

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5727**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **621-623 West 16th Street**
- 6. Current building name: **621-623 West 16th Street**
- 7. Building address: **621-623 W 16th Street**
- 8. Owner name: **Carlos and Olive Ann Baca**
- Owner organization:
- Owner address: **87 Ironweed Dr  
Pueblo, CO 81001**

Parcel number(s):

**525137005**

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

## Architectural Inventory Form

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NW** 1/4 of **SW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**  
 Easting: **533650** Northing: **4236959**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 18 feet of Lot 10 and all of Lot 11; Block 6**  
 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): **1,520 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** 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:  
**Oriented to the south, this duplex rests on a white-painted concrete foundation. White-painted stucco clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. Either end of the symmetrical front (south) elevation hosts single-light picture windows. The rear (north) elevation hosts 1-beside-1-light, sliding-sash windows, with aluminum frames. A pair of doorways open in the façade, one in the east half and one in the west half. Both host wood slab doors, opening behind white, aluminum-frame storm doors. Small, front-gabled hoods shelter the doorways. Providing access to the doorways are 5-step concrete stoops, with the steps facing toward the center of the duplex. Each stoop has a concrete-block kneewall and black, wrought-iron railing. Small, shed-roofed porches are tucked into the northeast and northwest corners. Opening into the porches are 2-panel, 3-light, glass-in-wood-frame doors, painted white, behind aluminum-frame storm doors. Red asphalt shingles cover the cross-gabled roof, and the rafter ends are exposed.**
22. Architectural style: **No Style**  
 Other architectural styles:  
 Building type: **Ranch Type**
23. Landscape or special setting features:

## Architectural Inventory Form

Page 3

This property is located on terrain sloping 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 north side of West 16th Street, between 617 West 16th Street to the east and 625 West 16th Street to the west. Separating the street from the sidewalk is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Running along the west side of the duplex is a packed-earth driveway, providing access to a parking area behind (north of) the building. A chain-link fence encircles the front yard.

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

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900 original** Actual: **1957 remodeled**  
 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. Sanborn maps and city directories corroborate a circa 1900 date of construction. The original building appears to have had a complex arrangement of paired of hipped roofs. The façade hosted a pair of protruding, canted bays. According to assessor records, the duplex was remodeled in 1957, during which time picture windows replaced the canted bays, a more simplified cross-gabled roof was installed, and stucco was applied over the original brick. The building has not been notably altered since that time.**
30. Location: **original** Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Duplex**
35. Historical background:  
**This duplex, constructed around 1900, appears to have been always operated as rental units. The residents of 621 West 16th Street have been Sarah F. Moffett and Robert A. Young, 1900; Wilbur H. Park, a clerk for the Railway Mail Service, 1909; E.H. Ames, 1914; Mrs. E.M. Keating, 1919; P.F. Boese, 1925; George A. Dudley, 1935; Bernard M. Sullivan, 1940; Richard B. Lynn, 1945; Frank Lawler, 1950; Opal Wolverton, 1955; and Glen Robinson, 1960.**  
**The residents in the western unit, 623 West 16th Street, were Vinnie L. Bishop, 1900; Robert L. Frantz, a clerk for the Railway Mail Service, 1909; Ethel Niyork, 1919; William Green, 1925; Tom C. Needham and Curtis Needham, 1930; Claude Tatman, 1935; Otis C. Couch, 1940; Everett McAfee, 1945; Opal Wolverton, 1950; Ethel Luna, 1955; and Chester Collins, 1960.**  
**Carlos P. and Olive Ann Baca, the current owners, purchased this duplex in 1980 and continue to operate it as a rental unit.**
36. Sources of information:  
**Pueblo County Office of Tax Assessor. Property information card [internet].**

## Architectural Inventory Form

Page 4

---

**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.**

## Architectural Inventory Form

Page 5

## 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

## Architectural Inventory Form

Page 6

## 42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with early 20th-century development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. Many of these newer buildings were multi-family homes. 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 1900, this building exhibits a 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 remodeling in 1957 replaced the roof and windows and applied stucco over the original brick; these modifications entirely altered the circa 1900 architectural style. This property does not retain sufficient physical integrity to convey its architectural and historical significance.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

