Colorado Cultural Resource Survey Report

Pueblo’s North Side, Phase 2

Prepared by:
Adam Thomas,
HISTORITECTURE, L.L.C.

Prepared for:
City of Pueblo, Colorado
Certified Local Government Grant
Project CO-07-019

July 2008
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On the Cover. This 1872 Second Empire house at 1901 Court Street (SPE.4165) was the residence of pioneer North Side developer Ferd Barndollar and served as a model home for his namesake subdivision.
Phase 2 of the Pueblo North Side Neighborhood Survey was conducted as a response to recommendations following the completion of the phase 1 survey completed in April 2007. At that time, the consultant, Historitecture, LLC, determined that architecturally, historically, and geographically related resources extended northward beyond the phase 1 survey boundary at West Nineteenth Street. Phase 2 continued the survey one block north, to West Twentieth Street.

Pueblo’s North Side Neighborhood is one of the most significant collections of residential buildings in southeastern Colorado. Here, the city’s merchant princes and professionals found a retreat from the bustle of the busy downtown and the belching smokestacks of the Colorado Fuel & Iron Company’s enormous Minnequa steel works. Beginning in the 1880s, Mahlon and John Thatcher, Pennsylvania brothers who became the model Pueblo self-made men, chose to locate their enormous estates in the North Side. They established a trend that would span the next seven decades.

But the North Side faces a variety of threats requiring careful preservation planning. Delimiting the eastern edge of the neighborhood is Interstate 25. This busy superhighway has occupied a narrow corridor through Pueblo but is slated for expansion and realignment. The continued population growth of the Front Range will mean even further expansion of this major transportation corridor.

Occupying a large parcel at the center of the neighborhood is Parkview Medical Center, one of the largest hospitals in southeastern Colorado. The explosive growth of this facility has already resulted in the demolition of significant historic buildings, and the hospital currently owns additional historic properties in the neighborhood. Parkview, like I-25, will only grow in the foreseeable future. Planning efforts must balance the protection of significant historic buildings with the hospital’s need—and right—to grow.

Spearheaded by the Old Historic Northside Organization (OHNO) and the Pueblo Historic Preservation Commission (HPC), the City of Pueblo pursued a State Historical Fund grant to conduct phase 1 of an intensive-level survey of the neighborhood, which was awarded in late 2004 and completed in 2007 by Historitecture, an Estes Park-based architectural history consulting firm. Architectural Historian and Managing Principal Adam Thomas conducted the survey. The city then obtained a Certified Local Government grant to conduct phase 2 of this survey, and the city again selected Historitecture to complete the work.

The goals of the phase 2 intensive-level survey were to:
- Inventory all properties in the survey area
- Determine the significance and National Register/local landmark eligibility of all properties in the survey area
- Analyze historic district potential and boundaries
- Develop a report summarizing the findings of the survey.

The results of the survey included the inventorying of 81
properties. Of them, two properties (2.5 percent) were field determined eligible for individual listing in the National Register of Historic Places; an additional two properties, for a total of four (4.9 percent), were determined eligible for individual listing in the Colorado State Register of Historic Properties; and 22 (27.2 percent) were determined eligible as Pueblo Landmarks (including the two National Register and two State Register properties). Contributing to a potential historic district among the surveyed resources were 74 properties (91.4 percent), and Historitecture determined that a National Register or Pueblo Landmark district could be created within the project area.

Based on these results, Historitecture made the following recommendations to the City of Pueblo:

1. Investigate the creation or expansion of historic districts.
1. Conduct further intensive-level surveys.
3. Develop a city-wide historical and architectural context:

The following report is organized as recommended in the *Colorado Cultural Resource Survey Manual, as revised.*
Section 1

Project Area

The North Side Neighborhood is a largely residential neighborhood north of downtown Pueblo. The boundaries established for this project encompass only a portion of this large neighborhood and represents the blocks immediately north of the phase 1 survey area.

The boundaries of the North Side Intensive-Level Survey, Phase 2, were as follows:

North: West Twentieth Street
East: North Main Street

South: West Nineteenth Street
West: West Street

The survey area was situated entirely in section 25 of township 20 south, range 65 west, depicted on USGS 7.5-minute topographic maps in the Northeast Pueblo quadrangle (1961, photorevised in 1970 and 1974). The project area covered approximately 25 acres.

