

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.5752**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lippis, Arthur B., House**
- 6. Current building name: **Garcia, Savino L., House**
- 7. Building address: **630 W 17th Street**
- 8. Owner name: **Savino L. Garcia**
- Owner organization:
- Owner address: **630 W 17th St**
Pueblo, CO 81003

Parcel number(s):

525137003

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 **NW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533625** Northing: **4237011**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; 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): **1,414 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Porch
Window/Glass Block
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. Opening in the south side of the foundation's west elevation is a wood, overhead retractable garage door. A tan, raked-brick veneer clads the exterior walls. It features a brown, raked-brick watertable. Windows are generally 1-over-1-light, double-hung sash, with green- or white-painted wood frames. They open above brown-brick sills and have aluminum-frame storm windows. A large picture window pierces the west side of the asymmetrical front (north) façade. A heavy-gauge wire mesh covers it. Other windows are 1-beside-1-light, sliding-sash, with aluminum frames. Aluminum awnings shelter the windows in the side elevations. Appearing between the windows in the west elevation, south of center, is a shaft of glass block. A hipped roof porch protrudes from the front façade, west of center. It has a concrete floor and decorative wrought-iron supports and railings. Two concrete steps approach it at the center. The steps correspond to the principal doorway, which hosts a wood slab door, opening behind an aluminum-frame storm door. Flanking the doorway are glass-block sidelights. Another doorway, hosting an identical door, opens west of center in the south (rear) elevation. It provides access to a wood deck. The east half of the deck has a fiberglass shed roof. Only a small, aluminum awning shelters the west half. Red, terra cotta tiles cover the hipped roof. Brown-painted wood fascia and soffit box the overhanging eaves.
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**

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Other architectural styles:

Building type: **Ranch 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 17th Street are generally the same on this block. This property is situated on the southeast corner of West 17th and West streets. Separating the streets from the sidewalks is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. A cobblestone wall lines the west side of the property while a concrete retaining wall delimits the south edge. Surrounding the back yard is a chain-link fence.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1957**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: **Arthur B. Lippis**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 1957. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the replacement of some windows, dating to after 1970.

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 1957, was Arthur B. Lippis. He was born around 1912 in Pueblo and was a veteran of World War II. Lippis was a real estate broker. He had four daughters: Donna Marie Cameron, Katherine May Kelsey, Lynda Lou Cooper, and Cherry Lynn Lippis. Arthur Lippis later moved to 2215 Balboa; he died on April 20, 1979.

Perri M. Hanan purchased the property in 1979, selling it to James W. and Lou V. Boleman in 1983. E.W. Freeman acquired the house and lot in 1986, selling them to Savino L. Garcia, the current owner and resident, in 1988.

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.

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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.

"Arthur B. Lippis" [obituary]. Pueblo Chieftain, 21 April 1979, p. 7B.

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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:

Because this property is less than 50 years old and does not meet any of criteria considerations A through G, it is ineligible for listing in the National Register of Historic Places. Moreover, the architectural and historical significance are not to the extent that the property would qualify for individual listing in the Colorado State Register of Historic Properties or as a City of Pueblo landmark. Given its age, the property should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1957, 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. Some of the original widows have been replaced. However, this property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

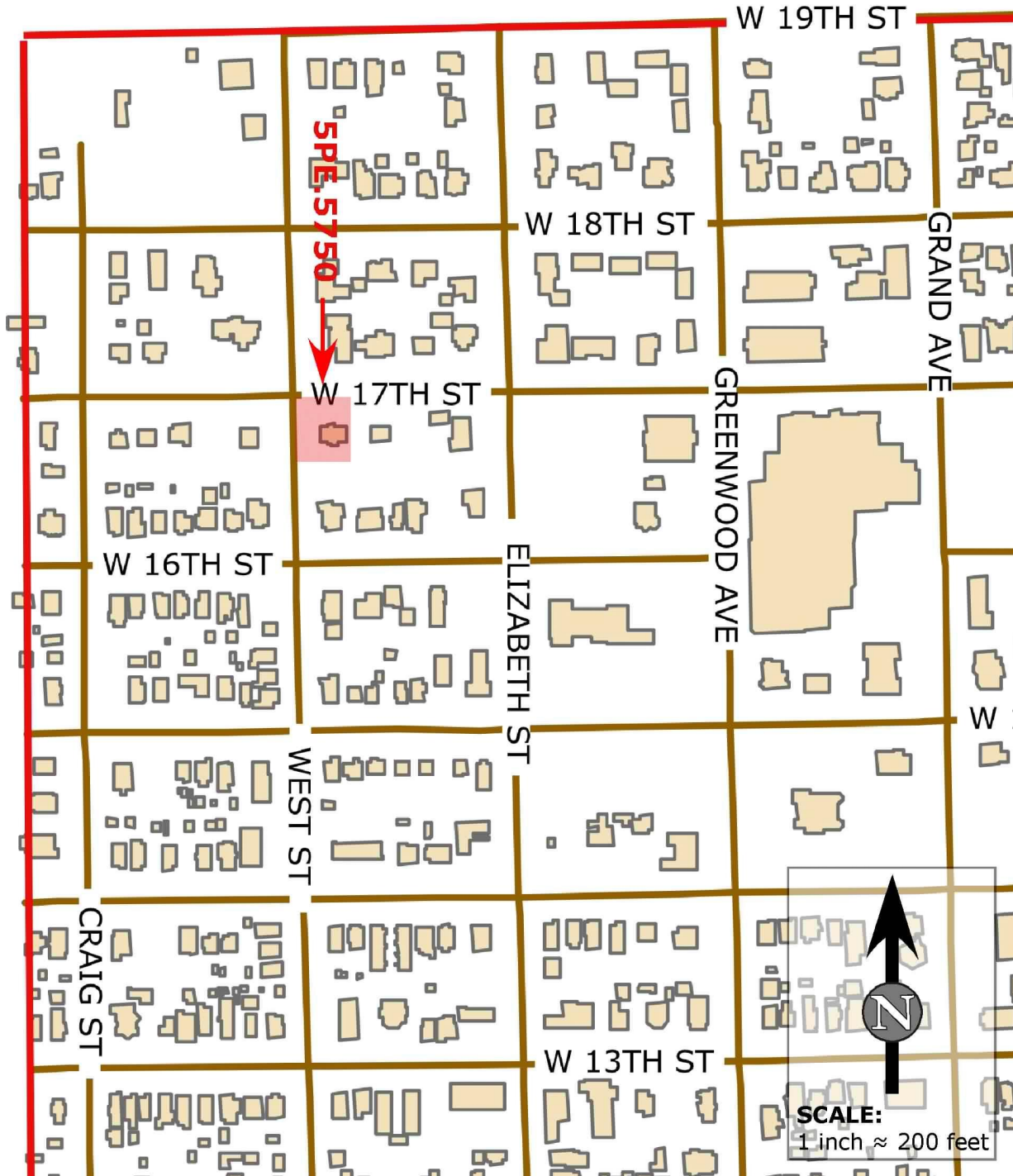
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 17thstw630**
- 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): **07/26/05**
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**

