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## HPC-23-05

June 21, 2023

**To:** Historic Preservation Commission  
**From:** Wade Broadhead, Senior Planner  
**Through:** Scott Hobson, Acting Director of Planning and Community Development  
**Location:** 314 W. 18<sup>th</sup> Street  
**Applicant:** Charity Krow, Homeowner  
**Owner:** Same  
**Year Built:** 1918  
**Legal Description:** Lots 7 and 8, Block 24, Henry C. Brown's Addition  
**Zone District:** R-2, Single Family Residential Zone District

### Synopsis

The applicant is requesting local Landmark designation for the Edward C. Teller House and associated garage located in the historically significant North Side Neighborhood. According to Section 4-14-8, of the Pueblo Municipal Code, a building object, monument, structure or site may individually be designated as a Landmark if it has distinctive character and meets the criteria listed in the ordinance.

The application cites significance under two criteria, history and architecture, because it was associated with Edward Teller, Vice President of a limestone quarry, Dr. Risley, Superintendent of Schools for 25 years and Matt Peulen, Pueblo County Commissioner. The landmark is also eligible under architecture as good example of an early Craftsman architectural style, exhibited by fine Flemish bond brickwork, diagnostic front porch with rafter and Perlin ends exposed as well as an architecturally compatible single car garage.

The property was eligible for inclusion in the original North Side Historic District boundary proposed in 2007. After discussion with the neighborhood, staff submitted a revised North Side Historic District Boundary which excluded 314 W. 18<sup>th</sup> Street as well as the adjacent properties to the west (see attachment) leaving it just outside the district boundary. City Council designated the North Side Historic District 2007 excluding this property and several other properties. The new owner wishes to landmark now to take advantage of Colorado State tax credits for rehabilitation.

### Background

The owner nominated the building and site for its distinctive character and certain criteria, focusing on social history and architecture and is aware of the reasons for, and effect of, designation of local landmarks in the City of Pueblo. The property was recorded by an architectural historian firm in 2005 who produced a very detailed site form. The property was found to be eligible as a contributing resource in the North Side Historic District at the time of recording. The new owner is requesting to add this house to the North Side Historic District as an individual landmark because the process is simpler than amending the entire historic district and she wishes to utilize the Colorado state preservation tax credit for restoration and repair of the home.

The Pueblo Historic Preservation Commission, in prior cases, has considered landmark designation applications eligible if they meet two of the three criteria. This application's justification of facts proposes eligibility because it meets criteria 1a, 2a.

The applicant nominated the subject property for landmark designation per the requirements contained in Section 4-14-8, Chapter 14 – Historic Preservation Code, Title IV – Building Regulations, of the Pueblo Municipal Code. The Historic Preservation Commission may approve this application if it serves the goals of the historic preservation code. A building, object, monument, structure, or site may individually be designated as a Landmark, or one or more buildings, objects, monuments, structures, or sites which are united by past events or aesthetically by plan or physical development may be designated as a Historic District, if they have distinctive character and meet the following criteria:

1. Special historic or prehistoric interest or importance:
  - a. Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or Nation; or is associated with the life of a person significant in the past; or
  - b. Has the site of a historic event with a significant effect upon society; or
  - c. Exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.
2. Special architectural, engineering, or aesthetic interest or importance:
  - a. Portrays the environment in an era of history characterized by a distinctive architectural style; or
  - b. Embodies those distinguishing characteristics of an architectural-type or engineering specimen; or
  - c. Is the work of a designer whose individual work has significantly influenced the development of the City; or
  - d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.
3. Special geographic interest or importance:
  - a. by being part of or related to a square, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif, or
  - b. owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City.

The application which was prepared by Charity Krow, homeowner with some assistance from staff.

1. A Have Direct Association with the historical development of the city, state, or nation.

Erected in 1918 the Edward Teller House is significant in that it represents the professional and entrepreneurial class moving to Pueblo's North Side neighborhood with Edward Teller, Vice President of a limestone quarry. Dr. Risley School resided in the home and finally Matt Peulen, County Commissioner. Dr. Risely was the first superintendent of School District 60 and served in that position for 25 years. Risley Middle School, within the City's East Side Neighborhood is his namesake. Mr. Peulen was a County Commissioner for eight years.