Maps of the survey area are included on the following pages.
Map 1.1. USGS 7.5-minute topographic map segment of the Northeast Pueblo quadrangle (1961, photorevised in 1970 and 1974). The solid blue line indicates the phase 2 survey area boundary and the dotted green line shows the phase 1 survey area boundary. (USGS)
Map 1.2. Pueblo North Side map depicting the project area boundaries. The phase I survey area does not include those properties inventoried in the 1997 Simonich downtown survey or properties surveyed as part of federal compliance for the proposed expansion of the I-25 corridor. (City of Pueblo)
GOALS AND OBJECTIVES

The major goal of this project was to acquire as much architectural and historical data as possible for every property in the North Side survey area, allowing City staff and others to make sound preservation planning decisions in this neighborhood. Subordinate to this goal were several objectives:

- Inventory all properties in the survey area;
- Determine the significance and National Register/local landmark eligibility of all properties in the survey area;
- Analyze historic district potential and boundaries; and
- Develop a report summarizing the findings of the survey.

SCOPE OF WORK

The City of Pueblo and the Colorado Historical Society collaboratively developed the following scope of work for the phase 2 of the North Side survey:

1. Project Purpose

The purpose of this project is to conduct an intensive level survey of 85 properties of the north side neighborhood in Pueblo, Colorado. The present request is for the second phase of the project as recommended by our consultant for the first phase.

2. Specification of Work

The project is to survey 85 buildings constituting the block north from 19th Street to 20th Streets between the east side of Main Street and the west side of West Street. The survey will start when the grant is under contract. Consultants in architectural history will be retained to complete the survey. The City’s project director and Colorado Historical Society staff will monitor draft survey forms according to the Colorado Cultural Resource Survey Manual and updates. Success of the project will be demonstrated by the provision of adequate information for an objective evaluation for national, state, or local eligibility for the district.

Steps in the project will include the following:

a. Facilitate a kickoff meeting in the community to explain the survey process, to answer questions, and to receive suggestions about local sources of information.

b. Document 85 buildings in the phase 2 survey area through fieldwork that produces architectural descriptions, digital color photographs consistent with OAHP photographic documentation standards, and locations on a base map.

c. Conduct research on the history of the 85 properties identified by the City of Pueblo, and, where necessary, contact current and former owners and longtime residents regarding the histories of buildings.

d. Submit a representative sample of 10 draft survey forms
for review by OAHP staff.
e. Complete and submit 85 OAHP site forms with associated photographs to OAHP and the City.
f. Submit a draft survey report, per the current OAHP survey manual for review by OAHP state survey coordinator and the national register historian.
g. Consult with the state survey coordinator and national register historian at the OAHP regarding evaluations of eligibility.
h. Incorporate revisions and recommendations from the above reviews into the final survey report and submit four copies to OAHP. Provide the final survey database in Microsoft Access and the final survey report in Microsoft Word to the City of Pueblo on CD-ROM, along with two (2) bound hard copies.
i. Present the final survey report and OAHP review findings at a community meeting near the conclusion of the project.
j. Submit three sets of interim status and financial reports as well as a final project report.

3. Required Standards
The project will follow the new CLG Survey Process, to include the complexity assessment, progress reports, checklists, and project evaluation. The project will also follow the policies and formats described in the Colorado Survey Manual. Survey work shall also meet the Secretary of the Interior’s Standards and Guidelines for Identification and Evaluation published September 29, 1983, in the Federal Register.

4. Products
The following products will be delivered to the Society as set forth in Attachment D. Four (4) original copies of products (with the exception of the cultural resource inventory forms must be delivered to the society.

A. Ten draft survey forms for review by OAHP staff
B. Draft copy and four copies of final survey report, following standards in Colorado Survey Manual
C. 85 draft and final OAHP survey forms, following standards in the Colorado Survey Manual
D. Final Survey database in Microsoft Access
E. Three sets of interim status and financial reports
F. Final project report
G. PDF version of final project report

All survey projects must include the following required standards and required products.

