

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number: **SPE.7153** Parcel number: **431139006**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Finley M. and Nannie B. Newlon House; Robert and Lillian Saldana House**
- 6. Current building name: **Silverio Saldana House**
- 7. Building address: **108 South Iola Avenue**
- 8. Owner name: **Silverio Saldana Trust**
- Owner organization:
- Owner address: **66 MacAlester Road
Pueblo, CO 81001**

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **64W**
SW 1/4 NW 1/4 SE 1/4 NE 1/4 of section **31** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **535114** Northing: **4236020**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 11 through 14; Block 15**
 Addition: **Mattice's Addition** 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: **696 square feet (first-floor area)**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
Brick
 Other wall materials:
18. Roof configuration: **Mansard Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **Fence**
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the west, this house rests on a brown-painted concrete foundation. A narrow, concrete-lined stairwell descends from east to west along the south elevation, providing access to a basement doorway. The doorway hosts a wood door. Tan stucco clads the exterior walls, except for the front (west) elevation, which has a red, raked-brick veneer. Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames. Those opening in stuccoed portions of the house reveal that they replaced much taller windows, with rock-faced stone sills. Similar windows open in the gabled (pedimented) dormers protruding from all four sides of the mansard roof. At the center of the roof's front (west-facing) slope is a large pediment over a round-arch recess. This recess hosts paired, single-light casement windows. Dominating the northern end of the otherwise symmetrical façade is a single-light picture windows. A window opening in the west end of the north elevation has been boarded shut and hosts an evaporative cooler. The opposite end of the same elevation has a tripartite window of three, single-light sections. It has brown,

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aluminum frames. Another window opening at the eastern end of the south elevation has been boarded shut. The principal doorway opens in the center of the façade. It hosts a wood door opening behind a black, aluminum-frame storm door. The doorway provides access to a shallow, hipped-roof porch, with flared eaves. The porch has a concrete floor and wrought-iron supports. Four concrete steps, flanked by wrought-iron railings, approach the center of the porch. A secondary doorway opens in east elevation of a small, shed-roofed addition protruding from the southern half of the rear (east) elevation. It host a white-painted, 3-panel, single-light wood door, opening behind an aluminum-frame storm door. The doorway provides access to an unsheltered wood deck, with steps descending to the north. A third doorway opens in the second story, in the northern half of the rear elevation. Sheltering it is a gabled hood. The doorway provides access to an unsheltered second-story porch and a wood staircase descending to the east and north. Brown asphalt shingles cover the mansard main roof and all other roof surfaces. Blue-painted wood fascia and soffit box the eaves.

22. Architectural style: **Late Victorian/Second Empire**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,600 feet above mean sea level. The surrounding neighborhood consists of modest one- and two-story houses. This dwelling is situated on the northeast corner of South Iola Avenue and an east-west-oriented alley running between and parallel to East River and East First streets. The property actually extends all the way northward to East First Street. Planted-grass strips separate the concrete sidewalks from the streets. Covering much of the property is a planted-grass yard, with mature landscaping. Enclosing the parcel is a chain-link fence.

24. Associated building, features or objects:

Garage

A large garage or shop is located east of the house, along the eastern edge of the property. Oriented to the north, the building rests on a concrete foundation. The walls consist of tan-painted concrete blocks. Covering the gables is red-painted, vertical wood siding. Opening in the western half of the front (north) façade is a tall, white-painted, steel, overhead-retractable garage door. At the north end of the west elevation opens a white-painted slab door. Windows open high in the west elevation. They are 1-beside-1-light, sliding-sash, with aluminum-frames and red-painted wood surrounds. Gray asphalt shingles cover the front-gabled roof. Red-painted wood soffit and fascia box the eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1893** Actual Estimate
 Source of Information: **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.
26. Architect: **Unknown**
 Source of Information:
27. Builder: **Unknown**
 Source of Information:
28. Original Owner: **Finley M. and Nannie B. Newlon**
 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 1900. Yet it is depicted on an 1893 Sanborn map and the address appears in city directories the same year, indicating that it was built in or prior to 1893. An analysis of the architectural style, building materials, and other historical records corroborates a circa 1893 date of construction. Most of the modifications appear to date to the 1960s, when the

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building received stucco exterior walls cladding, a replaced porch, and new windows.

30. Location: **Original Location** Date of move(s): **Not Applicable**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate uses(s): **Domestic/Single Dwelling**

33. Current uses(s): **Domestic/Multiple Dwelling**

34. Site type(s): **Residence**

35. Historical background:

The original owners and residents of this house, built prior to 1893, were Finley M. and Nannie B. Newlon. Both were born in Pennsylvania; Finley in February 1845 and Nannie in July 1849. The couple married circa 1869 and had five children: E., W.B., Robert, Mabel, and Lillian Newlon. Finley Newlon operated a hay and feed store. He died on December 11, 1922.