**Staff finds that the site does have direct association with persons of a local level of significance.**

## **2A Embody distinguishing characteristics of an architectural style or type**

According to the site form, this home embodies the distinctive characteristics of a style for its affiliation with the Arts and Crafts, Craftsman Style which would become the primary housing style in the 1920s. The home maintains the window placement, roof form, and distinctive front gable porch with exposed rafter tails and battered columns indicative of the Craftsman style. It is unknown if the stucco was original or added later, stucco was beginning to be widely used in the late teens and into the 1920s, therefore it could be an original feature of the home. The property also contains a 12' by 20' garage that is architecturally compatible with the residence. The garage is constructed with brick that has a Flemish bond and would have been an early house to be constructed with the automobile in mind. Though modified with additions to the rear, the home still displays its character defining features as a Craftsman Bungalow as noted in the site form on item number 43.

**Staff finds the site eligible under 2A as a good example of the Craftsman architectural style.**

### **Changes to the Building and Property**

According to the site form additions were added to the property and stained-glass windows were added to some frames. The stucco on the main body of the home may be original or added later. There was a small addition to the rear of the home that is not visible from the street. Grass in the rear yard was replaced with flagstones at some point.

### **Zoning District**

The site and surrounding area are entirely zoned R-2 and the surrounding neighborhood is mostly zoned R-2 and comprised of pre 1950's single family homes.

### **City's Comprehensive Plan Compliance**

The Edward teller House is located in the Urban Neighborhoods future land use area according to the Pueblo Regional Comprehensive Plan adopted in July of 2022. Urban Neighborhoods are characterized by single family detached and attached homes, duplexes and townhomes with supporting land uses such as accessory dwelling units; small scale commercial; retail and services; parks; schools; libraries; community gardens; and other complimentary uses. According to the Comprehensive Plan, Urban Neighborhoods are those generally built before 1950 and are centrally located neighborhoods.

The Regional Goals and Policies section of the Comprehensive Plan addresses historic preservation efforts in the City. *Policy 4.1.3 Inventory of Cultural Resources* encourages the expansion the Pueblo Inventory of Cultural Resources and the measurer of success on page 54 encourages an increasing trend in local landmarks. Landmarking the Edward Teller House directly addresses a policy and goal in the Pueblo Regional Comprehensive Plan with respect to planning and historic preservation by increasing the number of historic landmarks.

### **Recommended Action:**

Staff recommends the Historic Preservation Commission forward recommendation of approval to the Planning and Zoning Commission and designate Edward C. Teller house as a local Pueblo landmark since it meets criterion 4-14-8, (a), (1), a; (a),(2),a.

Exhibits

- A. Maps
- B. Photographs
- C. Application signature sheet and OpenGov document, full nomination is attached via PDF, and state inventory site form, Obituray for Matt Peulen.

