

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.5851** Parcel number(s):
- 2. Temporary resource number: **525408003**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Holt, Joseph Roscoe, House**
- 6. Current building name: **Cortese, Darren A., House**
- 7. Building address: **1321 West Street**
- 8. Owner name: **Darren A. Cortese**
- Owner organization:
- Owner address: **434 S Nathrop Dr**
Pueblo West, CO 81007

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**
NW 1/4 of **NW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533595** Northing: **4236682**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **South 40 feet of Lots 1 and 2; Block 53**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **897 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. Cream stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with purple-painted wood frames and surrounds. The center of the south elevation hosts a 9-light casement window. A 4-light (vertical) awning window opens in the south end of the rear (west) elevation. Opening in the west end of the north elevation are paired, 2-light casement windows. The window opening in the 3-sided, canted bay, protruding from the south end of the front (east) façade, has white vinyl frames. Beneath the roof over the bay are brackets and pendants. Spanning the rest of the façade is an integral porch, with a concrete floor and purple-painted wood supports. Screening the center of the porch is purple-painted wood latticework. Approaching the south end of the porch's east elevation are concrete and cobblestone steps. The steps correspond to the principal doorway, which is sheltered beneath the porch. It hosts a white-painted, 6-panel wood door, opening behind a white, aluminum-frame storm door. Another doorway opens low in the north end of the rear elevation. It hosts a purple-painted, 1-light, paneled wood door, opening behind an aluminum-frame storm door. Gray-red, interlocking asphalt shingles cover the hipped roof, and purple-painted wood soffit and fascia, with projecting cornice, box the eaves. The gable is pedimented. A red-brick chimney protrudes near the apex of the central hip.
22. Architectural style: **Late Victorian**
Other architectural styles:

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Building type: **Hipped-roof Box**

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 1- and 2-story houses and apartment buildings. Setbacks from West Street are generally the same on this block. This property is situated on the west side of West Street, between an east-west-oriented alley to the south and 1323 West Street to the north. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the back yard is a wood privacy fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: A single-car garage is located on the southwest corner of the property. Oriented to the south, it rests on a concrete foundation. Cream stucco clads the exterior walls and purple-painted, vertical board-and-batten siding covers the gables. Dominating the front (south) elevation is a 16-panel, steel, overhead-retractable garage door, painted white. Gray-red, interlocking asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

2: Type: **Shed**

Describe: A standard kit-built shed is located between the house and the garage, along the northern edge of the property. Oriented to the south, the structure lacks a formal foundation. The walls consist of white-painted sheet metal. Paired, sliding doors of the same description dominate the front (west) elevation. The front-gambrel roof also consists of sheet metal.

IV. ARCHITECTURAL HISTORY

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

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: **Joseph Roscoe Holt**

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 residence was one of 3 identical houses constructed here. The other residences were 1323 and 1325 West Street. The only notable alterations, dating to after 1980, have been the installation of stucco wall cladding, and the replacement of the original front porch floor, balustrade, and supports.

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**

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35. Historical background:

The original owner and resident of this house, constructed around 1900, was Joseph Roscoe Holt, a bookkeeper at First National Bank. He was born in Iowa around 1876. He may have resided here with his mother, Melissa A. Holt.

Sometime around 1925, Ira A. Fulton, a railroad car inspector, purchased this property and resided here through 1940. He was born around 1870 in Ohio. His wife, Ethel Fulton, was born in Colorado around 1890. They do not appear to have had any children.

Jesse L. Myers purchased this property around 1950 and resided here through 1960. He came to Pueblo in 1927 and was an employee of the CF&I Steel Corporation, retiring in 1969. He and his wife, Frances Myers, had no children. The Myerses later moved to 6 Loch Lomond. Jesse Myers died on October 15, 1972.

Katie Smith purchased this property in 1969, selling it to Debra A. and James E. Reynolds in 1988. In 1998, the Reynoldses sold the house and lot to Edward J. Brandish. He eventually sold the property to Abraham Salazar in 2001. The property transferred to the Chase Manhattan Mortgage Association in 2003. Darren A. Cortese, the current owner, purchased the property from Chase Manhattan a couple of months later. He operates the property 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.

"Myers (Jesse L.)" [obituary]. Pueblo Chieftain, 16 October 1972, p. 8B.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Roll: T624_124; Page: 11B; Enumeration District: 154; Image: 645.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Page: 10A; Enumeration District: 9; Image: 254.0.