A. REQUIRED STANDARDS FOR SURVEY PROJECTS. The following standards are required for all survey projects:
1. The Contractor agrees that all survey work shall be completed to the standards provided by the Colorado Historical Society and detailed in the Colorado Survey Manual. Survey forms shall be provided by the Society.
2. Black-and-white photographs submitted shall be properly labeled in accordance with the Colorado Survey Manual.
3. Survey work shall also meet the Secretary of the Interior’s Standards and Guidelines for Identification and Evaluation. Work not meeting the Secretary’s Standards in the judgement of CHS staff shall not be reimbursed.
4. Selection of Consultants: CHS shall have the opportunity to participate in the selection of any consultants hired to conduct any portion of
the above scope of work. The consultant shall meet professional qualifications described in 36 CFR 61, “Procedures for Approved State and Local Government Historic Preservation Programs, April 13, 1984,” or otherwise approved by the Society. The contractor shall submit to the Society evidence of compliance with Federal competitive procurement requirements for professional services and subcontracts prior to reimbursement of costs. The contractor shall have final decision rights as to selection of the professional consultant hereunder. Prior to the start of the project, the designated CLG representative shall discuss the scope of work and reporting requirements with the CHS staff.

The contractor’s agreement with the consultant shall contain the following provision:

No member, officer, or employee of the CLG grant recipient, including advisory board, review board, or commission board members shall have any interest in the agreement or the process thereof, except that such persons may provide technical consultative, or oversight assistance in a voluntary capacity (i.e. unpaid), and the time not charged to the required matching share for the HPF grant.

B. REQUIRED PRODUCTS FOR SURVEY PROJECTS. The following are required products for all survey projects:

1. The Contractor shall prepare a draft and final survey report that follows the format outlined in the Colorado Survey Manual. Included in the final survey report shall be a map which clearly delineates the project boundaries. The map shall also identify individual properties or districts that appear to meet the National Register criteria. The survey report shall also include a listing of all the properties surveyed with their state identification numbers and an evaluation of their significance.

2. The contractor shall submit a USGS 7.5-minute quad map plus a city plat or planning map outlining the boundaries of the survey area with a key that identifies the boundaries of eligible districts, contributing and non-contributing properties and individually eligible properties. Each resource recorded during the project should be clearly identified on the map by appropriate site number.

3. The Contractor shall conduct a minimum of one public meeting to describe the results of the project. Minutes of the meeting shall be submitted to the CHS.

4. The Contractor shall submit all Inventory forms completed for the survey. These shall be typed with photographs placed in appropriate archival sleeves and attached to the forms.

FILE SEARCH AND PREVIOUS WORK

The first step in this survey project was to determine the extent and results of previous surveys and nominations within the survey area. Historitecture requested an official search of OAHP files, which was conducted on September 17, 2007. The file search found that 32 properties in the project area
had been previously surveyed, dating to between 1981 and 1985. The City of Pueblo and the Pueblo Regional Planning Commission conducted the earliest surveys of the neighborhood in 1981. Many of the properties had a decimal-based site number (e.g. 5PE.123.45). At the time of this file search request, Colorado Historical Society assigned new site numbers to these properties. They now range from 5PE.6456 through 5PE.6581. Thus, these properties have not been recently surveyed but were merely assigned new site numbers.

Historitecture resurveyed all properties for three reasons. First, while these early 1980s inventories were considered intensive-level at the time, the requirements for intensive-level surveys have become more rigorous and the data required more exhaustive. Second, Historitecture desired to update the information collection of two decades ago. Third, these earlier surveys were intensive-selective, meaning that the researchers included only particularly interesting or relevant properties. Historitecture, however, conducted an intensive-comprehensive survey, so that all properties, regardless of age, apparent significance, or physical integrity, were included.

The file search also indicated that one property in the survey area was already listed in the National Register of Historic Places. The Barndollar-Gann House (5PE.4205), at 1906 Court Street, was listed on November 7, 1985. None of the remaining properties were determined officially eligible for listing in the National Register. However, one property, the Ferd Barndollar House (5PE.4165), at 1901 Court Street, was determined field eligible for listing in the National Register. Field determinations are subject to change, particularly if the determination was made prior to extensive yet unrecorded modifications, which would affect physical integrity, or the revelation of further historical and architectural data, which would affect significance.