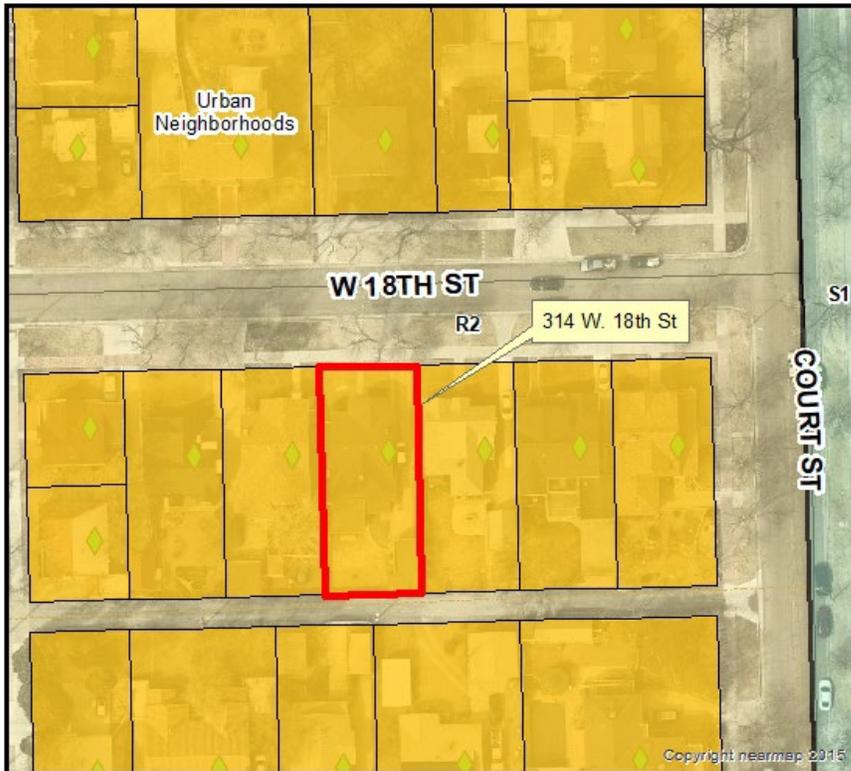
**EXHIBIT A. MAPS**



**A1. Aerial image of the property**



**A2. Zoning map of the property**



**A3. Comprehensive Plan Designation**

**EXHIBIT B. SITE PHOTOGRAPHS**



**View of the façade facing Pine Street**



**Western façade overview**



**Façade close up.**





**Eastern façade close up**



**View of garage looking south.**



**South facing elevation.**



**C. APPLICATIONS AND ATTACHEMNTS**



04/13/2023

### 23-73

Historic Preservation Commission

**Status:** Active

**Date Created:** Apr 13, 2023

#### Applicant

Charity Krow  
charitykrow@gmail.com  
314 W. 18th Street  
Pueblo, CO 81003  
7194373094

#### Primary Location

314 W 18TH ST  
PUEBLO, CO 81003

#### Owner:

Charity Krow  
314 314 W 18TH ST Pueblo, CO 81003

#### Internal

##### Case Number

HPC-23-05

##### Planner Assigned

--

##### Continuances

--

##### Number of Posters

--

##### Number of Postcards/Mailings

--

##### Newspaper Notice Cost

--

##### Public Notice Costs must be paid by:

--

##### Public Notice zoning poster must be displayed by:

--

#### HPC Hearing Information

##### HPC Hearing Date

06/21/2023

##### HPC Hearing Results

--

##### Check box if hearing is a Special Requested Hearing

##### P&Z Hearing Date

--

#### Planning & Zoning Commission Information

##### P&Z Hearing Results

--

##### Check box if hearing is a Special Requested Hearing

#### City Council Information

##### Council First Reading

--

##### Council Final Reading

--

##### Council Hearing Results

--

##### Effective Date

--

##### Ordinance Number

--

##### Recording Number

**Application Information**

**Application Type**

Historic Nomination

**Residential or Non-Residential?**

Residential

**Nomination for Local Historic Designation Eligibility Criteria**

**Nomination for Local Historic Designation**

**Name of Property and/or Historic Name**

Teller Edward C. House

**Present Use**

Residential

**Historic Use**

Residential

**Site Number (issued by State of Colorado)**

5 PE. 5762

**Are you designating a historic district?**

No

**What is the Applicant's Affiliation/Interest in Property**

Owner

**Owner Consent to Designation**

**Property Owner Signature**

Charity Krow

04/13/2023

**Attachments**

 Historical Significance.pdf  
Uploaded by Charity Krow on Apr 13, 2023 at 12:23 pm

 Sources.pdf  
Uploaded by Charity Krow on Apr 13, 2023 at 12:23 pm

 Eligibility Criteria.pdf  
Uploaded by Charity Krow on Apr 13, 2023 at 1:00 pm



IMG-7066.jpg  
Uploaded by Charity Krow on Apr 13, 2023 at 1:00 pm



IMG-7059.jpg  
Uploaded by Charity Krow on Apr 13, 2023 at 1:01 pm

 History of 314 W. 18th.pdf  
Uploaded by Charity Krow on Apr 13, 2023 at 1:01 pm

**History**

Date	Activity
Apr 13, 2023 at 12:10 pm	Charity Krow started a draft of Record 23-73
Apr 13, 2023 at 12:12 pm	Charity Krow altered Record 23-73, changed ownerEmail from "" to "charitykrow@gmail.com"

