

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5798** Parcel number(s):
- 2. Temporary resource number: **525413006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Sands, Harry C, House**
- 6. Current building name: **Gartner Law Office**
- 7. Building address: **1318 Court Street**
- 8. Owner name: **Michael D. and Priscilla J. Gartner**
- Owner organization:
- Owner address: **1318 Court 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 **NW 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534155** Northing: **4236729**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 70 feet of the west 40 feet of Lot 7 and the north 70 feet of Lot 8; Block 10**  
Addition: **County Addition** Year of addition: **1869**
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,608 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:  
**Stucco**
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: **Car Port**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the west, this building rests on a concrete foundation. A brown-orange brick veneer clads lower half of the exterior walls. Buff-colored stucco covers the remainder of the wall surface. Windows are single-light fixed frame, with gray wood surrounds. The rear (east) elevation hosts tripartite, aluminum-frame windows, with the end lights opening as sashes. A front-gabled porch spans the façade. It has a concrete floor and gray-painted, wrought-iron supports. A single, concrete step approaches the porch on the north end of its west elevation. The principal doorway opens in the north end of the façade. It hosts a 9-panel, 3-light wood door, with leaded, beveled-glass glazing, opening behind a brown, aluminum-frame storm door. Flanking it are frosted-glass sidelights. A side-gabled, 2-car carport extends southward from the south elevation. It has wrought-iron supports. A doorway opens in the center of the south elevation, into the carport. A small, stucco-covered roof, separate from the main building but contained beneath the carport roof, is located at the southeast corner. Its west elevation hosts a single-light wood slab door. An orange-brown engaged chimney, with integral planter, protrudes from the west end of the north elevation. Gray, interlocking asphalt shingles cover the cross-gabled roof, and gray-painted wood fascia and soffit box the eaves.**
22. Architectural style: **Modern Movements**

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Other architectural styles:

Building type: **Ranch Type**

23. Landscape or special setting features:

**This property is located on terrain sloping downward from west to east, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest and large houses and high-rise hospital and apartment buildings. Setbacks from Court Street are generally the same on this block. This property is situated on the southeast corner of Court and West 14th streets. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the southeast corner of the yard is a wood privacy fence. A concrete driveway runs along the south side of the house, connecting Court Street to the car port.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1964 (original)**  
Source of Information: **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: **Harry C. Sands**  
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 1984. However city directory listings for this address date to 1964. This building was extensively remodeled during its conversion into an office building, in 2003. The most notable alteration has been the replacement of most windows and installation of entirely new windows.**
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): **Professional**
34. Site type(s): **Law Offices**
35. Historical background:  
**The first owner and resident of this house, constructed in 1964, was Harry C. Sands. He died in 1969, but his widow, Nina I. Sands, continued to live here through at least 1984. The R.R. West Family Trust acquired the property in 1987, selling it to Michael D. and Priscilla J. Gartner, the current owners, in 2003. The former dwelling now houses their Gartner Law Office.**
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.**

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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 1964, this former dwelling 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. This house was remodeled into an office building in 2003. Most of the original windows were replaced and entirely new windows installed.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

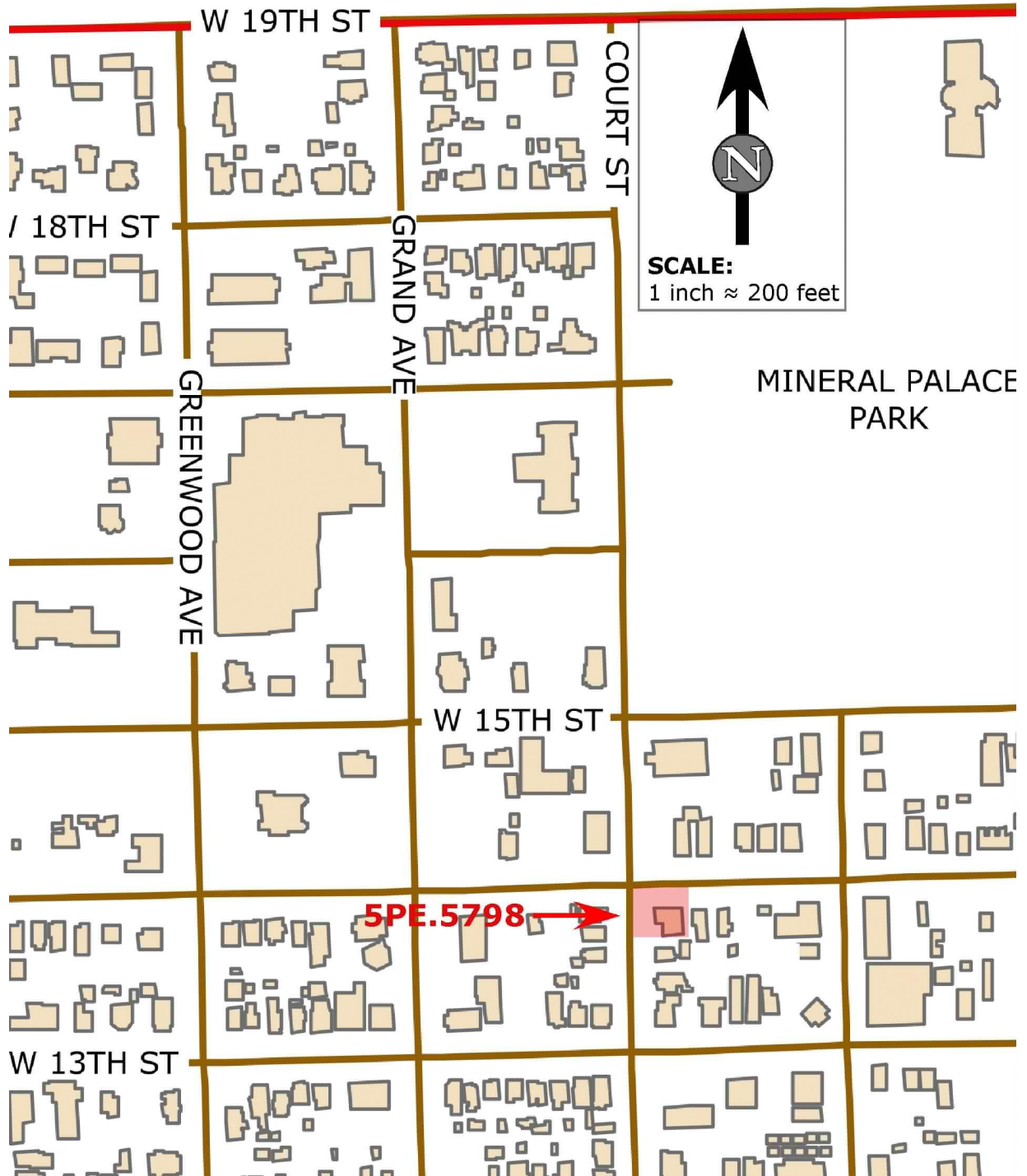
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood represents 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): courtst1318**
- 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): **08/08/05**
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**

