

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.5759** Parcel number(s):
- 2. Temporary resource number: **525217001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Holden, George Otis, House**
- 6. Current building name: **Chartier, Clint Brandon, House**
- 7. Building address: **802 W 17th Street**
- 8. Owner name: **Clint Brandon Chartier**
- Owner organization:
- Owner address: **PO Box 726**  
**Rye, CO 81069**

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**  
**SE 1/4** of **NE 1/4** of **SE 1/4** of **NW 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533461** Northing: **4237023**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1 and the east half of Lot 2; Block 23**  
Addition: **Craig's Addition** Year of addition: **1871**
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): **907 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle** 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: **Chimney**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the north, this house rests on a pink-painted concrete foundation. Basement windows are 3-light hopper and 1-beside-1-light sliding-sash. White-painted, square-cut wood shingles clad the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, and pink-painted wood surrounds. A pair of 9-light hopper, awning, or casement windows pierces the front-gabled dormer protruding from the roof's north-facing slope. A 3-sided, canted bay protrudes from the center of the east elevation. The windows south of it are 1-beside-1-light, vinyl-frame replacements. An integral porch fills the inside (northeast-facing) corner. It has pink-painted, square supports. A wire mesh covers the kneewall in preparation for stuccoing. The principal doorway opens in the north face of the corner. It is a white, 6-panel metal door. Another doorway opens in the west side of the south elevation of a bay protruding from the east half of the rear (south) elevation. It hosts a white, 6-panel metal door. Red-gray asphalt shingles cover the hipped main roof and all other roof surfaces, and the rafter ends are exposed. A chimney protrudes from the roof's south-facing slope.**
22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**  
Other architectural styles:  
Building type:

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23. Landscape or special setting features:

**This property is located on terrain sloping steeply downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 17th Street are generally the same on this block. This property is situated on the southwest corner of West 17th and Craig streets. Separating the streets from the sidewalks is a packed-earth strip. Since this house was under restoration at the time of this survey, it lacked a yard or landscaping.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located southwest of the house. Connecting the garage to West 17th Street is a concrete, 2-track driveway. Oriented to the north, the building rests on a concrete slab. White-painted, square-cut wood shingles clad the exterior walls, which are framed between pink-painted wood cornerboards. A 16-panel, wood, overhead-pivot garage door, painted white, dominates the front (north) elevation. Opening in the south end of the east elevation is a 6-panel wood door. Gray-red asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

2: Type: **Secondary House**

Describe: **A small dwelling is located along the southern edge of the property. Oriented to the north, the building rests on a concrete slab. Gray-painted, square-cut wood shingles clad the exterior walls. Most windows are 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. Other windows are single-light awning. Spanning the façade east of a front-gabled wing protruding from the west end of the façade is a shed-roof porch. The principal doorway opens beneath the porch, near the center of the façade. It hosts a 6-panel metal door. Another doorway opens in the west end of the rear (south) elevation. It has a 3-panel, 4-light wood door, with the lights boarded shut. Gray-red interlocking asphalt shingles cover the cross-gabled roof, and the rafter ends are exposed. A brick chimney protrudes for the roof's south-facing slope.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1924**

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: **George Otis Holden**

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 1924. An analysis of the style, materials, and historical records corroborates this date. Modifications include a shed-roofed addition across the east half of the rear (south) elevation, dating to before 1950. Also, some windows had been replaced. However, the building was under renovation at the time of this survey and the owner intended to stucco the exterior walls. This renovation also included the replacement of the original porch kneewall 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):

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33. Current use(s): **Single Dwelling**

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

35. Historical background:

**The first owner and resident of this house, constructed in 1923 and completed in 1924, was George Otis Holden. He was a veteran of the Spanish-American War. Holden was a letter carrier for the United States Postal Service and a member of the National Association of Letter Carriers. With his wife, Alma Holden, George had six children: Dorothy Holst, John O. Holden, Laura Conroy, Julie Higgins, Robert E. Holden, and William M. Holden. The family attended Ascension Episcopal Church. George and Alma Holden eventually moved to 626 West 12th Street (5PE.5622), where George died in March 1963.**

**In 1930, the resident was Otis N. Boone. G. Arthur Shafer purchased this property around 1935 and resided here through 1940. He was born in Keokuk, Iowa, on August 13, 1896. Shafer was a salesman for the N.O. Nelson Company for 30 years, and later worked for the Pueblo Water Works and the Speken Wrecking Company. He and his wife, Ruby J. Shafer, had a daughter, Pauline Pitman, and three sons: Dave Shafer, Don Shafer, and Stan Shafer. The Shafers later moved to 1404 East 3rd Street. Ruby died in 1951 and Arthur on April 9, 1974.**

