

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.5722** Parcel number(s):
- 2. Temporary resource number: **525144020**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Johnson-Richards House**
- 6. Current building name: **606-608 West 16th Street**
- 7. Building address: **606-608 W 16th Street**
- 8. Owner name: **Abel J. Tapia**
- Owner organization:
- Owner address: **1827 N Elizabeth 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**  
**NE 1/4** of **SW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533687** Northing: **4236922**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 2 and 3; 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): **1,981 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:  
**Wood/Plywood/Particle Board**
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**  
**Window/Glass Block**
21. General architectural description:  
**Oriented to the south, this duplex rests on a pink-painted concrete foundation. A concrete stairwell provides access to a basement door, opening in the north end of the west elevation. It hosts a brown-painted wood slab door. North of it is a 4-light hopper window, with brown-painted steel frame. Pink-painted, broad, horizontal wooden composition siding clads the exterior walls. Pink-painted sheets of plywood or particleboard, in a vertical-plank pattern, cover the gables. Windows are 1-beside-1-light, sliding-sash, with either aluminum or vinyl frames. A fixed-frame window opens in the east end of the façade, and a pair of the same windows appears in the north end of the east elevation. Near the center of this elevation is a small opening containing glass blocks. An integral porch is located in the northeast corner of the front-gabled bay protruding from the center of the asymmetrical front (north) façade. It has a concrete floor and a single support, covered in brown-painted faux brick. It has a black, wrought-iron railing. The principal doorway (for 606) opens in the center of the façade. It hosts a gray, 6-panel metal door. The principal doorway for 608 opens in the south end of the west elevation. It hosts a brown, 6-panel metal door, with a sidelight to the north. Plate-glass sliding doors open on the east side of the rear (south) elevation. A 2-step concrete stoop approaches the door from the west. Red, interlocking asphalt shingles cover the cross-gabled roof. Pink-painted wood soffit and brown-painted fascia box the eaves.**
22. Architectural style: **No Style**

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Other architectural styles:

Building type:

## 23. Landscape or special setting features:

This property is located on terrain sloping steeply downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 16th Street are generally the same on this block. This property is situated on the south side of West 16th Street, between 1509-1511 North Elizabeth Street to the east and 610 West 16th Street to the west. Gravel covers the front yard while grass, with mature landscaping, surrounds the rest of the house. A parking area, from West 16th Street, runs along the west side of the house. Delimiting the eastern side of the property is a wood picket fence while a chain-link fence lines the southern edge of the lot. Behind (south of) the house are the remains of a concrete retaining wall.

24. Associated buildings, features or objects: **No associated buildings identified.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1885** 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 city directory listings for this address date to around 1885. Sanborn maps reveal that this house was originally a small, T-shaped building, with the stem of the T facing south. It had a front-gabled front porch. By 1952, the building had gained an addition to the southwest inside-facing corner. Around 1955, this house underwent a massive remodeling, transforming it from a single-family residence into and duplex. At that time a large addition was constructed to the south. The building received the current siding and the windows were replaced. Many of those windows, in turn, have subsequently been replaced.

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**32. Intermediate use(s): **Multiple Dwelling**33. Current use(s): **Multiple Dwelling**34. Site type(s): **Duplex**

## 35. Historical background:

The first resident of this house, constructed around 1885, appears to have been Victor Johnson. Around 1900, Adelbert "Bert" E. Richards, live here. He was a clerk for the Atchison, Topeka & Santa Fe Railway. Richards had three daughters, Mrs. W.B. Chappell, Mrs. Earl Rickey, and Mrs. G.E. Whitney; and three sons, Theodore, A.H. and Frank H.B. Richards.

In 1909, the resident was Orson M. Davis, a teamster. Mrs. Anna Averill lived here in 1914, followed by O.C. Ridgeway in 1919. John A. or Joseph A. Finley and his wife, Mildred, acquired this property around 1925 and remained here through 1940.

Floyd J. Ciruli lived here around 1945, followed by Edward L. Coe in 1950. By 1955, the house appears to have gained a large

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addition to the south, making it a duplex. That year, the 606 resident was also the owner, Tony E. Lucero, and the 608 renter was Nick Sandoval. Lucero continued to own the property through at least 1960.