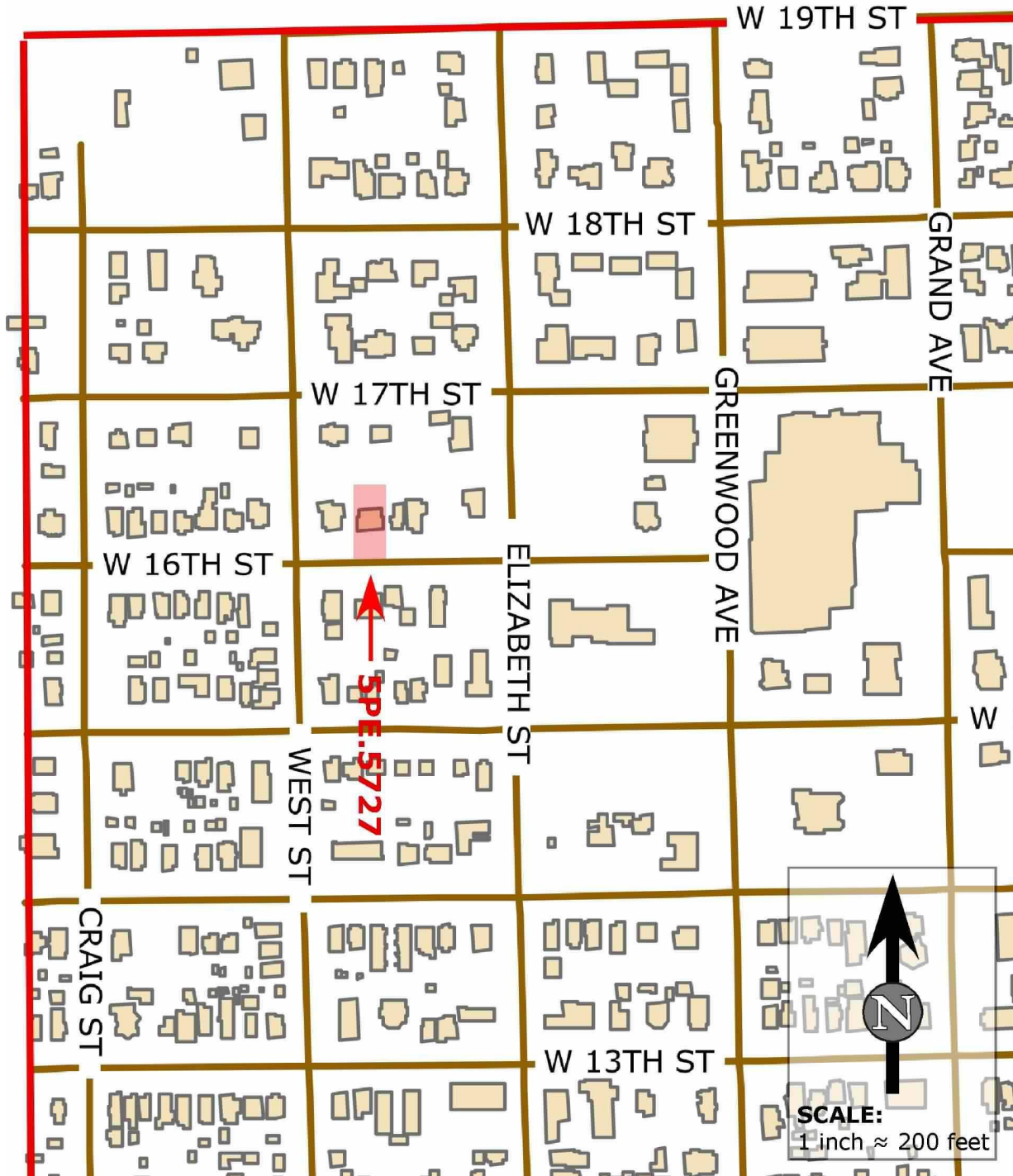
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood 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): 16thstw621-623**
- 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**