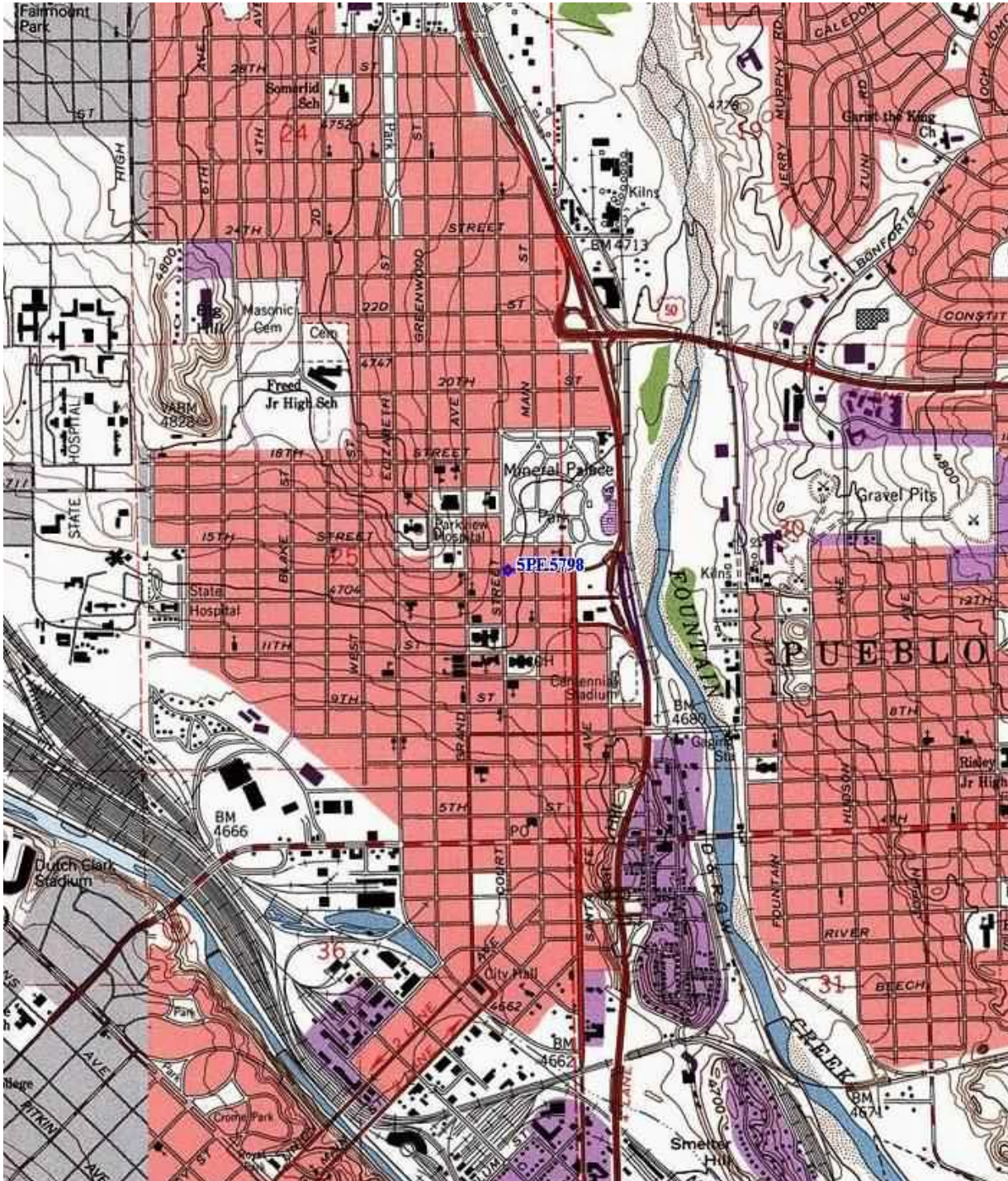
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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