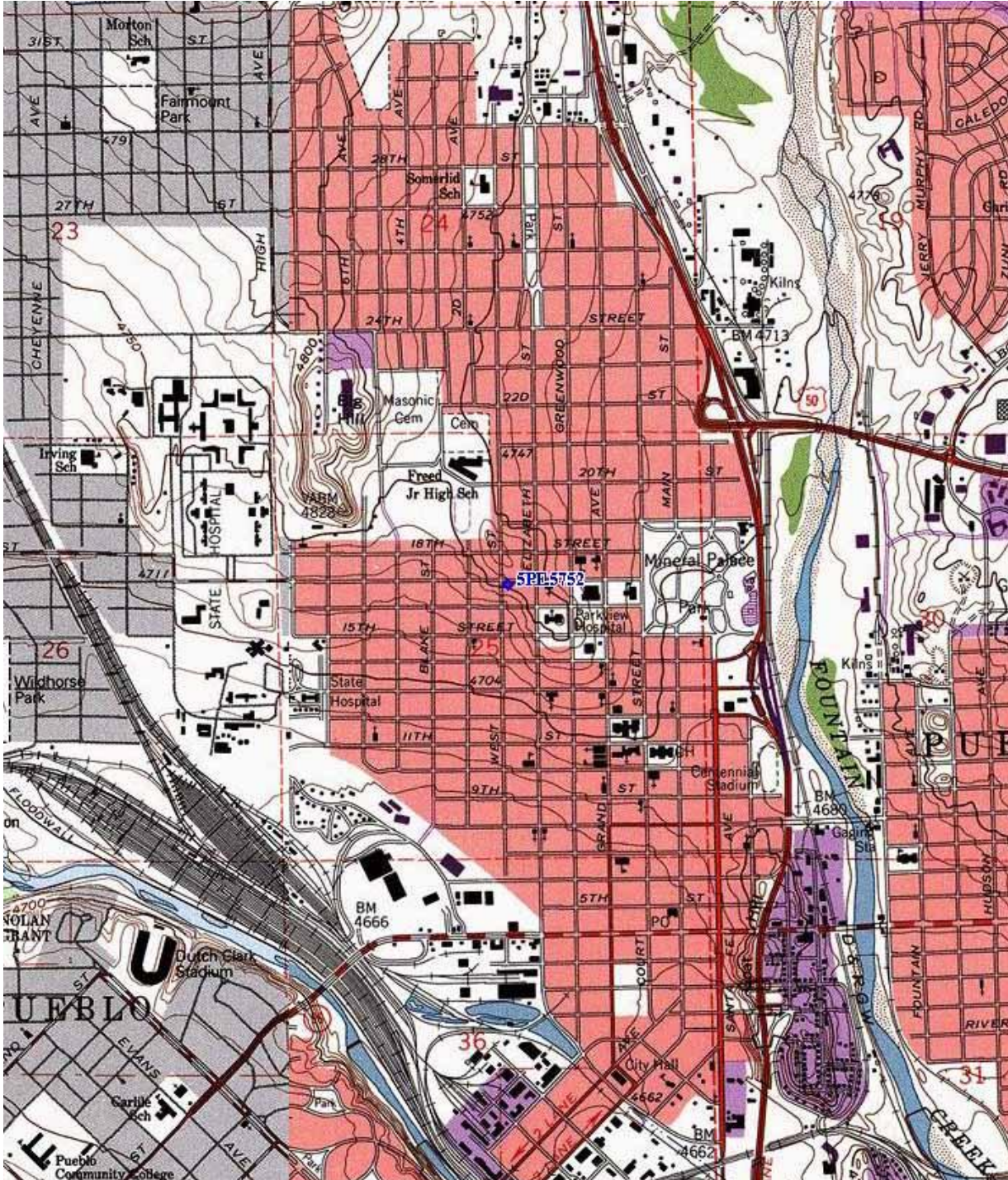
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SITE SKETCH MAP



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LOCATION MAP



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