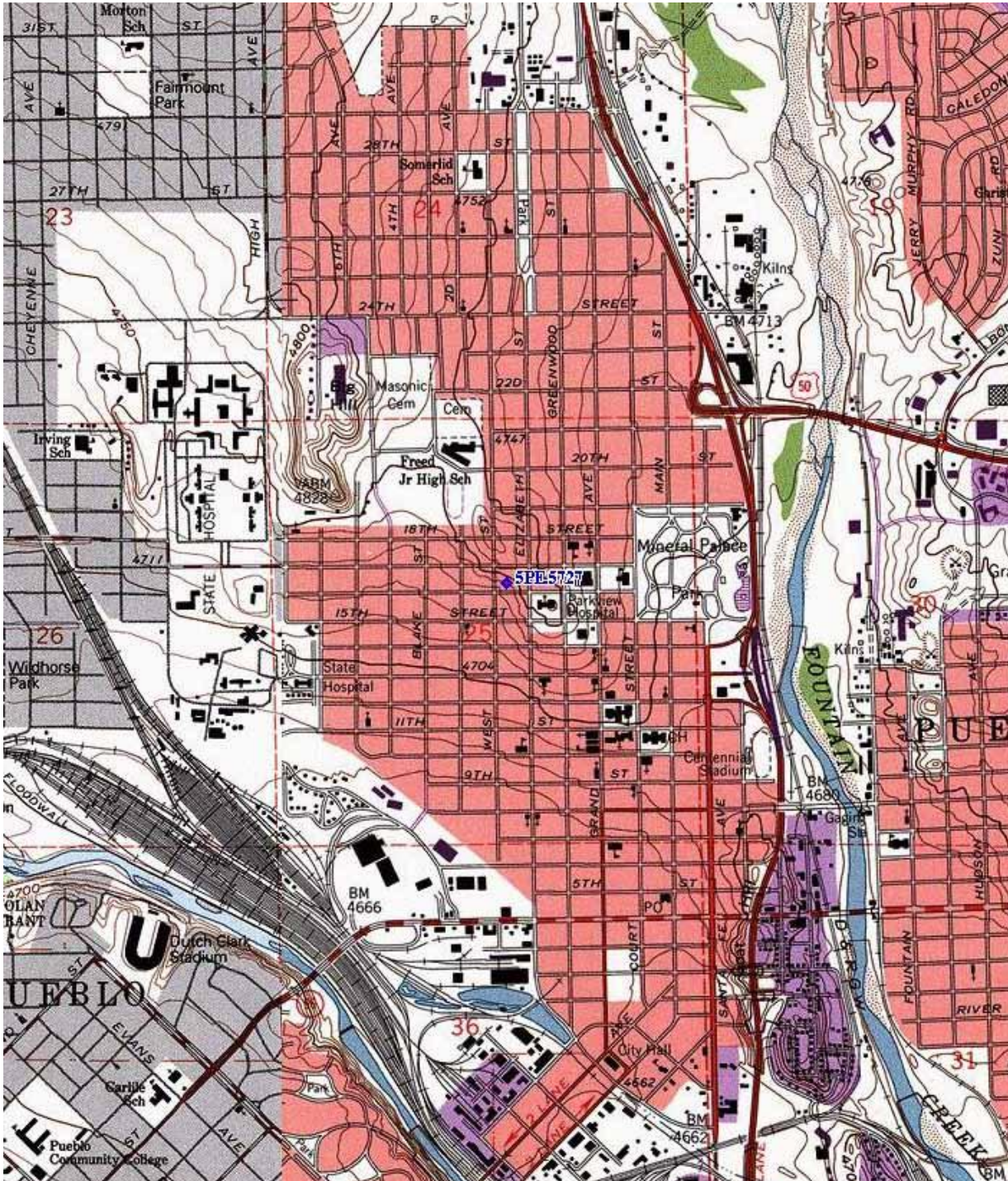
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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