

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.516.12** Parcel number(s):
- 2. Temporary resource number: **525131008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Benson, Warren B., House**
- 6. Current building name: **Banner-Thurston House**
- 7. Building address: **327 W 17th Street**
- 8. Owner name: **Donald J. Banner and Randy Thurston**
- Owner organization:
- Owner address: **PO Box 3810**
Pueblo, CO 81005

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**
SW 1/4 of **NW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **534034** Northing: **4237046**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 15 and 16; Block 24**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **1,204 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stone/Cobble** Other wall materials:
Stucco
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Roof Treatment/Dormer
Fence
Car Port
Garage/Attached Garage
Chimney
Porch
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation with 3-light hopper basement windows. A cobblestone veneer, with raised, pink-tinted mortar, clads the exterior walls. Windows are generally 5 (vertical)-over-1-light, double-hung sash, with green-painted wood frames and surrounds. They have red-painted concrete sills. The windows flanking the engaged hearth and chimney, protruding from the south end of the west elevation, are 3 (vertical)-over-1-light. Single-light picture windows open on either end of the front (south) elevation. A shed-roofed porch spans the entire façade. It has cobblestone kneewalls and pedestals. The balustrade hosts elaborate, concrete balusters appearing as urns. A pair of balusters on the west elevation, second from the north, is upside-down. Two, square, white-painted wood piers flank the central entrance to the porch. Approaching the porch at its center are 5, round, brick steps. The principal doorway opens in the center of the symmetrical façade. It hosts a 1-panel, 1-light oak door, opening behind an aluminum-frame storm door. A large, front-gabled dormer protrudes from the roof above the porch. It hosts a single-light awning or hopper window. A shed-roofed porch protrudes from

Architectural Inventory Form

Page 3

the center of west elevation. It has an aluminum roof and supports. This porch shelters a doorway hosting paired, 15-light doors, with 10-light sidelights. Approaching the porch are 5 brick steps. Another doorway opens in the west end of the rear (north) elevation. A single-car garage is attached to the northeast corner of the house. It's north elevation hosts paired wood doors. In front (north of) the garage is a shed-roofed carport. Gray asphalt shingles cover the side gable roof, and the gables are clipped. The shaped rafter and perlin ends are exposed.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**

Other architectural styles:

Building type: **Bungalow**

23. Landscape or special setting features:

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 and large, multi-story commercial buildings associated with the adjacent Parkview Medical Center. Setbacks from West 17th Street are generally the same on this block. This property is situated on the northwest corner of West 17th Street and North Grand Avenue. Separating the streets from the sidewalks is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the back yard is a woven-wire fence.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1924**

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: **Warren B. Benson**

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 1924. An analysis of the style, materials, and historical records corroborates this date. The only notable modifications have been the installation of the carport and the additional piers at center of the porch.

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 in 1924, was Pueblo native Warren B. Benson. He was born in March 1899 and resided here through 1930.

Philip Greinetz purchased this property prior to 1935 and resided here through 1940. He was born in Colorado in 1903. His wife, Sara, was also born in Colorado, in 1906. They were married around 1928. Philip Greinetz was a haberdasher (a dealer in men's clothing).

Architectural Inventory FormPage 4

Around 1945, this house was briefly the residence of pioneer cattleman Walter E. Calhoun, who operated a 20,000-acre ranch on the Huerfano River.

Clyde H. Hart purchased this property around 1950 and resided here with his wife, Hazel, until 1990, when he sold it to Jim G. and Carrie G. Pluts. Randy Thurston and Donald J. Banner, the current owners, acquired the house and lot from Carrie Pluts in 1998. They operate it as a rental unit.

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.

"County Pioneer Loses Life in Blizzard: Walter E. Calhoun Plunges Over Cliff in Snow Storm." Pueblo Chieftain, 26 April 1935, p. 1.

U.S. Census of 1900. Precinct 8, Pueblo, Pueblo County, Colorado. Sheet 2B.