Cynthia F. and Ezequel E. Baca acquired the property around 1980, selling it to Thomas E. Cowper in 1984. Colorado State Senator Abel J. Tapia acquired the property in 1995 and operates it as at least 2 rental units.

## 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.**

**"Richards (Adelbert E.)" [obituary]. Pueblo Chieftain, 5 August 1928, p. 5.**

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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. Because of the lack of physical integrity, it should not be considered a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed around 1885, this building exhibits a moderately low 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. A large addition has altered the original form. Newer wall cladding, replaced windows and doors, and altered or replaced porches have concealed or removed almost all character-defining features. This property does not retain sufficient physical integrity to convey its architectural and historical significance.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

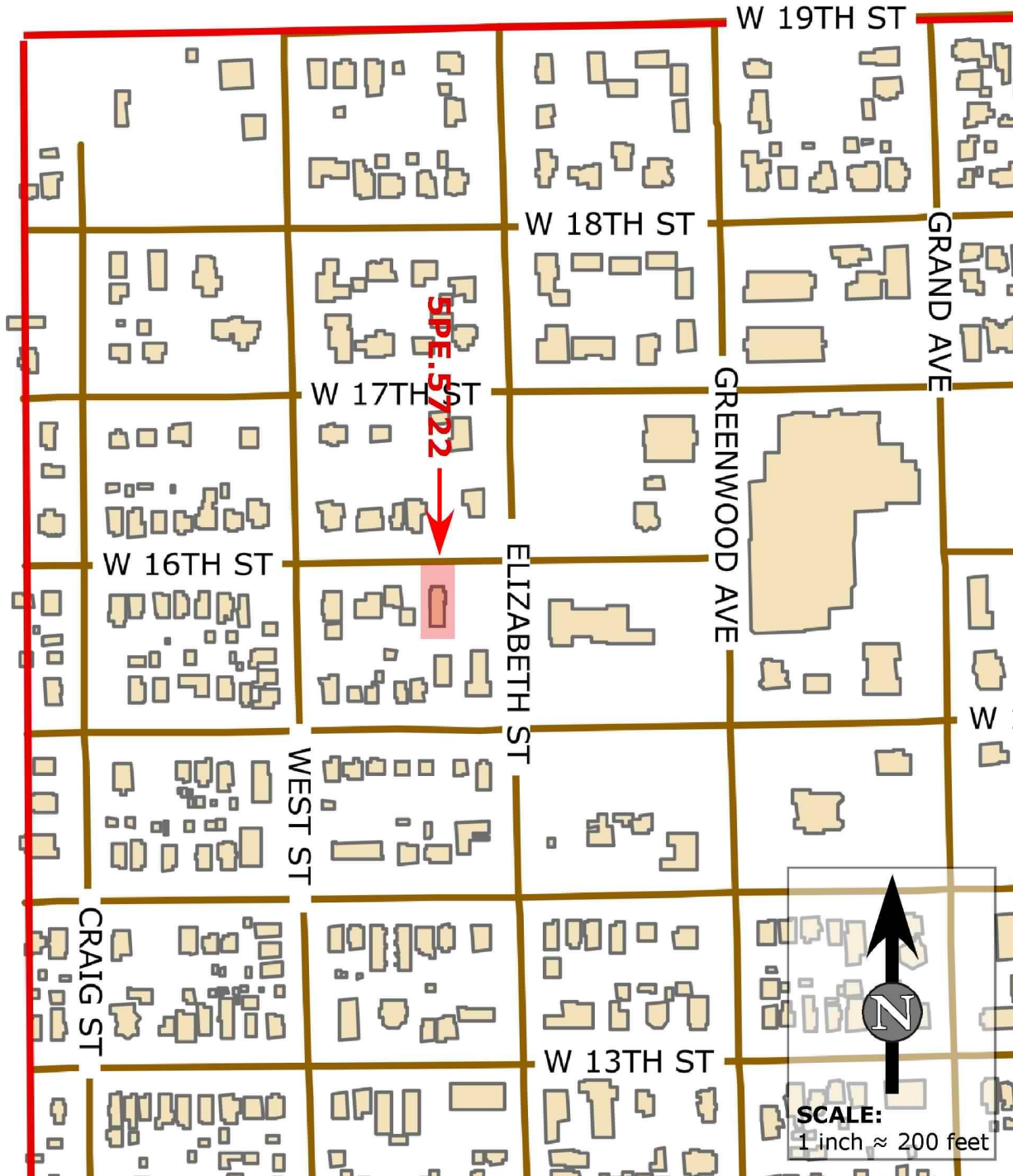
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood 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): 16thstw606-608**
- 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): **07/20/05**
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**

