

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.5733**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Eppeneter, George J., House**
- 6. Current building name: **Smith, Stanton F., House**
- 7. Building address: **710 W 16th Street**
- 8. Owner name: **Stanton F. Smith**
- Owner organization:
- Owner address: **710 W 16th St**  
**Pueblo, CO 81003**

Parcel number(s):

**525229002**

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 **SE** 1/4 of **SE** 1/4 of **NW** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533551** Northing: **4236909**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 2; Block 17**  
Addition: **Craig's 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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **940 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum Siding** 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**  
**Chimney**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the north, this house rests on a sandstone foundation, encased in concrete. Blue-painted aluminum siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. A single-light picture window dominates the west side of the asymmetrical front (north) façade's first story. A similar window opens in the center of the east elevation. A hipped-roof dormer on the east end of the roof's north-facing slope hosts a 20-light, hopper, awning, or casement window. A shed-roof porch spans the entire façade. It has an aluminum-siding-clad kneewall and white-painted, square wood supports. Two concrete steps approach the porch on the east end of its north elevation. The principal doorway opens in the east side of the façade. It hosts a 3-panel, 1-light, glass-in-wood-frame door, painted white, opening behind an aluminum-frame storm door. A white-painted wood or steel slab door, opening behind a black, security-type storm door, opens in the east end of the rear (south) elevation. Another doorway opens in the center of the rear elevation's second story. It hosts a 15-light, glass-in-wood-frame door, painted white, opening behind a white-painted, wood-frame screen door. The porch provides access to a small balcony and a set of wooden steps, descending to the south. Gray, interlocking asphalt shingles cover the cross-gabled roof. A red-brick chimney, with corbelled cap, protrudes from the center of the north-south roof ridge north of the east-west ridge. White-painted wood soffit and fascia, with projecting cornice, box the eaves.**

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22. Architectural style: **Late Victorian**

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. 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 708 West 16th Street to the east and 714 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 east side of the house is a macadam driveway, connecting West 16th Street to a garage on the southeast of the lot. A combination of chain-link and wood privacy fences encloses the backyard.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located southeast of the house. Oriented to the north, the building rests on a concrete slab. Blue-painted wood weatherboard clads the exterior walls. Dominating the west half of the front (north) elevation are paired, wood, accordion-fold doors, painted blue. The same kind of doors open in the west half of the rear (south) elevation. A wood plank door opens in the center of the west elevation. Openings in the front (north-facing) gable and just east of the rear (south) garage door have been boarded shut. Gray asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **George J. Eppeneter**

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 building was constructed in 1900. Sanborn maps and city directories corroborate a circa 1900 date of construction. This house is one of three nearly identical dwellings constructed on the south side of West 16 Street's 700 Block. They were 708 (5PE.5732), 710 (5PE.5733), and 714 (5PE.5735) West 16th Street. Alterations include the installation of aluminum siding, the replacement of some windows and removal of others, particularly on the west elevation. These modifications appear to date to the 1970s. The two-story enclosed porch off the southwest corner is not an original feature, but appears to date to before 1960.**

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:

~~**The first owner and resident of this house, constructed around 1900, was George J. Eppeneter, a bookkeeper for the Ph Zang**~~

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Brewing Company. He was born in Iowa to German parents in December 1856. His wife, Hannah Eppeneter, was born in Missouri in 1865. They were married around 1888 and had four children: Elsie, Gertrude, Magdalene, and Gustavus.

In 1909, the residents were Emily J. Wright, widow of Isaac Wright, and Lucy M. Yeager, widow of Frank Yeager. Lucy was born in London and was a bookkeeper for the Silver State Music Company.

Around 1914, Thomas C. "T.C." Thompson purchased this property and resided here with his wife, Florence S. Thompson. T.C. was born to an English-speaking family in Denmark around 1852 and was an electrical engineer. Florence was born in Texas in 1860. T.C. died in September 1928. Florence continued to reside here through 1950. She died on June 3, 1963.

In 1960, the owner and resident was Herman Hildebrandt. Mary T. and Allen A. Green purchased this property in 1974. In 1989, Harold F. and Stanton Smith acquired the house and lot from Mary Green. Stanton Smith is the current owner and resident.

## 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.

"Yeager (Lucy)" [obituary]. Pueblo Chieftain, 10 March 1947, p. 2.

