

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.5672**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Park Lane Apartments**
- 6. Current building name: **Presbyterian Towers Annex**
- 7. Building address: **221 W 14th Street**
- 8. Owner name: **Presbyterian Towers**
- Owner organization:
- Owner address: **220 W 15th St**
Pueblo, CO 81003

Parcel number(s):

525402004

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 **NE** 1/4 of **NE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **534182** Northing: **4236748**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 40 feet of Lot 10 and all of Lot 11; Block 9**
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): **U-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **4,052 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **n/a**
21. General architectural description:
Oriented to the south, this apartment building rests on a concrete foundation. It consists of U-shaped plan, with the principal entrances into each unit facing into the courtyard. All apartments also have a back doorway. A red, raked brick veneer clads the exterior walls. All windows have white-painted steel frames and are casements. Most flank a central, fixed frame, and many have 3-light transoms above them. Secondary elevations also host single-light casements with frosted glazing. All open above tan-pink brick sills. Each doorway opening into the courtyard hosts a wood slab door, opening behind a white, aluminum-frame storm door. Concrete stoops with wrought-iron railings approach each doorway. Flanking the doorways are tan-pink brick supports, canted outward from bottom to top. The eave above each of these bays protrudes outward to shelter the stoop. Doorways opening in secondary elevations host 4-panel, 1-light, glass-in-wood-frame doors, painted dark brown and opening behind white, aluminum-frame storm doors. Small concrete stoops approach each doorway, with the eaves cantilevered outward above them. Gravel and asphalt cover the flat roof. Brown painted wood fascia and soffit box the broadly overhanging eaves.
22. Architectural style: **Modern Movements**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses and commercial buildings, with some residential and medical-related buildings towering many stories above the rest of the landscape; this particular complex is just south of the 12-story Presbyterian Towers apartment building. Setbacks from West 14th Street are generally the same on this block. This property is situated on the northeast corner of West 12th and Court Streets. Gravel covers the strip separating the sidewalk from the streets. A planted-grass yard, with mature landscaping, covers the front yard and courtyard. Planters of Roman bricks protrude from the south elevation, flanking the entrance to courtyard. Surrounding the rest of the property is a macadam parking lot.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1953**
 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: **Elsa Makovsky, et al.**
 Source of information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
29. Construction history:
According to Pueblo County Tax Assessor records, this building was constructed in 1953. An analysis of the style, materials, and historical records corroborates this date. The current apartment building has not been notably altered since its construction.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Apartments**
35. Historical background:
This complex, originally christened as "Park Lane Apartments" was constructed in 1953 on a previously vacant lot. At the time, the property owner was Elsa Makovsky and others. Presbyterian Towers Building Corporation purchased the property in 1988 and operates it as an annex to its Presbyterian Tower immediately north, at 220 West 15th Street. In 1990, the corporation acquired the lot immediately west, which at that time contained a duplex, addressed 225-227 West 13th Street, dating to around 1900. The corporation razed the duplex to provide more parking for the Presbyterian Tower and this annex.
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; 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: **1953**

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 post-World War II development of the North Side neighborhood, when the first multi-family apartment buildings specifically constructed as apartments appeared. (Before this time, apartments were generally converted single-family homes or duplexes.) As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Modern architecture, reflecting the minimalist influences of the International Style. However, the historical and architectural significance is 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. Nonetheless, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1953, this apartment complex exhibits a 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. It has not been notably altered since its construction. This property certainly retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

