

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5642** Parcel number(s):
- 2. Temporary resource number: **525411007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Townsend, Samuel W., House**
- 6. Current building name: **Parkview Family Counseling Center**
- 7. Building address: **417 W 13th Street**
- 8. Owner name: **Parkwood, LLC**
- Owner organization:
- Owner address: **417 W 13th St**
- Pueblo, CO 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**  
**SE 1/4** of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533896** Northing: **4236649**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9: Block 25**  
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): **1,600 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
18. Roof configuration: **Gambrel Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Ornamentation/Decorative Shingles**
21. General architectural description:  
**Oriented to the south, this house rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar, with raised mortar. Narrow, white-painted, horizontal wood siding, with 1-by-4-inch cornerboards, clads the exterior walls. Variegated wood shingles, also painted white, cover porch kneewalls, bay and bow windows, and the face of the gambrels. Windows are generally double-hung sash, with green-painted wood frames, aluminum-frame storm windows, and white-painted wood surrounds. They have narrower upper sashes featuring cottage-style glazing. A 3-sided, canted bow window protrudes near the center of the east elevation's first story. It rests on heavy, scrolled brackets. A similar bay window protrudes from the west elevation's first floor, south of center. East of this window is a rectangular bow window. Double-hung sash windows always appear in sets of 3 in the second story. A hopper or awning window pierces the south end of the east elevation's first floor. Hopper, awning or casement windows open in either end of the rear (north) elevation's second story. An integral porch spans the entire front (south) façade. It features a shingle-covered kneewall and white-painted Doric columns, constructed of wood. These columns support corresponding beams, which create a coffered effect across the porch's ceiling. Approaching the porch at its center are 4 concrete steps, covered in dark green carpet. A white-painted, metal railing runs down the center of the steps. The principal doorway opens in the east side of the otherwise symmetrical façade. It hosts a single-light, glass-in-**

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wood-frame door, with an oval-shaped light, opening behind a black, security storm door. A doorway opens in the center of the rear (north) elevation. A concrete step approaches the doorway. It provides access to a concrete patio connecting this house to the office behind (north of) it. A green, canvas awning protects the walkway. Green, interlocking asphalt shingles cover the cross-gambrelled main roof and the pent roof between the first and second stories. White-painted wood fascia and soffit box the eaves. However, shaped rafter ends appear beneath the pent roof. Shaped brackets appear beneath the jetties at the top of the gambrels. A red-brick chimney emerges at the junction of the roof ridges.

22. Architectural style: Late 19th And 20th Century Revivals/Dutch Colonial Revival

Other architectural styles:

Building type:

23. Landscape or special setting features:

**This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Most of the houses here have an unusually shallow setback from West 13th Street, the busy, principal east-west thoroughfare through this area. This property is situated on the northeast corner of West 13th and North Greenwood streets. A planted-grass yard, with mature landscaping, surrounds the house, while shady elm and maple trees line the streets. A wood privacy fence, tinted green, encircles the backyard. A concrete parking area is located at the northwest corner of the property.**

24. Associated buildings, features or objects:

1: Type: Office Annex

Describe: **A building housing additional office space for this family therapy practice fills much of the north half of this lot. Oriented to the south, the building rests on a concrete foundation. White vinyl siding clads the exterior walls. Covering the gables is broad, horizontal, wooden composition siding. Windows are 1-over-1-light, double-hung sash, with white vinyl frames. A pair of doorways opens in the front (south) façade, one in the center and the other in the east end. Both host 2-panel, 1-light, green-painted metal doors. The same kind of door opens in the north end of the west elevation, sheltered beneath a green canvas awning. Gray asphalt shingles cover the front-gabled roof.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1912** Actual:

Source of Information: **U.S. Census of 1910. Ward 7, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 11.**

**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: **Samuel W. Townsend**

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:

**Sanborn maps and city directories suggest that this house was constructed in 1912. An analysis of the form, style, and materials corroborates this date. This house has not been significantly altered since its construction. The office annex was a former, concrete-block garage dating to after 1952. It was remodeled into an office after 2001.**

30. Location: **original** Date of move(s):

### V. HISTORICAL ASSOCIATIONS

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

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32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Medical Business/Medical Office**
34. Site type(s): **Counseling Center**
35. Historical background:

The first owner and resident of this house, constructed around 1912, general life insurance agent Samuel W. Townsend. He was born in 1869 in Illinois. In 1885 he married Edith D. Dickson. They had a daughter, Marion, and three sons: Morris D., John W., and Alan S. Before constructing this house, Samuel Townsend lived with his in-laws, Thomas H. and Eliza Dickson. The family moved from their 13th Street residence prior to 1925, eventually settling in Beulah. Samuel died in June 1936.

In 1925, the resident here was attorney George B. Baker, followed by Arnold M. Talbott in 1930. In 1935, Wilbur M. and Gertrude R. Heaton purchased the property and resided here. He was principal of Centennial High School. Wilbur died in June 1944 and Gertrude remained here through 1945.

Everett D. Nordstrom purchased this house around 1950 and resided here with his wife, Mary Williams Nordstrom. Together they had a daughter, Karen Lee Britton. Everett Nordstrom was a sales manager for the Pueblo Hotel Restaurant Supply Company. Prior to 1955, Everett and Mary moved to Phoenix, Arizona. Everett died on July 2, 1972.