Date	Activity
Apr 13, 2023 at 12:12 pm	Charity Krow altered Record 23-73, changed ownerName from "KROW CHARITY L" to "Charity Krow"
Apr 13, 2023 at 12:12 pm	Charity Krow altered Record 23-73, changed ownerPhoneNo from "" to "7194373094"
Apr 13, 2023 at 12:12 pm	Charity Krow altered Record 23-73, changed ownerPostalCode from "81003-2603 " to "81003"
Apr 13, 2023 at 12:12 pm	Charity Krow altered Record 23-73, changed ownerStreetNo from "" to "314 "
Apr 13, 2023 at 1:01 pm	Charity Krow added attachment IMG-7059.jpg to Record 23-73
Apr 13, 2023 at 1:01 pm	Charity Krow added attachment History of 314 W. 18th.pdf to Record 23-73
Apr 13, 2023 at 1:01 pm	Charity Krow submitted Record 23-73
Apr 13, 2023 at 1:02 pm	approval step Fee Review was assigned to Planning Front Counter on Record 23-73
Apr 13, 2023 at 1:02 pm	changed the deadline to Apr 15, 2023 on approval step Fee Review on Record 23-73
Apr 13, 2023 at 4:25 pm	Cindy Capritta assigned approval step Fee Review to Cindy Capritta on Record 23-73
Apr 13, 2023 at 4:33 pm	Cindy Capritta changed Case Number from "" to "HPC-23-05" on Record 23-73
Apr 13, 2023 at 4:33 pm	Cindy Capritta changed HPC Hearing Date from "" to "06/21/2023" on Record 23-73
Apr 13, 2023 at 4:35 pm	Cindy Capritta approved approval step Fee Review on Record 23-73

## Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Fee Review	Complete	Apr 13, 2023 at 1:01 pm	Apr 13, 2023 at 4:35 pm	Cindy Capritta	04/15/2023
 Application Fee	Active	Apr 13, 2023 at 4:35 pm	-	-	-
 Intake Review	Inactive	-	-	-	-
 Case Assignment	Inactive	-	-	-	-
 Land Use Tech Review	Inactive	-	-	-	-
 Planning (Zoning) Initial Review of Submittal	Inactive	-	-	-	-
 Regional Building Department Notification	Inactive	-	-	-	-
 Public Notice	Inactive	-	-	-	-
 Public Notice Memo	Inactive	-	-	-	-
 Public Notice Fee	Inactive	-	-	-	-
 Planning (Zoning) Review	Inactive	-	-	-	-
 Staff Report and Agenda Distribution	Inactive	-	-	-	-
 HPC Hearing Results	Inactive	-	-	-	-
 Planning & Zoning Commission Hearing Results	Inactive	-	-	-	-
 Property Owner Notification	Inactive	-	-	-	-
 City Council Hearing	Inactive	-	-	-	-
 City Clerk and Regional Building Notification	Inactive	-	-	-	-
 Recording	Inactive	-	-	-	-

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.5762**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Teller, Edward C., House**
- 6. Current building name: **Peulen, Matt J. and Margaret, House**
- 7. Building address: **314 W 18th Street**
- 8. Owner name: **Matt J. and Margaret Peulen**
- Owner organization:
- Owner address: **314 W 18th St**  
**Pueblo, CO 81003**

Parcel number(s):

**525131011**

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

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NW** 1/4 of **NW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **534052** Northing: **4237114**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; 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): **1,161 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:  
**Brick**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features: **Fence**  
**Chimney**  
**Porch**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the south, this house rests on a concrete foundation, with 1-beside-1-light, aluminum-frame, sliding-sash basement windows. A buff-colored stucco clads the exterior walls. A battered, glazed, brown-brick veneer covers the walls from the foundation to the window sills of the tallest windows. Brown-painted, wood, square-cut wood shingles cover the gables. Windows are generally 9-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. All windows have brick sills. A single-light picture window dominates the east half of the asymmetrical front (north) façade. Flanking either side of hearth and chimney engaged to the north end of the east elevation are stained-glass hopper or awning windows. Protruding south of these windows is a rectangular bay, with its own shed roof and knee-bracket supports. A shed-roofed addition across the rear (south) elevation hosts 1-beside-1-light, aluminum-frame sliding-sash windows. A front-gabled porch spans the eastern two-thirds of the facade. The porch has battered, brick kneewalls and battered, stucco-covered piers. Three steps, covered in terra cotta tiles, approach the porch on the west end of its north elevation. The principal doorway opens near the center of the facade. It hosts a 2-panel oak door, with an oval, leaded-glass light. Protecting it is a white, aluminum-frame storm door. Gray-brown asphalt shingles cover the cross-gabled main roof and all other roof surfaces. The rafter and perlin ends are exposed. A brick chimney protrudes near the apex of the roof, from the south-facing slope.**

