

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.5852** Parcel number(s):
- 2. Temporary resource number: **525408002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Chamberlin, Nathaniel H., House**
- 6. Current building name: **1323 West Street**
- 7. Building address: **1323 West Street**
- 8. Owner name: **Horseshoe Bay Investments, Inc.**
- Owner organization:
- Owner address: **13 Silverweed Ct**
Pueblo, Colorado 81001

| | | | |
|---|---|--|---|
| 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**
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: **4236693**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Center 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): **933 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum Siding** 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 white-painted concrete foundation. White aluminum siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with black-painted wood frames and aluminum-frame storm windows. The window opening in the center of a 3-sided, canted bay, protruding from the south end of the front (east) façade, has a narrow upper sash, with cottage-style glazing. Beneath the roof over the bay are brackets and pendants. Spanning the rest of the façade is an integral porch, with a concrete floor; a red and brown, raked-brick kneewall; and a single, round support at the northeast corner. Approaching the south end of the porch's east elevation are concrete steps. The steps correspond to the principal doorway, which is sheltered beneath the porch. It hosts a wood slab door, opening behind an aluminum-frame storm door. Another doorway opens in the rear elevation. Brown, interlocking asphalt shingles cover the hipped roof, and white-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:
Building type: **Hipped-roof Box**

Architectural Inventory Form

Page 3

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 1321 to the south and 1325 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 woven-wire fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located directly northwest of the house. Oriented to the east, the building appears to lack a formal foundation and has a wing extending from the west half of the south elevation. White-painted, horizontal planks clad the exterior walls. Dominating the front (east) elevation are paired, white-painted, horizontal wood plank doors, opening on metal strap hinges. Brown, interlocking asphalt shingles cover the cross-gabled roof.**

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: **Nathaniel H. Chamberlin**

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 1321 and 1325 West Street. The only notable alteration has been the installation of aluminum siding.

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 original owner and resident of this house, constructed around 1900, was Nathaniel H. Chamberlin, a conductor for the Missouri Pacific Railway. Around 1925, the resident was Charles P. Holden, a railroad trainman.

C. Roy McBride purchased this property around 1930 and resided here until his death more than 3 decades later. He came to Pueblo around 1916 and served in World War I. McBride was a millwright in the CF&I Steel Corporation's Minnequa Works. He and his wife, Valeria McBride, had a daughter, Billie Marie Whitehead. Roy McBride died on September 18, 1965.

Architectural Inventory FormPage 4

The resident in 1960 was Paul D. Resler. James L. and Grace M. Mize purchased this property in 1979, selling it to Alice A. Marsh in 1981. In 1983, Marsh sold the property to Oscar H. and Barbara E. Wilde. Intermountain Enterprises, Inc., acquired the house and lot from the Wildes in 1997, selling it to La Mesa Properties, LLP, a year later. Horseshoe Bay Investments, Inc., the current owner, purchased the house and lot from La Mesa Properties in 2000.

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.

"Holden (Charles P.)" [obituary]. Pueblo Chieftain, 29 January 1943, p. 4.

"McBride (C. Roy)" [obituary]. Pueblo Chieftain, 19 September 1965, p. 11A.

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: **ca. 1900**41. Level of significance: National: State Local

Architectural Inventory Form

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 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 modification has been the installation of aluminum siding. 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): westst1323**
 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**

Architectural Inventory Form

Page 7

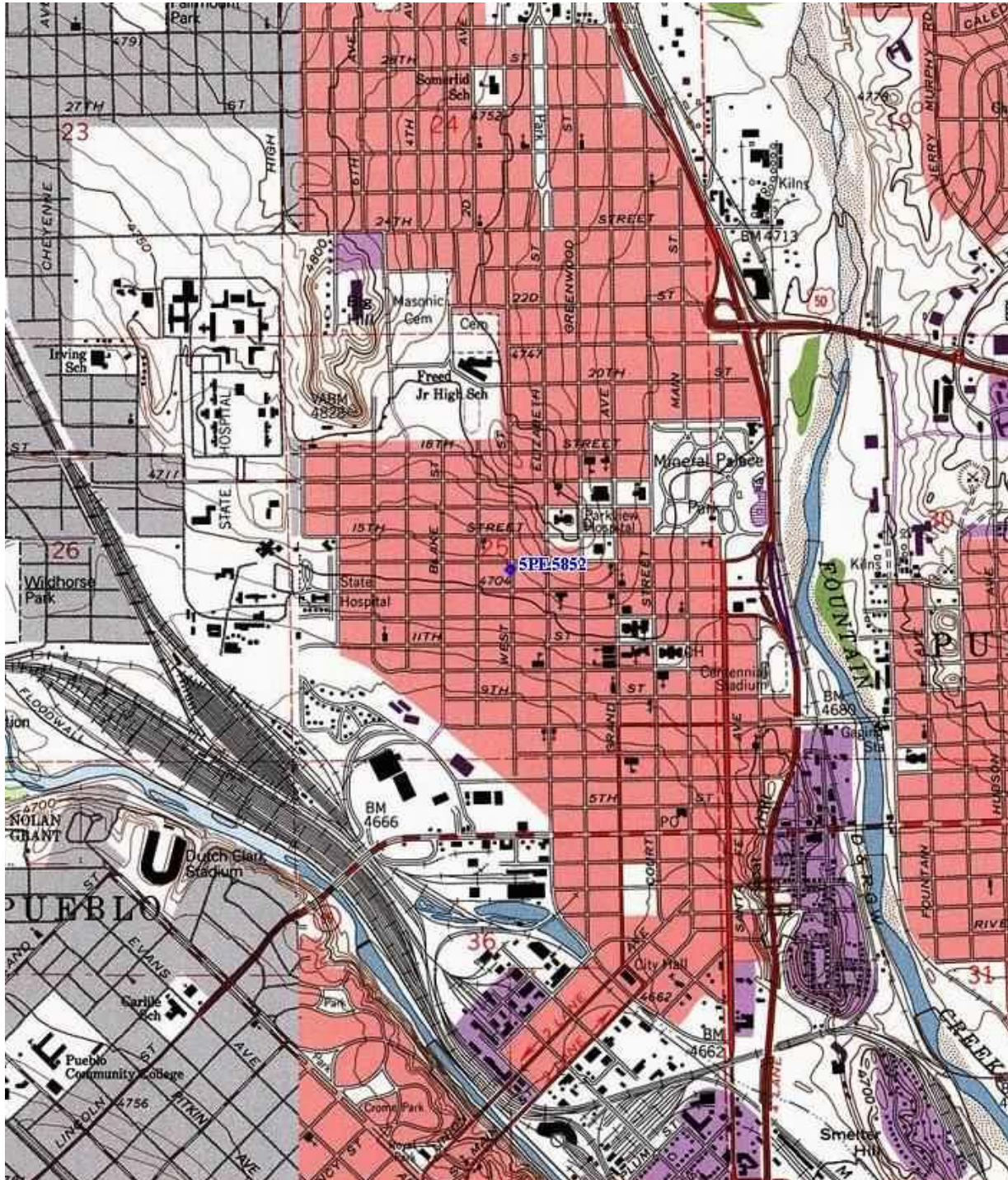
SITE SKETCH MAP



Architectural Inventory Form

Page 8

LOCATION MAP



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