U.S. Census of 1930. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 1A.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

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: **Architecture**40. Period of Significance: **1924**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

42. Statement of significance:

This property is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Craftsman 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1924, this house exhibits a moderately 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. The only notable modifications have been the installation of a carport and additional porch piers. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

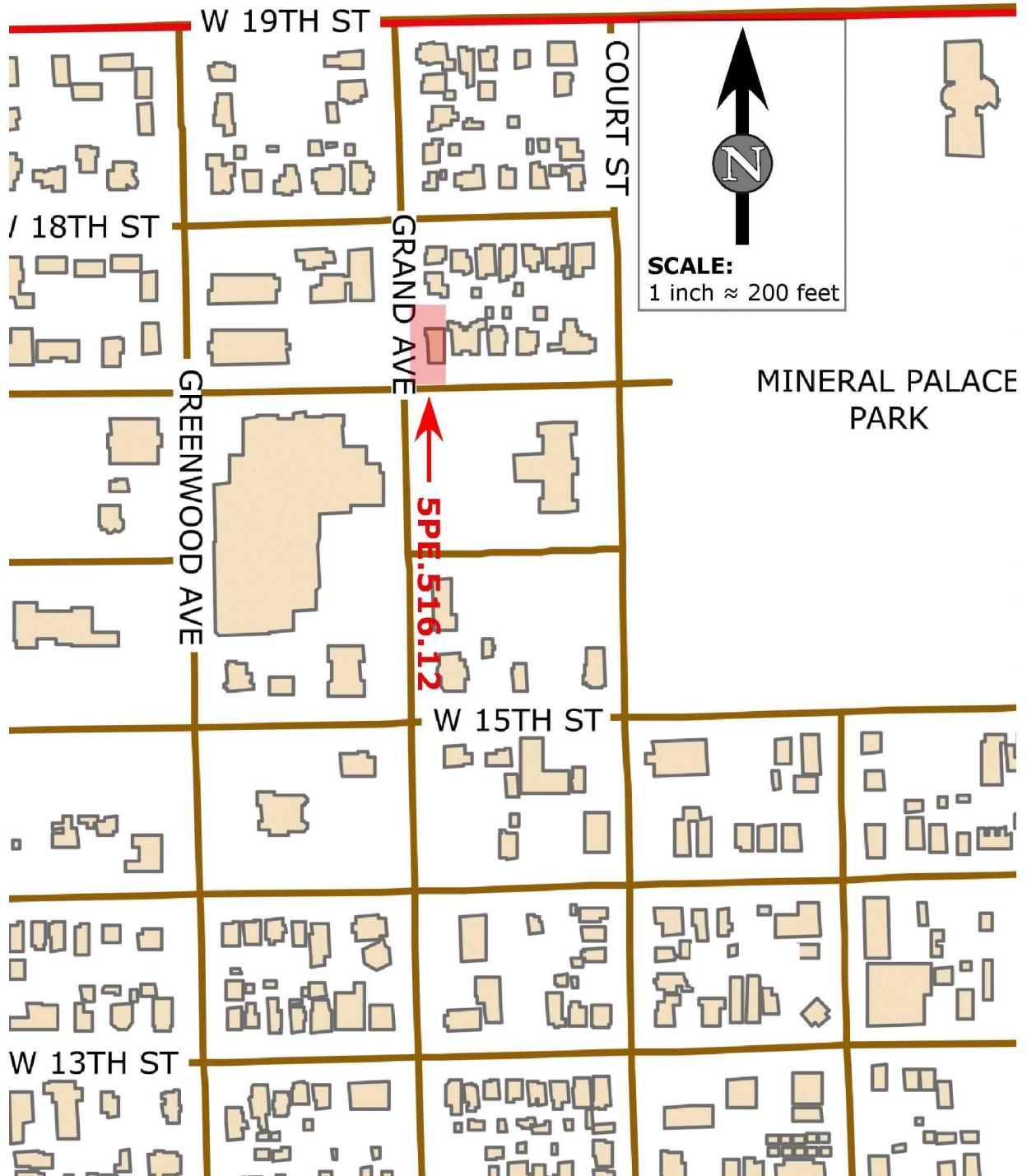
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 17thstw327
- 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**