Around 1955, Roy A. Bryan acquired the lot and resided in the house. He was born on June 24, 1916, in Union County, New Mexico, the youngest of three children. The family moved to Pueblo in 1922. He graduated from Centennial High School and served as an airplane pilot during World War II. After the war, Roy and brothers Carl and Ray opened their own real estate firm in Pueblo. He was the first full-time executive secretary of the Pueblo Board of Realtors. He also served four years as president of the Pueblo YMCA. With his wife, Virginia, Roy had two children: Douglas and Ann. The family later moved to Nebraska, where Roy served as executive secretary of the Omaha Board of Realtors. He was also briefly an executive of a Detroit-based computer listing service before settling in Toledo, Ohio, as the executive vice president of the Toledo Board of Realtors. Roy Bryan died there in February 1983.

Parkwood, LLC, purchased the property in 2001 from the Garcia family. The company uses the property to house its Parkwood Family Counseling Center.

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.

"Townsend (Samuel W.)" [obituary]. Pueblo Chieftain, 18 June 1936, p. 2.

"Baker (George B.)" [obituary]. Pueblo Chieftain, 13 February 1955, p. 7A.

"Nordstrom (E.D.)" [obituary]. Pueblo Chieftain, 4 July 1972, p. 6B.

"Roy Bryan" [obituary]. Pueblo Chieftain, 27 February 1983, p. 9A.

Bennett, Maiea A. Rodriguez. Interview with Adam Thomas, 8 August 2005.

"Heaton (Wilbur M.)" [obituary], Pueblo Chieftain, 9 June 1944, p. 4.

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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: **ca. 1912**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. It is also associated with Pueblo's professional middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Dutch Colonial Revival style. 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, or the Colorado State Register of Historic Properties. However, it may be potentially eligible as a City of Pueblo Landmark. It is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1912, 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. This house has not been significantly altered since its construction. The building retains sufficient physical integrity to convey its 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): 13thstw417**
- 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): **06/22/05**
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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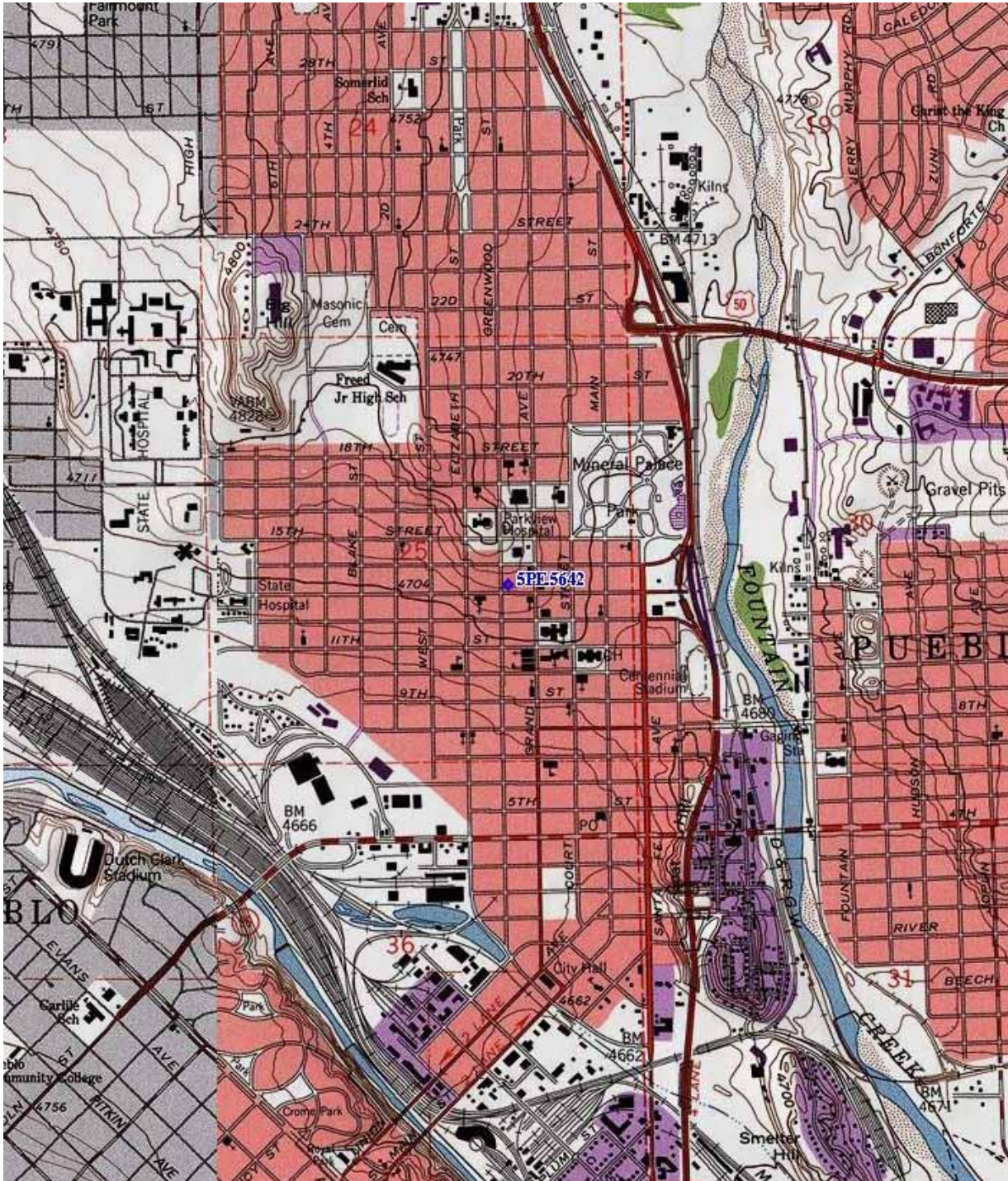
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SITE SKETCH MAP



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## LOCATION MAP



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