## Architectural Inventory Form

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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 and large, one- and two-story houses. Setbacks from West 18th Street are generally the same on this block. This property is situated on the south side of West 18th Street, between 310 West 18th Street to the east and 320 West 18th Street to the west. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the backyard is a vinyl fence. A concrete, 2-track driveway runs along the east side of the house, connecting the garage to West 18th Street. The area between the tracks has been filled with bricks set in a herringbone pattern.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located southeast of the house. Oriented to the north, the building rests on a concrete foundation. The walls consist of dark-red bricks set in a Flemish bond. White-painted, horizontal wooden composition siding covers a shed-roofed addition across the rear (south) elevation. Dominating the front (north) elevation, offset to the west, is a fiberglass, overhead-retractable garage door. Appearing beneath a segmental arch in the center of the east elevation is a 1-over-1-light, double-hung sash window. The center of the addition's south elevation has a 3-light hopper or awning window. Opening in the south end of the west elevation is a paneled wood door. Gray sheets of asphalt cover the main shed roof, which is surrounded on 3 sides by a parapet.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1918** Actual:

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: **Edward C. Teller**

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 1936. However city directory listings for this address date to 1918. The building has had at least 2 additions to the rear elevation, the most recent of which dates to the 1970s. The current owners also installed the stained-glass 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): **Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

**Architectural Inventory Form**

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**35. Historical background:**

The first resident of this house, constructed around 1918, was Edward C. Teller, vice president of a limestone and quarry company. He was born in Colorado around 1892. His wife, Florence, was also born in Colorado, around 1893. They had at least two children: Laura and Florence.

By 1925, the owner and resident was Turner S. Underwood, a Certified Public Accountant. He came to Pueblo in 1917. With his wife, Kathryn, Turner had a son, Roger D. Underwood, who died in 1936. The Underwoods remained at this address until around 1940. Kathryn died in 1951 and Turner on March 3, 1961.

Dr. James Haller Risley purchased this property around 1940 and moved here from 409 West 13th Street (5PE.5635). He resided here until his death more than a decade later. He moved to Pueblo in 1921 and was the superintendent of Pueblo County School District No. 1 for 25 years, retiring in 1946. With his wife, Anna Risley, James had two daughters, Kathryn McCafferty and Virginia Bagnall. James Risley died on February 2, 1953. Anna remained here until her own death on May 9, 1958.

Around 1960, the resident was George W. Sperlak. Matt J. and Margaret Peulen, the current owners and residents, acquired the property in 1971.

**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.

"Underwood (Turner S.)" [obituary]. Pueblo Chieftain, 4 March 1961, p. 5A.

"Risley (James Haller)" [obituary]. Pueblo Chieftain, 3 February 1953, p. 3.

"Risley (Anna D.)" [obituary]. Pueblo Chieftain, 10 May 1958, p. 5.

U.S. Census of 1920. Precinct 11, Pueblo, Pueblo County, Colorado. Sheet 6B.

Peulen, Matt J. Interview with Adam Thomas, 27 July 2005.

## Architectural Inventory Form

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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: **Architecture**40. Period of Significance: **ca. 1918**41. Level of significance: National:  State  Local

## Architectural Inventory Form

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the 20th century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes, like this one, in the latest contemporary suburban styles. As well, the house 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 around 1918, 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. This rear elevation has been modified and added to, as recently as the 1970s. However, the additions are isolated to the rear elevation. This property retains sufficient physical integrity to convey its architectural and historical significance.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