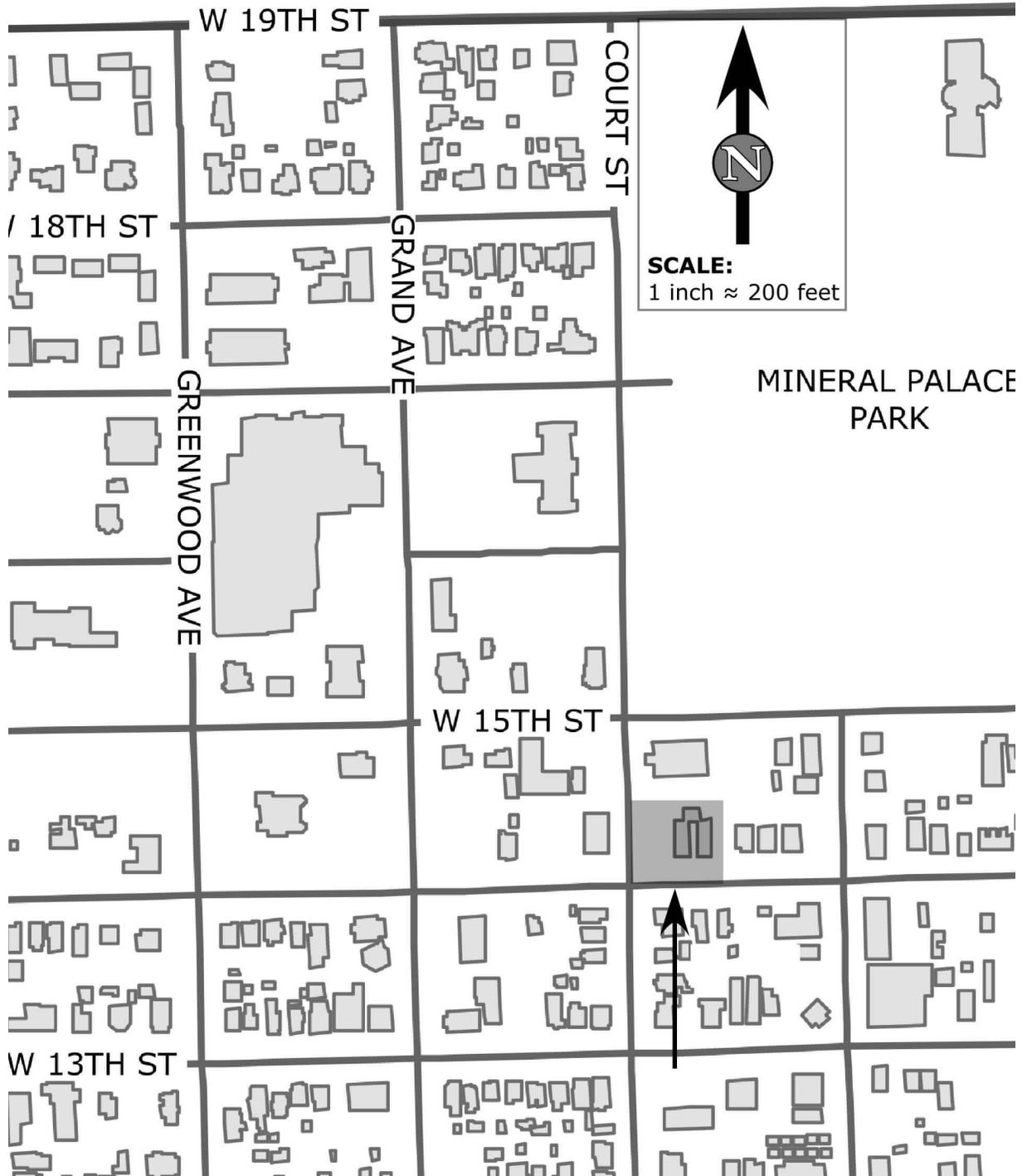
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 14thstw221
- 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): **07/11/05**
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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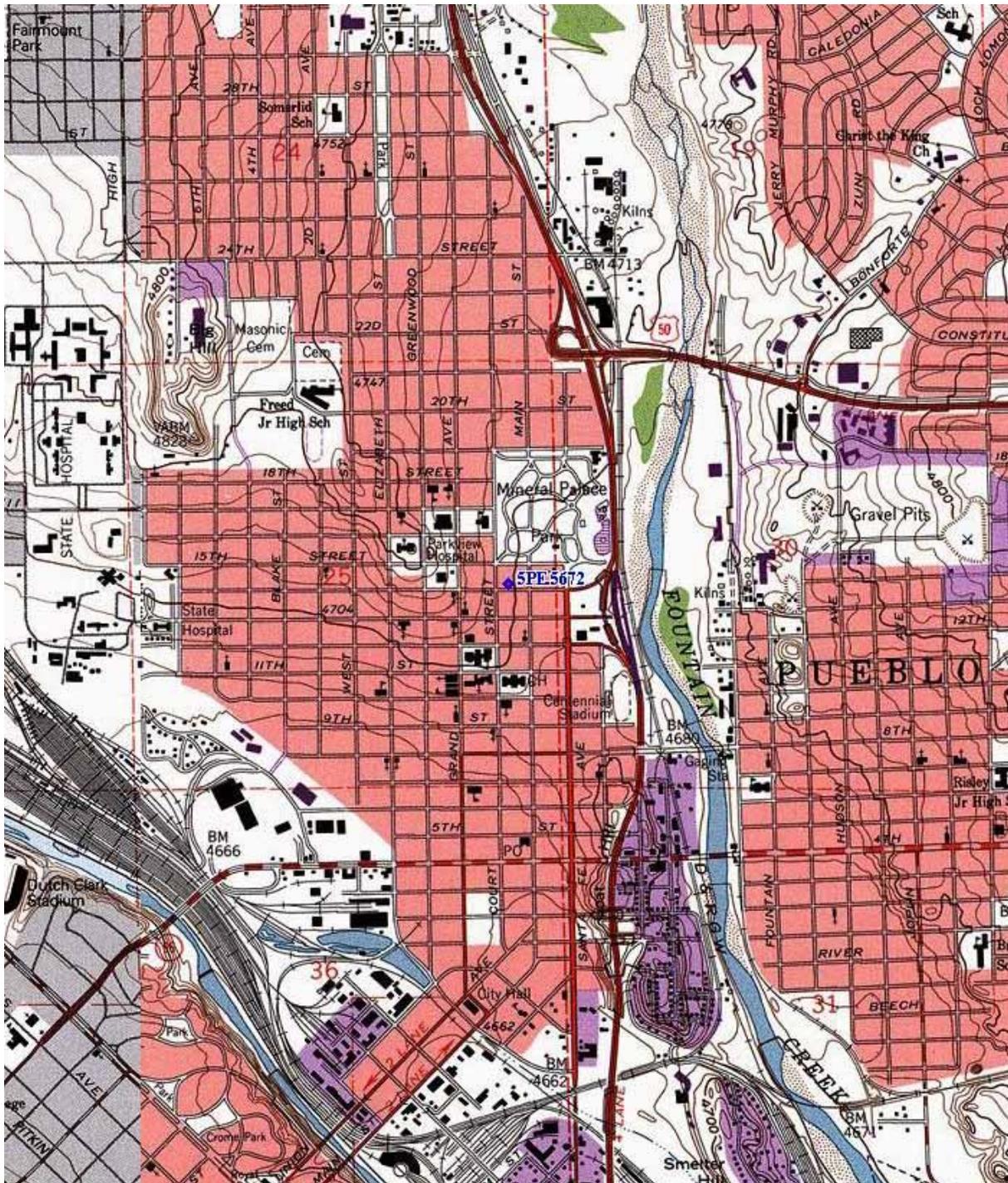
SITE SKETCH MAP



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LOCATION MAP



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