In 1904 Urie and Maggie Rhodes resided in the house. Urie was born in July 1855 in Illinois while Maggie was born in April 1866 in Missouri. They married around 1881 and had two daughters: Della and Ollie. Urie worked in a grocery store.

By 1919, Edson M. and Roxanna D. "Roxie" Kirkbride resided in the house. Edson was born around 1856 in Ohio and Roxie was born circa 1859 in Iowa. The couple had three children: Otis E., Estella, and Hazel L. Kirkbride. Edson Kirkbride appears to have operated a truck farm, growing seasonal produce.

The residents of the house in 1925 were Willard O. and Nellie M. Harbaugh. They were both born in Kansas, Willard around 1880 and Nellie on April 29, 1882. The couple had four children: Wesley, Minnie, Goldie, and Ida Harbaugh. Willard Harbaugh was a streetcar conductor. He died on November 5, 1960; Nellie died on March 31, 1969.

William H. Spears lived at this address in 1930. William Spears was born around 1885 in Ohio and had three children: Lenore, Madison, and Wilma. He was a foreman of the Pueblo Stockyards, located along the southern edge of the East Side Neighborhood. William's second wife was Anna S. Spears. They were married on December 19, 1936, in Pueblo. William died on January 13, 1971.

By 1940 Earl C. and Ethel Langley were the residents of this house. Earl Langley was born around 1860 in Indiana; Ethel was born circa 1872 in Illinois. The couple married on August 10, 1890, in Pueblo, and had thirteen children: Earl C., Alice, Betty, Frances, Opal, Edwin, Zelma, David, Lola, Mabel, Albert, Hattie, and Madge Langley. The elder Earl Langley was an employee of the Rail Mill Finishing Department at the Colorado Fuel & Iron Company's Minnequa Works. He died on February 25, 1957. In addition to the Langleys, Charles G. Walliser also lived here in 1945. He was born on December 11, 1927, in Iowa. He had a son, Max E. Walliser. Charles Walliser was a longtime employee of the Union Pacific Railroad, but while living here he was a watchman at the Pueblo Stockyards. Charles lived here until his death on November 4, 1953.

Around 1955 Robert and Lillian Saldana purchased this property and resided in the house. Robert Saldana was a mechanic at the Pueblo Ordnance Depot. The property then transferred to Silverio Saldana, subsequently alternating between Soledad Sosa and Silverio Saldana several times until 1991, when Silverio Saldana sold the house to Tencha Friedenbergl. Several years later, in 2006, Silverio Saldana reacquired the property. In 2009 he transferred the property into the Silverio Saldana Trust, where it remains. At the time of this survey, the house contained two apartments, one on each story.

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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.

Colorado Marriages, 1858-1939. Denver: Colorado Genealogical Society, 2004, CD-ROM. Denver Public Library.

U.S. Census of 1900. Ward 3, Pueblo, Pueblo County, Colorado. Sheet 2B.

"Finley M. Newlon" [obituary]. *Pueblo Chieftain*, 12 December 1922, p. 3.

U.S. Census of 1920. Precinct 22, Pueblo, Pueblo County, Colorado. Sheet 4A.

U.S. Census of 1920. Precinct 15, Pueblo, Pueblo County, Colorado. Sheet 7B.

"Harbaugh (Willard O.)" [obituary]. *Pueblo Star-Journal and Sunday Chieftain*, 6 November 1960, p. 5B.

"Harbaugh (Nellie May)" [obituary]. *Pueblo Chieftain*, 4 April 1969, p. 3B.

U.S. Census of 1930. Precinct 16, Pueblo, Pueblo County, Colorado. Sheet 1A.

"Spears (William H.)" [obituary]. *Pueblo Chieftain*, 14 January 1971, p. 3B.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 12A.

"Langley (Earl Cecil)" [obituary]. *Pueblo Chieftain*, 26 February 1957, p. 6.

U.S. Census of 1920. Precinct 16, Pueblo, Pueblo County, Colorado. Sheet 7A.

World War I Draft Registration Card for Charles Gilbert Walliser.

"Walliser (Charles Gilbert)" [obituary]. *Pueblo Chieftain*, 5 November 1953, p. 10.

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.

