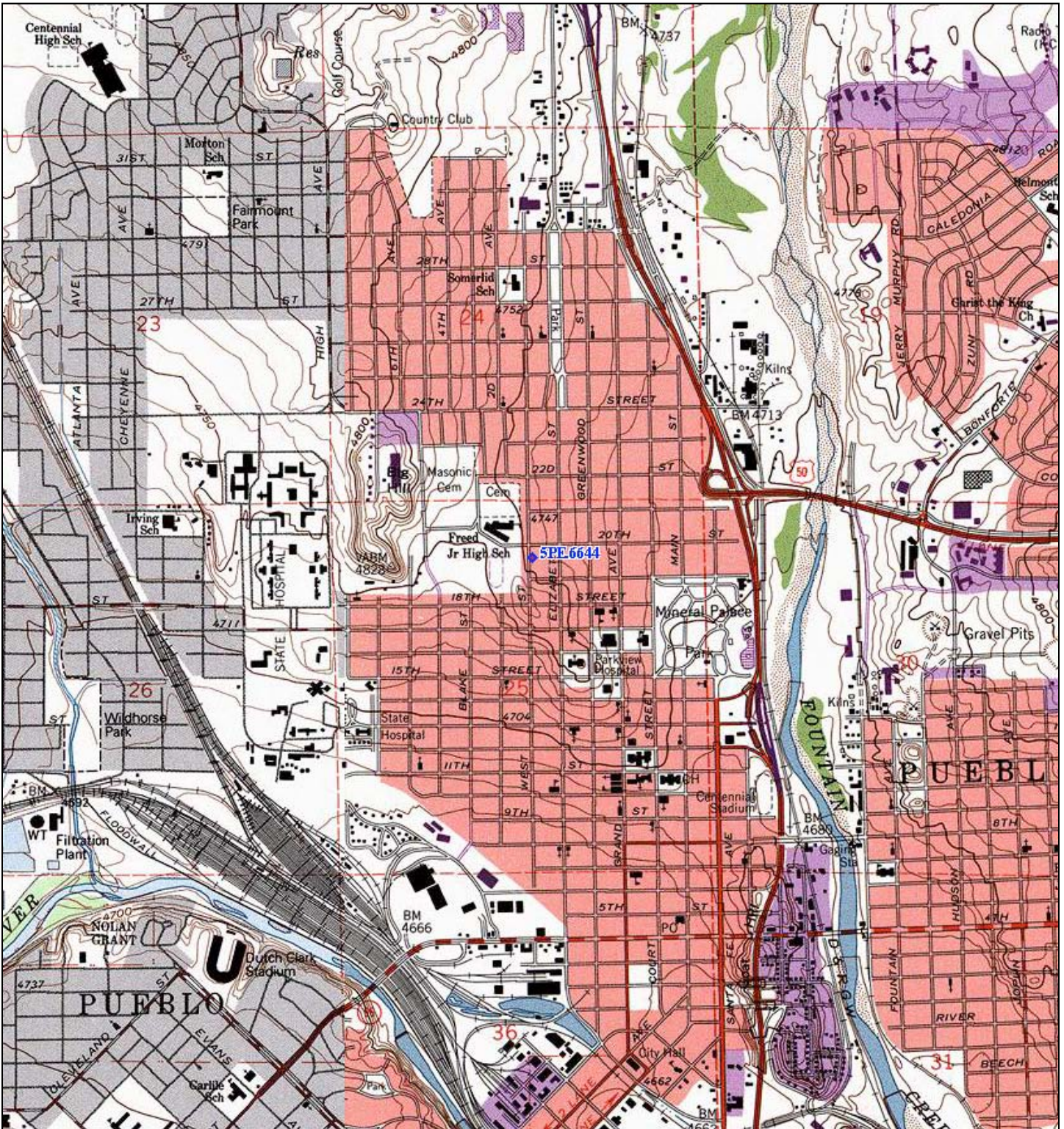
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com