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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; or

1b. History

Be the site of a significant historic event; or

1c. 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; or

2b. Architecture

Be a significant example of the work of a recognized architect or master builder, or

2c. 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, or

3b. Geography

Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or

3c. 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 hipped-roof box. 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 around 1900, this house 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. The stucco wall cladding had removed or concealed some character-defining features. However, the basic form and other stylistic elements 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): westst1321
 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): **08/23/05**
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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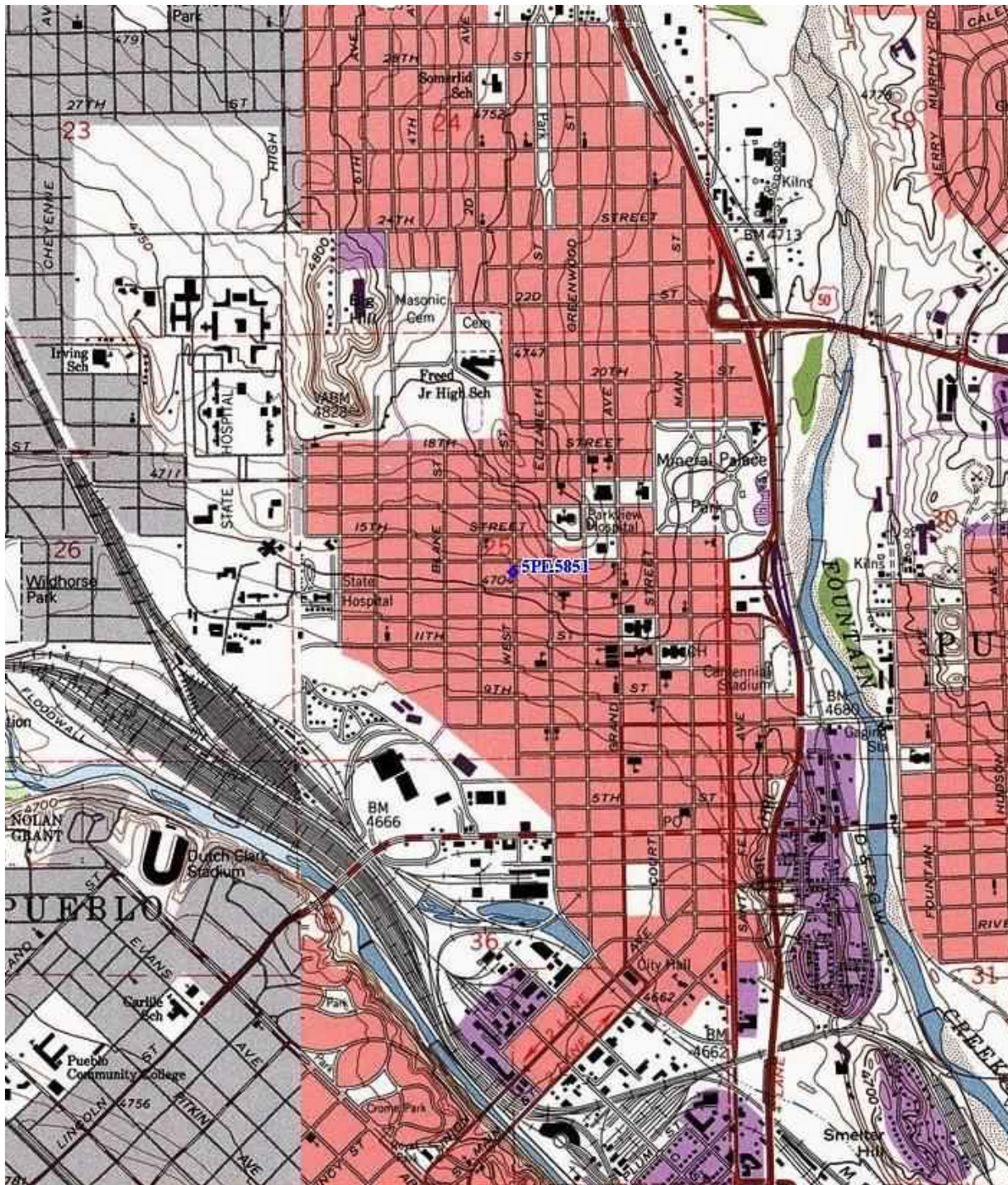
SITE SKETCH MAP



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LOCATION MAP



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