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- 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: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, ca. 1893; Social History, ca. 1893-1960**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant under Pueblo Landmark Criterion 1a for its association with the development of Pueblo's East Side Neighborhood, which was mainly home to the city's enormous working class. Residents of this house included a hay and feed store owner; a grocery store clerk; a farmer; a streetcar conductor; stockyard employees; and a steelworker. Many of the residents were associated with the neighborhood's largest employers, particularly the Colorado Fuel & Iron Company and the Pueblo Stockyards. As well, the house is architecturally significant under Pueblo Landmark Criterion 2a as example of the Second Empire style. Character-defining features include a mansard roof with pedimented windows. This style is somewhat rare in Pueblo, particularly on the East Side, and this house is the most intact Second Empire house in the neighborhood. While the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property could qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be eligible as a City of Pueblo Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed around or prior to 1893, 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 installation of new wall cladding, the replacement of windows, and the reconstruction of the porch concealed or removed numerous character-defining features. Yet the most important character-defining features of this style, the mansard roof with pedimented windows, remain intact. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

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45. Is there National Register district potential: Yes No Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic district. However, while not individually eligible, this property has the potential to contribute to a historic district and should be considered as part of any future research on district potential in this area.**

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): **iolaaves0108 - 1.tif to iolaaves0108 - 6.tif**

Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**

48. Report title: **Pueblo East Side Neighborhood Architectural and Historical Selective Inventory**

49. Date(s): **3/26/2010**

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**

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SKETCH MAP



53

Footprints

& Rivers

Feet
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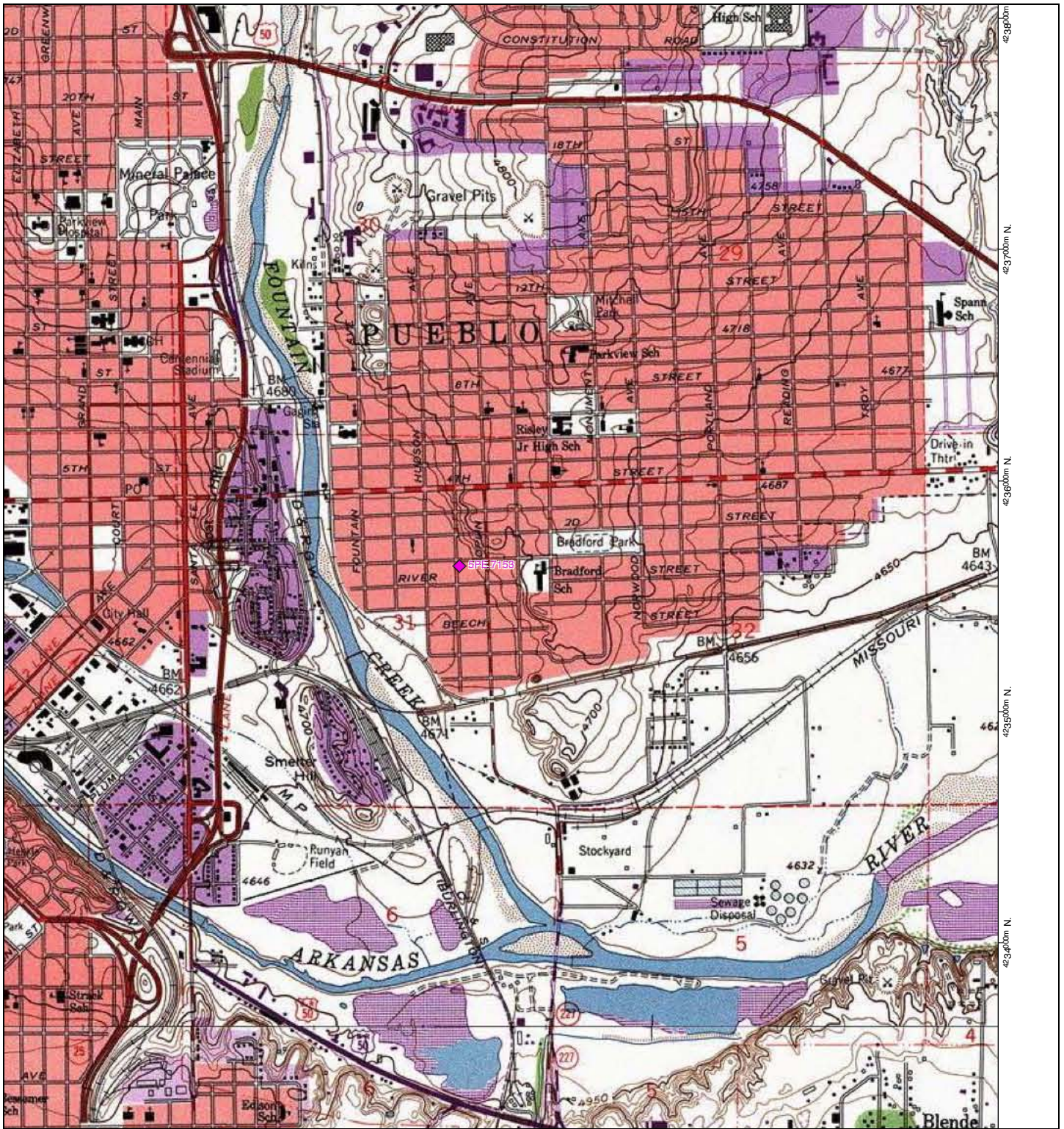
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LOCATION MAP



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

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