

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.5707** Parcel number(s):
- 2. Temporary resource number: **525144014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Hobey, L.M., House**
- 6. Current building name: **Richardson-Brockett House**
- 7. Building address: **619 W 15th Street**
- 8. Owner name: **Adam Richardson and Samantha Brockett**
- Owner organization:
- Owner address: **619 W 15th 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**
SW 1/4 of **SW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533652** Northing: **4236846**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 11; 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): **780 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Porch
21. General architectural description:
This house is oriented to the south. Light-gray vinyl siding conceals the foundation and clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames, aluminum-frame storm windows, and blue, vinyl surrounds. A single-light picture window dominates the west side of the asymmetrical front (south) façade. A window opening filled with glass blocks appears in the north end of the east elevation. A shed-roofed porch spans the east half of the façade. It has a concrete floor and white-painted, wood, turned balustrade and supports. A single concrete step approaches the porch on its east end. The principal doorway opens in the east side of the façade. It hosts a white, 4-panel metal door, with fanlight. Another doorway opens in the east end of the rear (north) elevation. It hosts a 3-panel, 1-light, glass-in-wood-frame door, painted white, with plastic in the light. A wood hatch, containing a metal, louvered vent, pierces the north-facing gable. Gray, interlocking asphalt shingles cover the cross-gabled main roof and all other roof surfaces. Blue vinyl fascia and soffit box the eaves.
22. Architectural style: **No Style**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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This property is located on terrain sloping steeply downward from east to west, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one-story houses. Setbacks from West 15th Street are generally the same on this block. This property is situated on the north side of West 15th Street, between 617 West 15th Street to the east and 623 West 15th Street to the west. Gravel covers the strip separating the sidewalk from the street. A planted grass yard, with mature landscaping, surrounds the house. Running along the east side of the house, connecting the street to a garage northeast of the dwelling, is a concrete driveway. A chain-link fence encloses a portion of the back yard.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located directly northeast of the house. Oriented to the south, the building rests on a concrete-block foundation. The walls consist of gray-painted concrete blocks. Dominating the front (south) elevation is a vertical-plank, overhead-pivot garage door, painted blue. Piercing the center of the east and west elevations are window openings protected behind a wire mesh. The north end of the west elevation hosts a 4-panel wood door, painted blue. Two sets of paired, single-light windows appear in the north elevation. Sheets of asphalt cover the shed roof.**

2: Type: **Shed**

Describe: **A standard kit-built shed is located at the northwest corner of the lot. Oriented to the south, the structure appears to lack a permanent foundation. The walls consist of white-painted sheet metal. Paired, sliding doors of the same description dominate the front (west) elevation. The front-gambrel roof also consists of sheet metal, painted white.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1880** Actual:

Source of Information: **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.**

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

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 building was constructed in 1900. However it appears on a 1904-05 Sanborn map, and city directory listings for this address date to 1890. As well, it is similar in size and materials to the dwelling 2 houses east, which was constructed in 1880, suggesting a circa 1880 date of construction. The rear addition, front porch, and vinyl siding are recent modifications, most likely dating to after 1995.

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:

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The first resident of this house, constructed around 1880, appears to have been L.M. Hobey. Prior to 1900, Gustav A. Johnson resided here with his family. He was a coachman and gardener for Pueblo financial mogul Mahlon D. Thatcher, whose Hillcrest mansion was located just east, at 507 West 15th Street. Johnson's son, Ralph E. Johnson, also worked as a yardman for Thatcher. Gustav Johnson died in 1911. His widow, Matilda "Tillie" Johnson, remained here through 1945. She settled in Pueblo upon arriving in the United States in 1886. She later moved to 716 West 13th Street, where she died on April 29, 1957.

Prior to 1955, Charles and Cora Read purchased this property and resided here. Charles Read came to Pueblo in 1941 and was an employee of the Colorado Interstate Gas Company. He died in this house on December 21, 1955. His widow, Cora, remained here until 1990, when she sold the house and lot to Charles G. Land. Cora Read died on August 16, 1997. Land sold the property to Prina L. Fitzgerald in 2001. A mother later, Fitzgerald transferred the property to D&P Family, LLC, which, in turn, quit claimed the house and lot to PLP Properties, LLC, in 2002. Adam Richardson and Samantha Brockett, the current owners and residents, acquired the property from PLP Properties in 2003.

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.