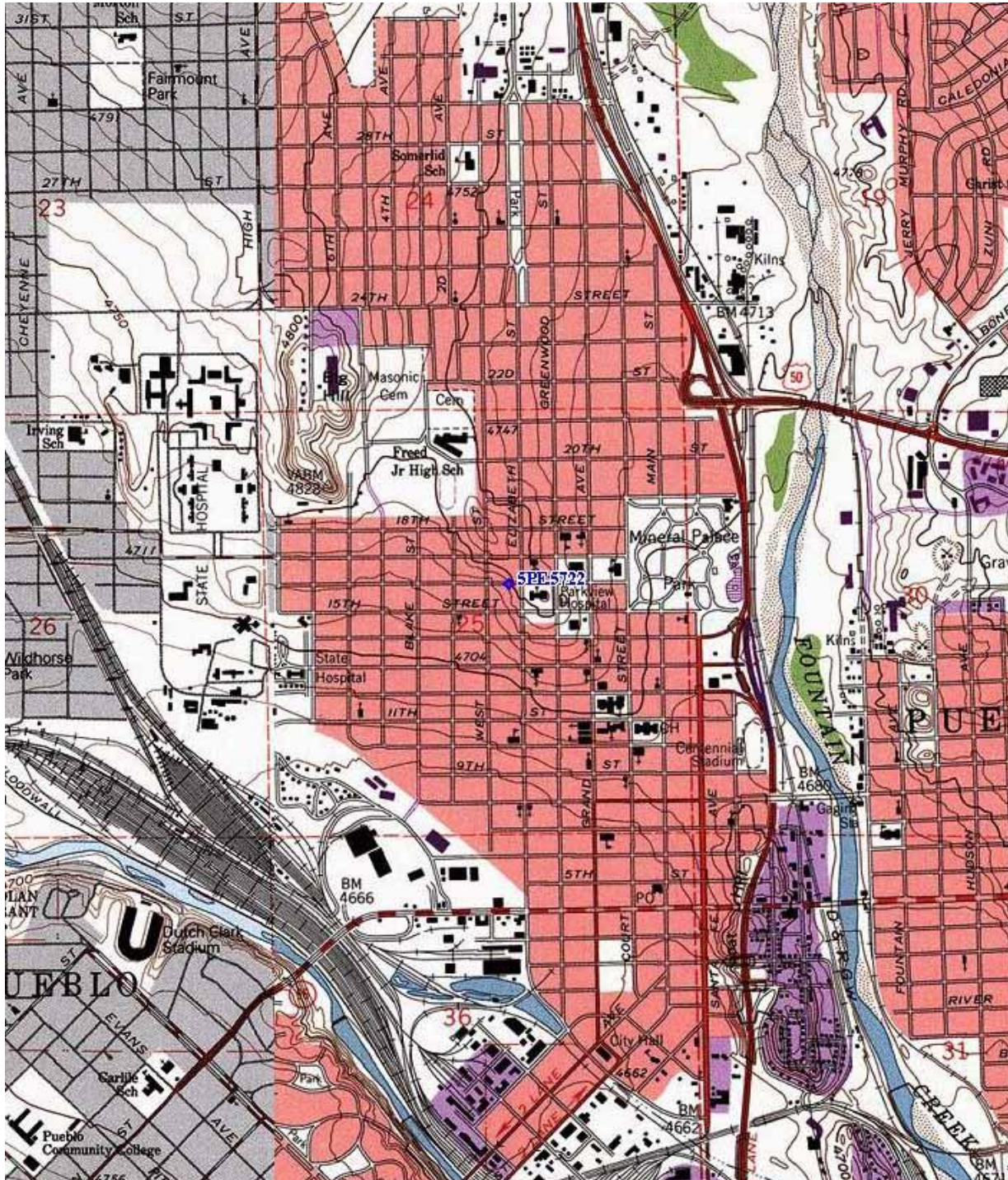
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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