METHODS

This survey was organized in three major steps: fieldwork, archival research, and form completion.

Fieldwork

The first step was to physically visit each property to record its architectural features, photograph as many elevations of each building as possible, and interview the property owner or resident, when practical. A hand-held global positioning satellite receiver was used to pinpoint universal transmercator coordinates.

During the fieldwork, archaeological potential was not considered because this was an architectural survey. Also, Historitecture, the City of Pueblo, and the Colorado Historical Society agreed that previously listed National Register and State Register properties would not be inventoried unless their physical integrity had been compromised. (This was not found to be the case for the one listed property.)

Historitecture surveyed properties on the north-south-oriented streets first, beginning with the west side of Main Street and working westward to east side of West Street. The survey then continued to the east-west streets, from the north side of West Nineteenth Street to the south side of West Twentieth Street.

Archival Research

Constructing the property histories was based on a review of city directory listing for each property, reinforced with public records from the Pueblo County Clerk and Recorder and
<table>
<thead>
<tr>
<th>Site Number</th>
<th>Property Name</th>
<th>Address</th>
<th>National Register Eligibility</th>
<th>District Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPE.3633</td>
<td></td>
<td>1901 North Grand Avenue</td>
<td>Officially Not Eligible 2/24/87</td>
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</tr>
<tr>
<td>SPE.4165</td>
<td>Ferd Barndollar House</td>
<td>1901 Court Street</td>
<td>Field Eligible 6/1996</td>
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<td>1927 Court Street</td>
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<td>Not Assessed</td>
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<tr>
<td>SPE.4169</td>
<td></td>
<td>1911 North Main Street</td>
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<td></td>
<td>1929 North Main Street</td>
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</tr>
<tr>
<td>SPE.4205</td>
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<td>1906 Court Street</td>
<td>Listed 11/7/1985</td>
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<td></td>
<td>307 West 19th Street</td>
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<tr>
<td>SPE.6458</td>
<td></td>
<td>419 West 19th Street</td>
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<td>SPE.6459</td>
<td></td>
<td>425 West 19th Street</td>
<td>Needs Data</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>SPE.6460</td>
<td></td>
<td>518 West 19th Street</td>
<td>Needs Data</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>SPE.6470</td>
<td></td>
<td>1901 North Elizabeth Street</td>
<td>Needs Data</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>SPE.6471</td>
<td></td>
<td>1910 North Elizabeth Street</td>
<td>Needs Data</td>
<td>Not Assessed</td>
</tr>
<tr>
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<td>1919 North Elizabeth Street</td>
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<td>1921 North Elizabeth Street</td>
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<td>1925 North Elizabeth Street</td>
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<td>1913 North Grand Avenue</td>
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<td>1930 North Grand Avenue</td>
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<td>Needs Data</td>
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<td>1914 North Greenwood Street</td>
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<td>SPE.6573</td>
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<td>615 West 19th Street</td>
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<tr>
<td>SPE.6576</td>
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<tr>
<td>SPE.6578</td>
<td></td>
<td>616 West 20th Street</td>
<td>Needs Data</td>
<td>Not Assessed</td>
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<tr>
<td>SPE.6581</td>
<td></td>
<td>622 West 20th Street</td>
<td>Needs Data</td>
<td>Not Assessed</td>
</tr>
</tbody>
</table>
the Pueblo County Tax Assessor, as well as U.S. Census records. This process resulted in a list of owners and/or residents for each property in the survey area. The Pueblo City-County Library District’s online obituary index, as well as books of Colorado biographies provided the bulk of biographical data for the previous owners and/or residents of each property.

**Form Completion**

The final step, form completion, was to combine the fieldwork and archival research onto the Colorado Cultural Resource Survey Architectural Inventory Form (OAHP 1403, revised September 1998). A form was generated for each property, with the appropriate photographs and maps attached.