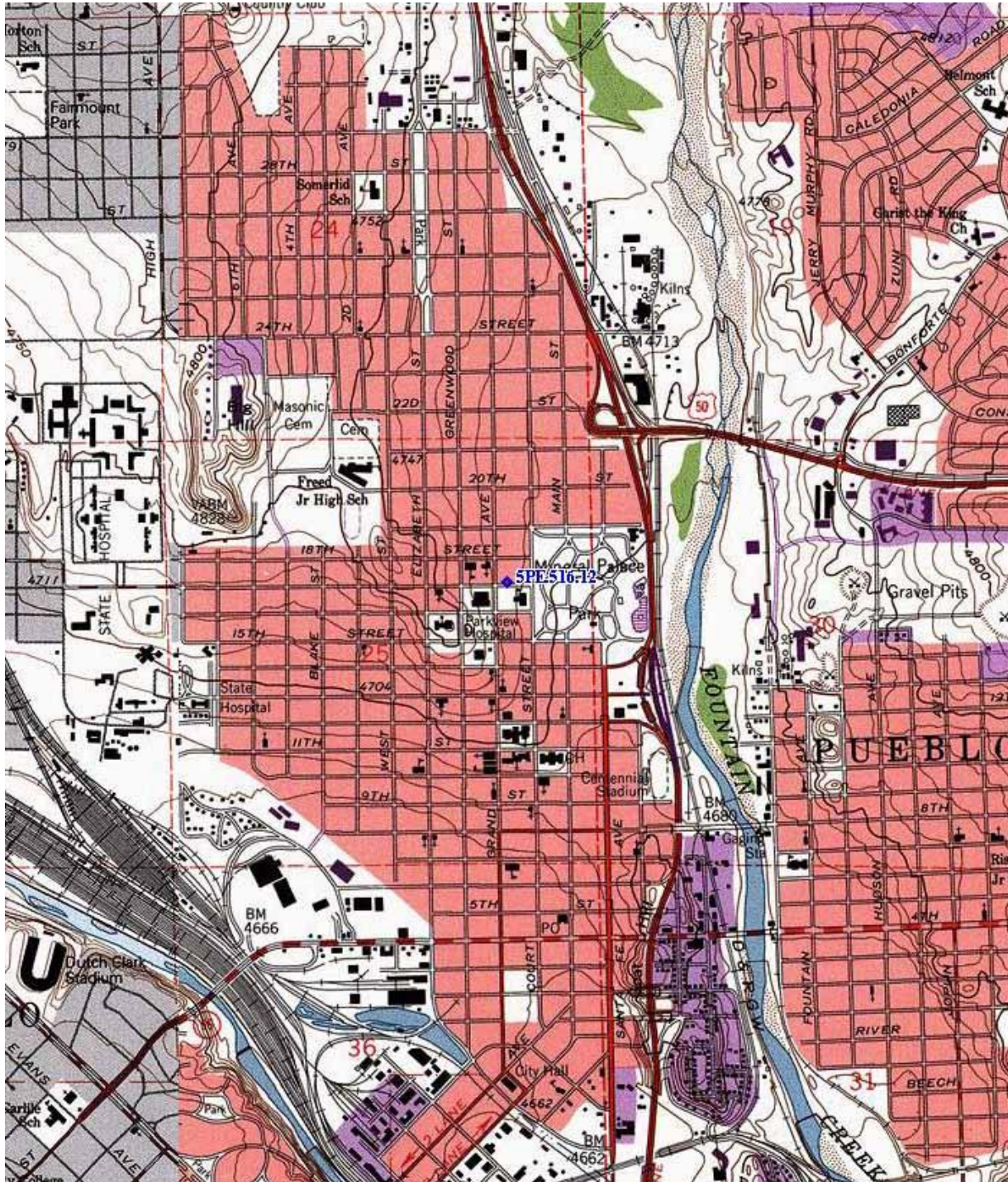
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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