"Thompson (Florence S.)" [obituary]. Pueblo Chieftain, 4 June 1963, p. 8A.

U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Sheet 3B.

U.S. Census of 1900. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 16A.

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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. 1900**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. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of a Late Victorian-era 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, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. Nonetheless, it is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, this building 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. Newer exterior wall cladding, replaced or removed windows, and a small addition have concealed or eliminated some character-defining features. Yet many other features, including many of the original windows and much of the original form, remain intact. This property retains sufficient physical integrity to convey its architectural and historical significance.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

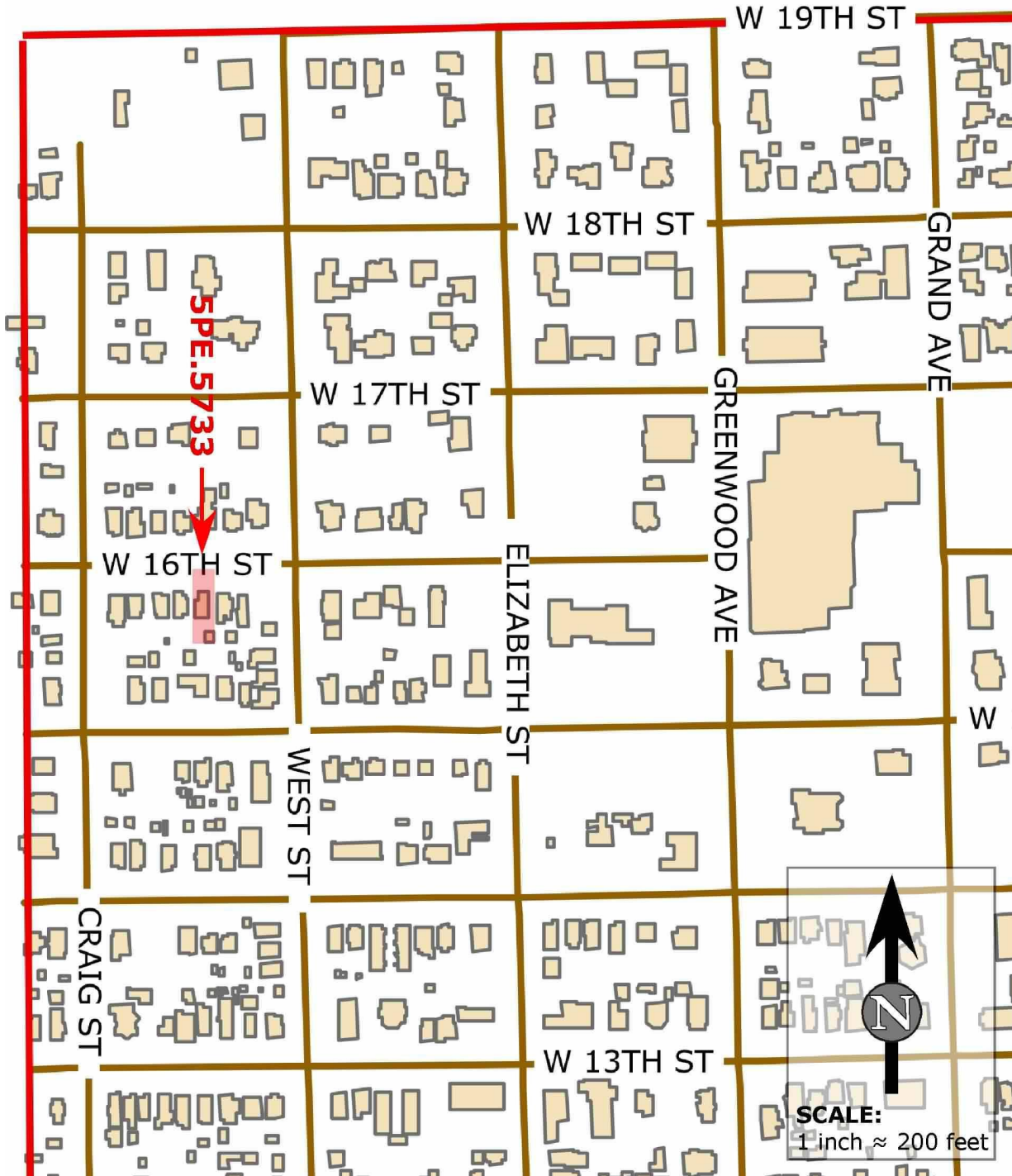
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood 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): 16thstw710**
- 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): **07/25/05**
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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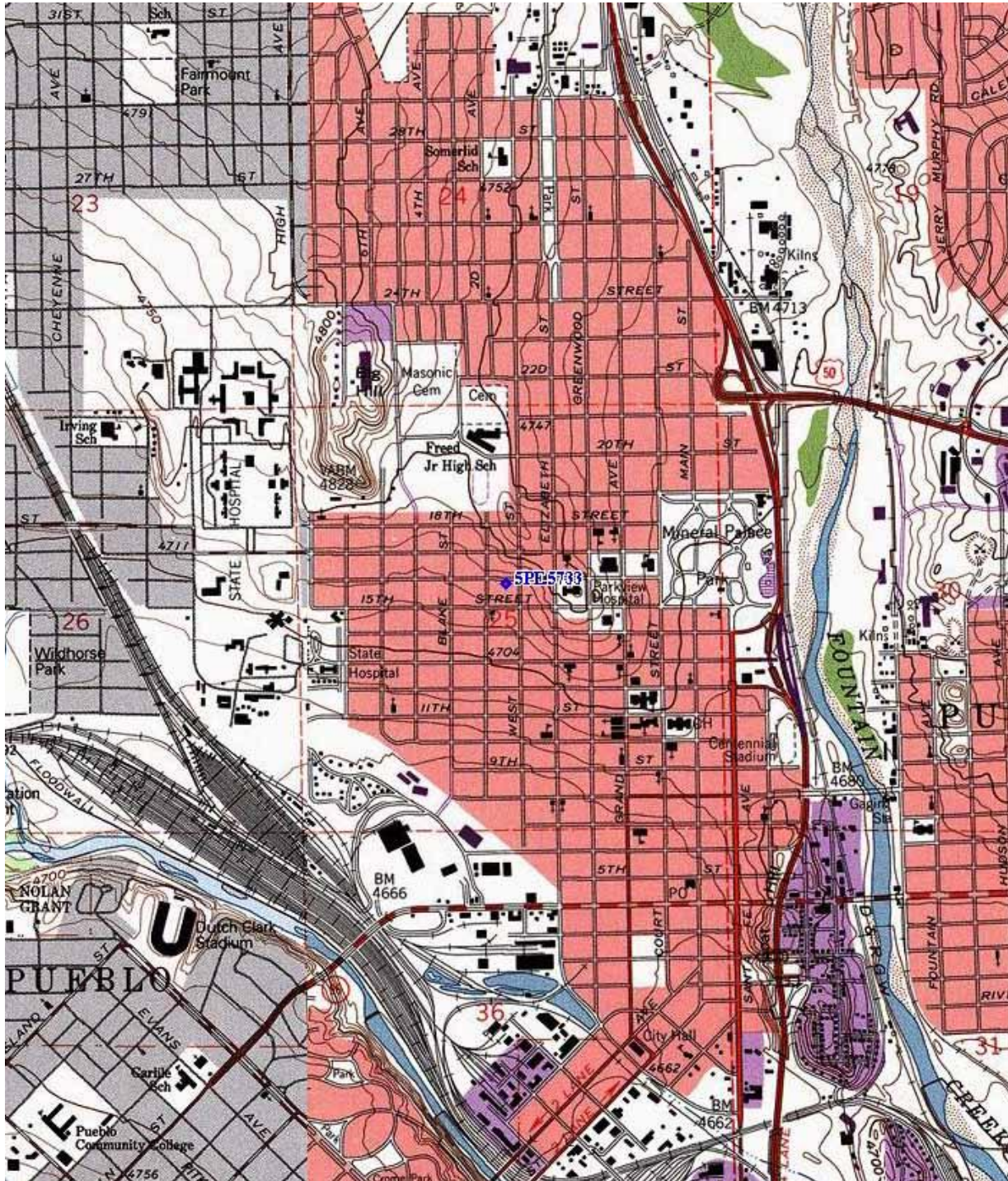
#### SITE SKETCH MAP





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## LOCATION MAP



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