**In 1945, the owner and resident was Helen J. Duncan, followed by Lee A. Hendren in 1950. Joe A. Matkovich purchased this property prior to 1955 and resided here with Mary Matkovich, who retained ownership through at least 1960.**

**Robert J. and Benita Tyler purchased the property from Don M. and Dora R. Acosta in 2000. In 2002, Shane Altis acquired the house and lot from the Tylers. Altis quit claimed the property to Genuine Real Estate, LLC, in 2003. In 2004 the property transferred to J.P. Morgan Chase Bank, which sold the property in 2005 to the current owner, Clint Chartier.**

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 (George Otis)" [obituary]. Pueblo Chieftain, 29 March 1963, p. 17A.**

**"G. Arthur Shafer" [obituary]. Pueblo Chieftain, 10 April 1974, p. 14B.**

**"Matkovich (Mary)" [obituary]. Pueblo Chieftain, 30 September 1962, p. 14A.**

**Chartier, Clint. Interview with Adam Thomas, 26 July 2005.**

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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: **1924**41. Level of significance: National:  State  Local

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42. Statement of significance:

This property is significant under Pueblo Local Landmark criterion 1A--history for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, 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 Classic Cottage, with elements the Craftsman, representing a stylistic transition. 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 in 1924, this building 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. While the building had not been significantly altered, it was under restoration at the time of this survey. The restoration included the installation of stucco and the replacement of some windows, eliminating 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

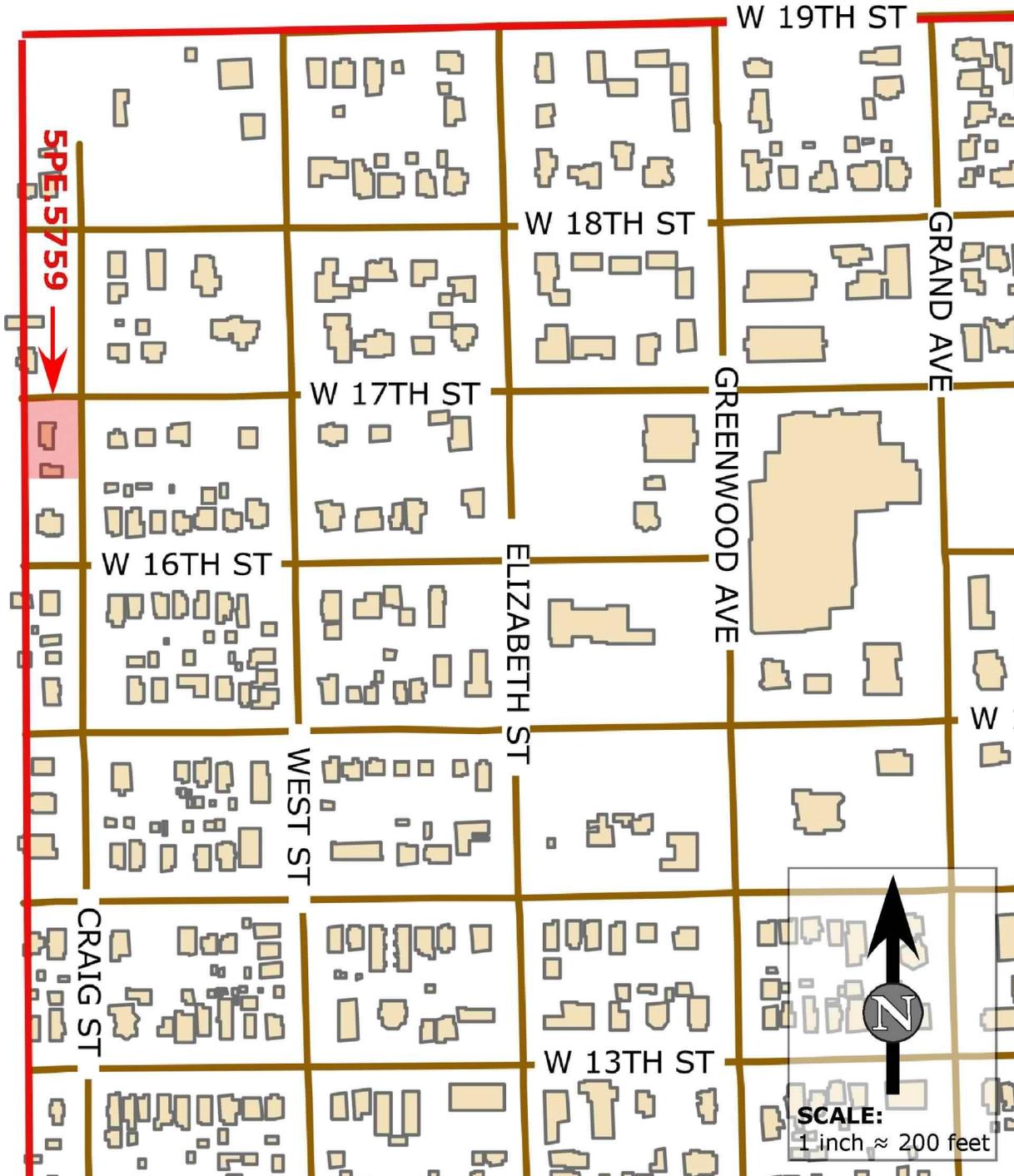
44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data
45. Is there National Register district potential? Yes  No
- Discuss: **Pueblo's North Side Neighborhood 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): 17thstw802**
- 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): **07/26/05**
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**