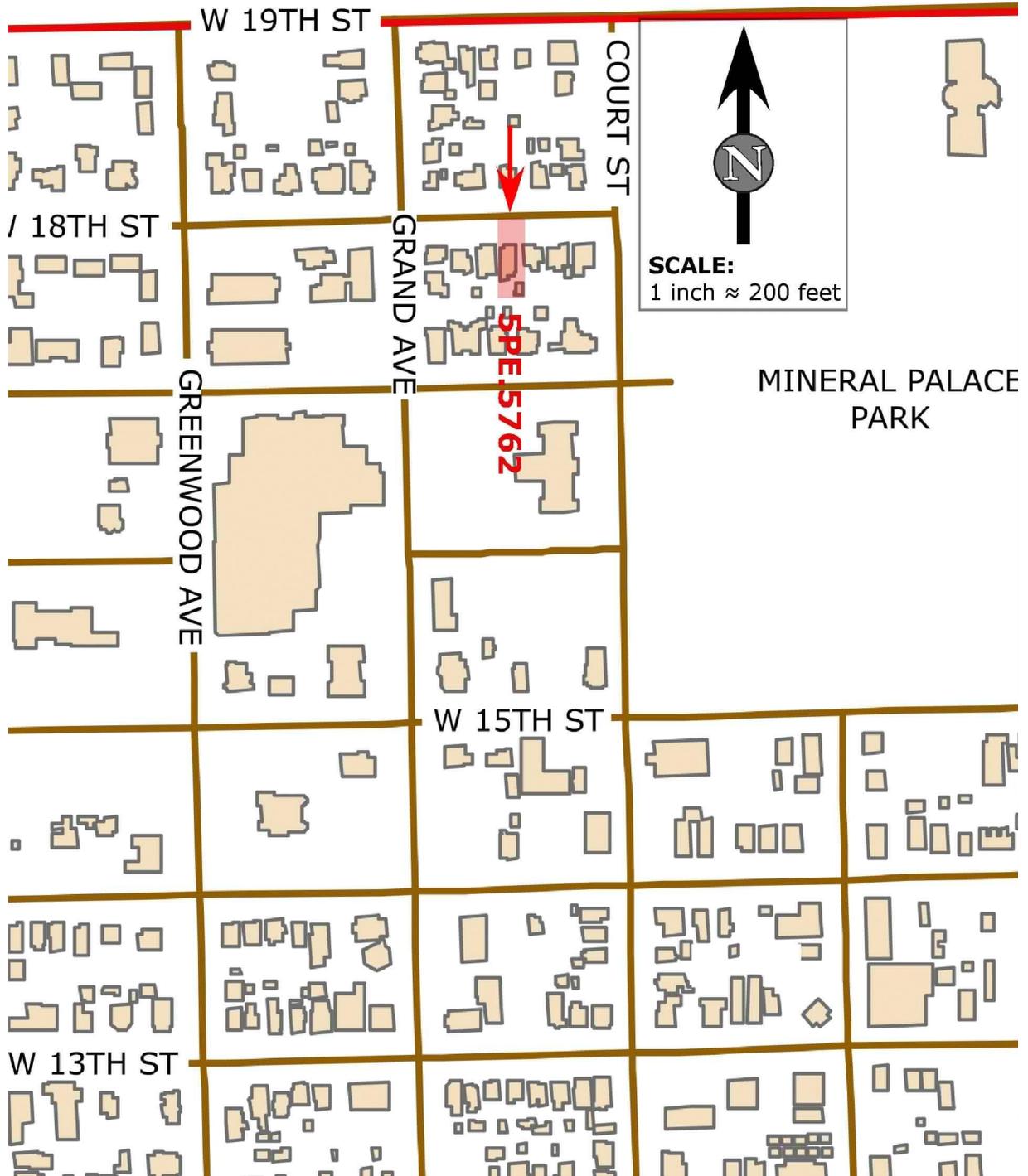
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 18thstw314**
- 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): **07/27/05**
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**