"Johnson (Matilda 'Tillie')" [obituary]. Pueblo Chieftain, 30 April 1957, p. 6.

"Read (Charles T.)" [obituary]. Pueblo Chieftain, 23 December 1955, p. 10.

"Cora Read" [obituary]. Pueblo Chieftain, 19 August 1997, p. 6A.

Dodds, Joanne West. The Thatchers: Hard Work Won The West. Pueblo, Colo.: My Friend, The Printer, 2001.

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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: **Not Applicable**40. Period of Significance: **n/a**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, particularly as one of the earliest dwellings constructed here. 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1880, 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. While the recent addition is isolated to the rear elevation, the installation of vinyl siding and the replaced front porch have removed or concealed character-defining features. Nonetheless, the building retains its basic form. 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

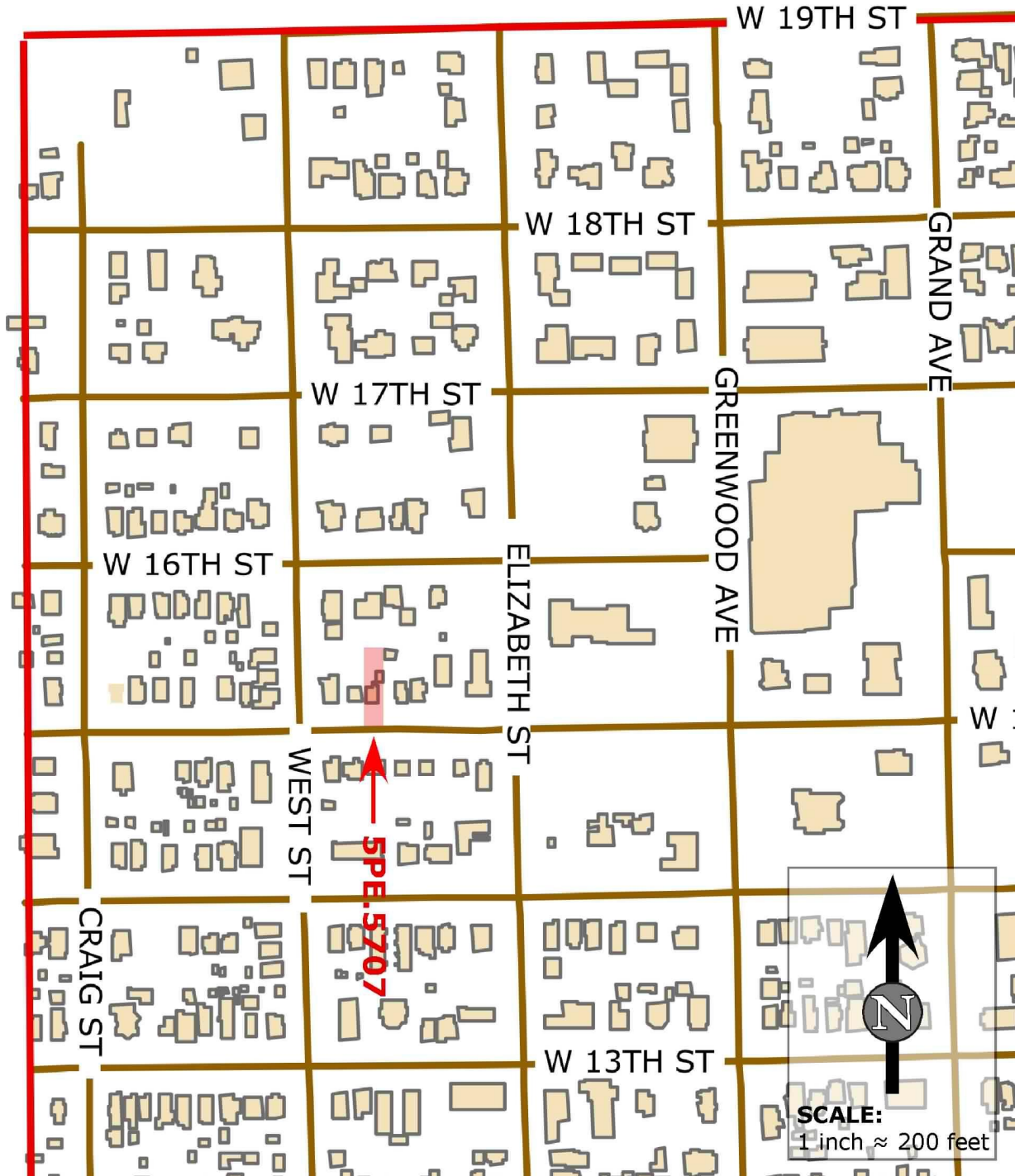
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos
File Name(s): 15thstw619**
- 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): **07/19/05**
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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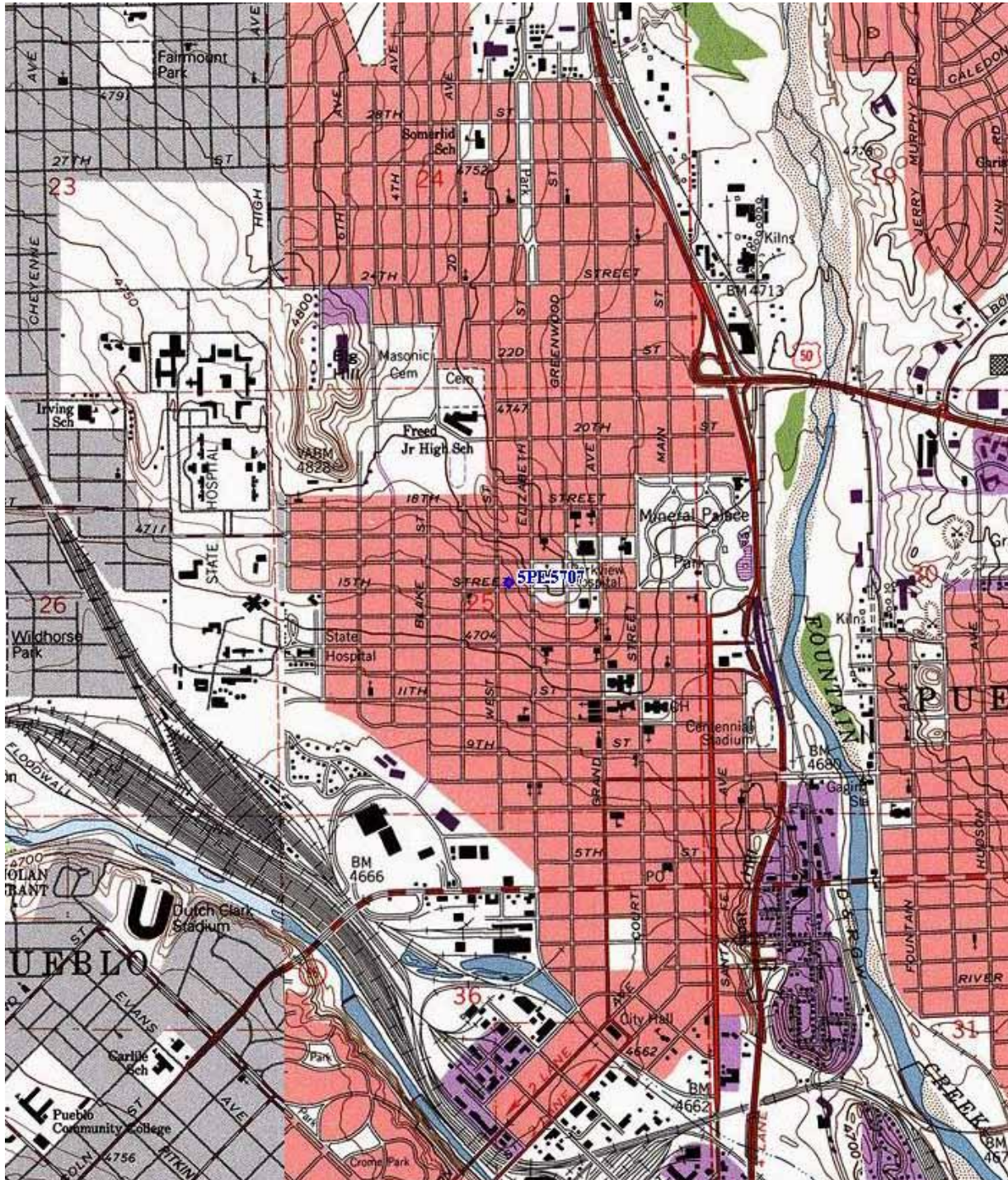
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SITE SKETCH MAP



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LOCATION MAP



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