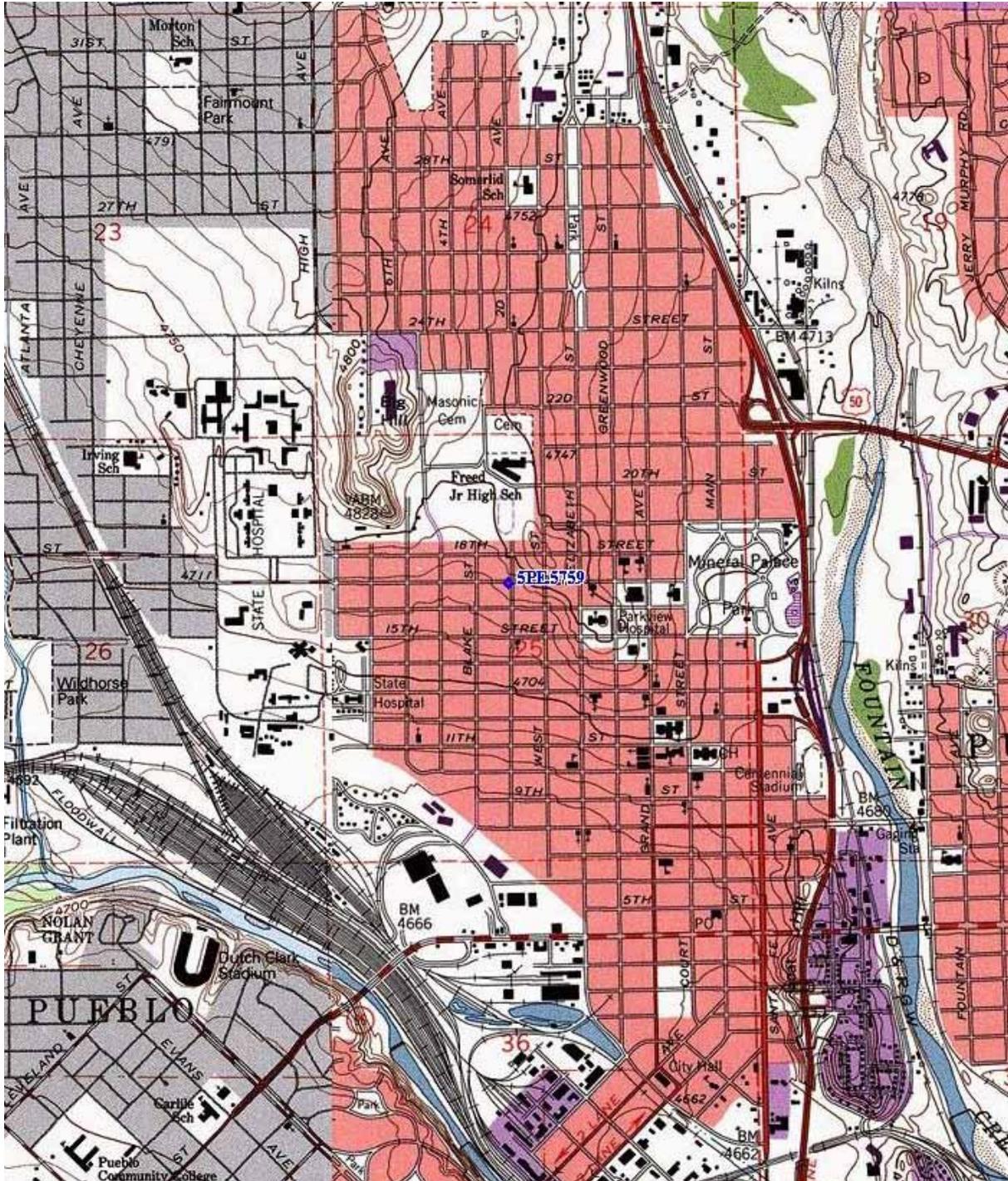
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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