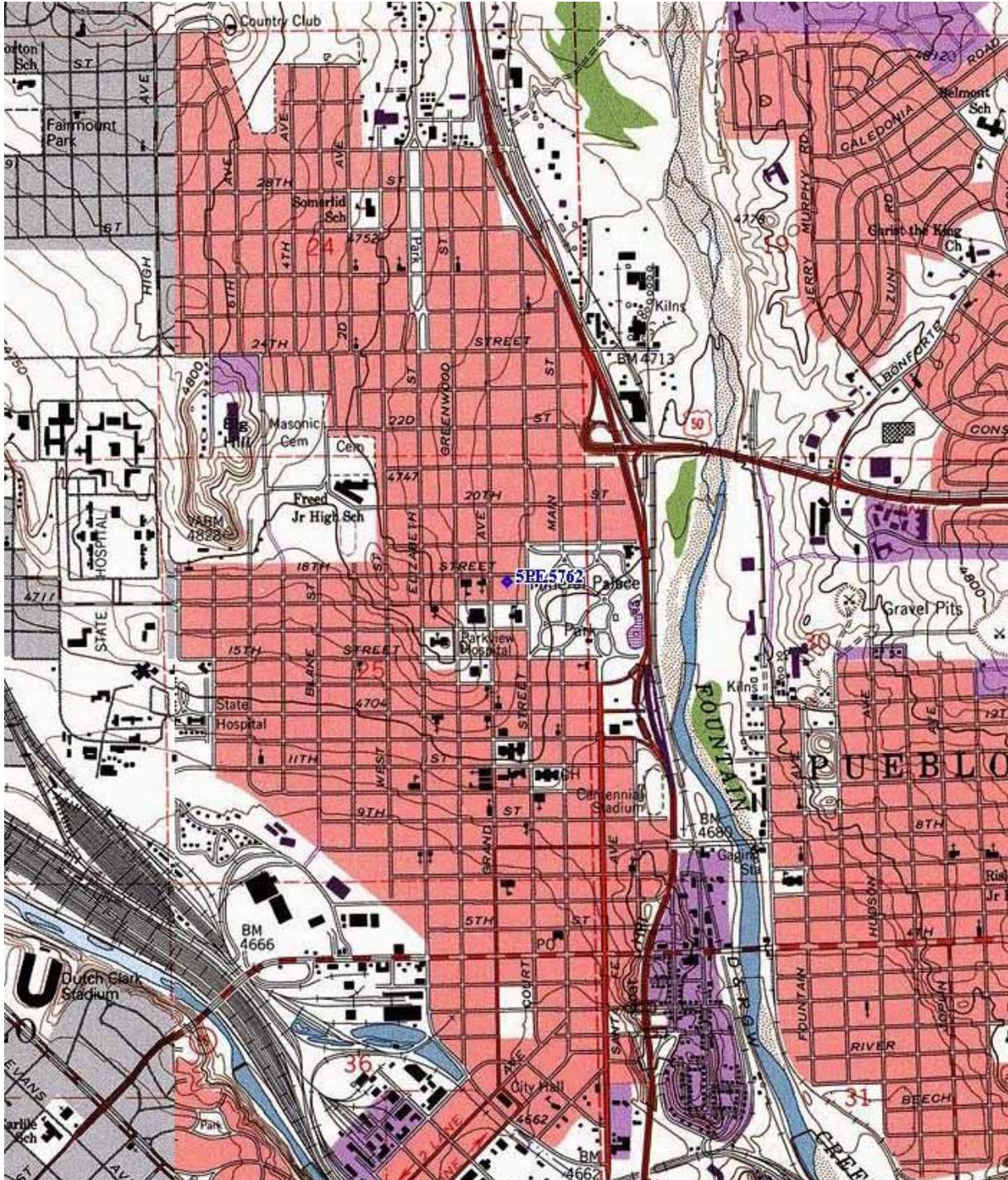
### Architectural Inventory Form

#### SITE SKETCH MAP

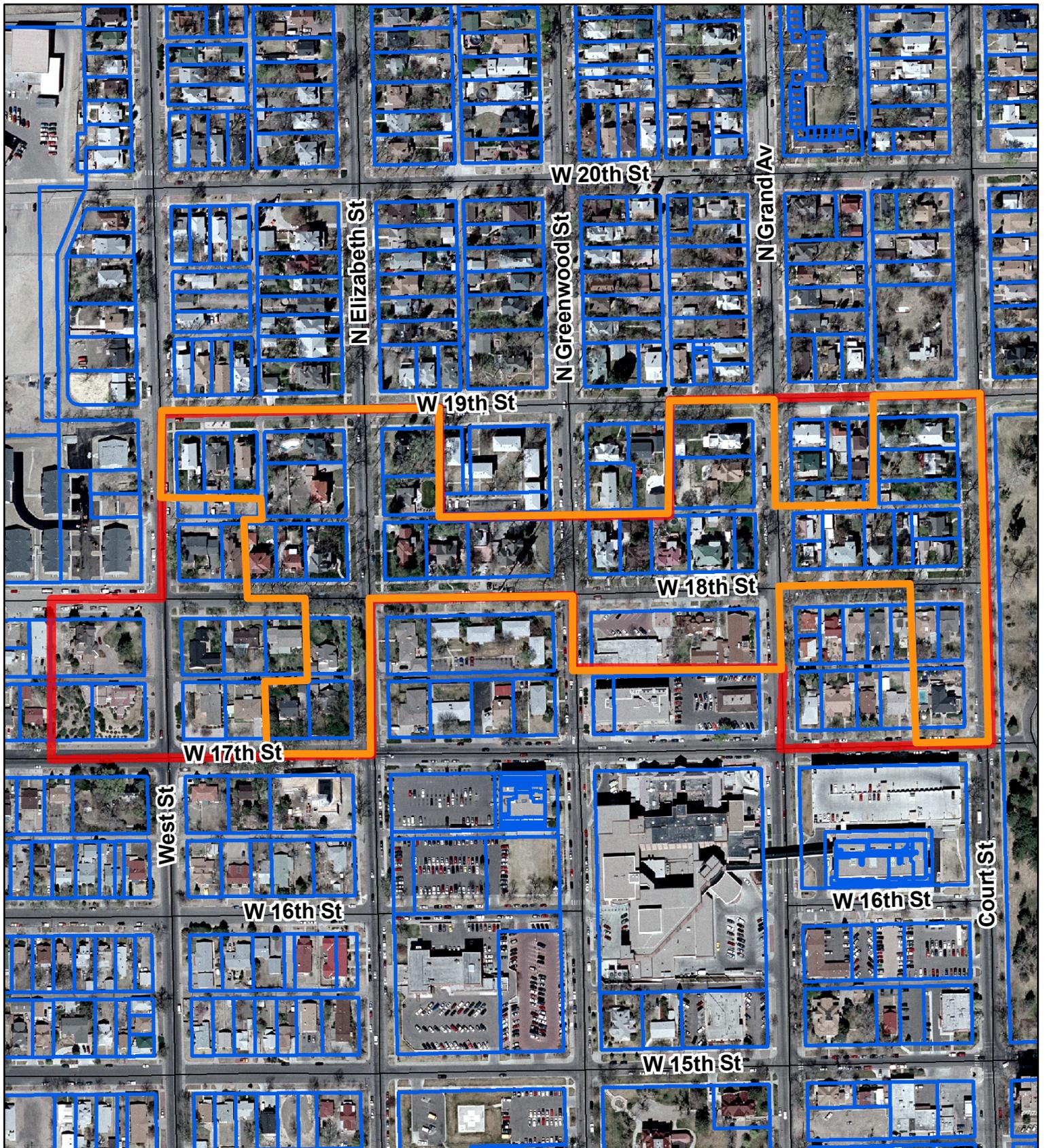


# Architectural Inventory Form

## LOCATION MAP



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



**Figure 1. Proposed North Side Historic District Original and Recommended Revised Boundary**

Map Generated in Arcview 9.2  
 Parcel information aquired from Pueblo County's  
 GIS Database September 2007 (9/24/2007)  
 Wade Broadhead, City of Pueblo, Land Use Department

**Legend**

- Original proposed boundary
- Staff recommended revised boundary
- Parcels



**OBITUARY**

*Matt John Peulen*

NOVEMBER 8, 1929 - NOVEMBER 20, 2021



IN THE CARE OF

T.G. McCarthy Funeral Home

He was preceded in death by his parents, wife Margaret Peulen, son Alex, and his siblings. He is survived by his children Kathleen (Gary) Lochrie, Michael (Anna) Peulen, Rose (Jeff) Jubert, and Mark (Michelle) Peulen, and daughter-in-law Brenda Peulen; grandchildren Kyle (Rose), Chad (Mariah), Alison, Adam, Lia (Elias), Matt, Jade, Dante, and Zach.

Matt held the office of Pueblo County Commissioner for 8 years and was active in several community organizations. He worked for CF&I for 32 years as a millwright, and was actively involved with the Steelworkers Union for several years. He loved his wife and family, and a part of his heart was always in his homeland of Holland.

Special thanks to his caregivers Nanette, Jackie, and Jessica and their families.

A visitation will be held Wednesday December 1, 2021 at 4pm, with a rosary at 6pm at TG McCarthy Funeral Home. Funeral Mass will be Thursday December 2, 2021 at 9:30am at The Cathedral of the Sacred Heart, with interment at Roselawn Cemetery.

### **PALLBEARERS**

Michael Peulen  
*Pallbearer*

Matt Peulen  
*Pallbearer*

Mark Peulen  
*Pallbearer*

Zach Peulen  
*Pallbearer*

Jeff Jubert  
*Pallbearer*

Dante Jubert  
*Pallbearer*

Gary Lochrie  
*Pallbearer*

Kyle Lochrie  
*Honorary Pallbearer*

Chad Lochrie  
*Honorary Pallbearer*

### **DONATIONS**

Pueblo County Courthouse Lighting  
Ceremony