**THE PROCEDURE**

Assisted by historian and field technician Jeffrey De-Herrera, Historitecture Architectural Historian Adam Thomas began this intensive-level, comprehensive survey on August 31, 2007, and completed the bulk of the fieldwork by February 1, 2008. In consultation with the City, Historitecture limited the east survey boundary to the west side of North Main Street and the west survey boundary to the east side of West Street. The original survey boundaries included substantially more than 85 properties and would have resulted in the creation of uneven survey boundaries. As well, many of the properties excluded were not historically or architecturally associated with the previous North Side survey. Thus, the new boundaries included 82 properties, one of which was previously listed in the National Register and, therefore, not surveyed.

Photographs were captured on an Olympus Camedia C-5500 digital camera with 5.1 megapixel resolution. They were printed according to the National Register’s 75-year archival standard by way of a Hewlett-Packard Officejet 7410 inkjet printer. This included gray Vivera inks (cartridge number 100) on four-by-six-inch HP Premium photo paper. The photos were saved as four-by-six-inch, 300 dots-per-inch images, in tagged image file format (TIF) and burned onto a 300-year, archival compact disc.

Forms were compiled and generated in Archinventory, a Microsoft Access database.

**Determination of Significance**

Historitecture assessed North Side properties for their historical and architectural significance and, thus, their individual eligibility for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and as Pueblo Landmarks.

**LOCAL LANDMARK ELIGIBILITY.** Pueblo’s standards for landmark designation are found in section 4-14-8 of the City’s Historic Preservation Code (Title 14, Chapter 14, City of Pueblo Ordinances):

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 have:

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. is 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.

For a property to be eligible for Pueblo Landmark status, it must be significant under at least two of the three major categories.

STATE REGISTER ELIGIBILITY. The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991 and is a listing of the state’s significant cultural resources worthy of preservation for the future education and enjoyment of Colorado’s residents and visitors. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register. The criteria for listing are as follows:

Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

A. The property is associated with events that have made a significant contribution to history; or 

B. The property is connected with persons significant in history; or 

C. The property has distinctive characteristics of a type, period, method of construction or artisan; or 

D. The property has geographic importance; or 

E. The property contains the possibility of important discoveries related to prehistory or history.

NATIONAL REGISTER ELIGIBILITY. The National Historic Preservation Act of 1966, as amended, created the National Register of
Historic Places, which the National Park Service administers. Criteria for National Register eligibility are set forth in Title 36, Part 60, of the Code of Federal Regulations and are summarized as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to the criteria listed above, the National Register requires some additional considerations before a property can be listed:

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance. In general, properties achieving significance within the past 50 years are not considered eligible for individual listing in the National Register.

DETERMINATION OF DISTRICT ELIGIBILITY

Historitecture used National Register standards as a guide for considering potential districts. As a general guideline, 50
percent or more of the properties in a potential district must be considered contributing resources for the district to be eligible. However, the density and distribution of contributing resources is critical in determining the boundaries of a potential district. Districts as a whole are subject to the same National Register areas of significance, criteria, criteria considerations, and determinations of integrity as an individual property. Field assessments of individual eligibility for the National Register, State Register, and as local landmarks, as well as determinations of contribution to a potential historic district, are summarized in the tables in the results section (section 4) of this report.
Section 3

Historical Context

The historical and architectural context for the North Side Neighborhood, including the phase 2 survey area, is included in the phase 1 survey report: Colorado Cultural Resource Survey Report: Pueblo’s North Side Neighborhood Phase 1 (Estes Park, Colo.: Historitecture, April 2007). The phase 2 survey only reinforced themes developed in the context, such as...

- The North Side was home to Pueblo’s entrepreneurial and professional class. These businessmen were often not directly associated with the Colorado Fuel & Iron Company, by far the region’s largest employer, and expressed their economic independence by building homes far distant from the Minnequa Works on Pueblo’s South Side.
- As these professionals became more affluent they tended to move into larger houses that were located further north in the neighborhood.
- Development tended to occur primarily along the north-south-oriented streets and tended to focus on streetcar lines, particularly the North Grand Avenue route.
- The phase 2 survey found a few more former residents who were employees of the Colorado Fuel & Iron Company than were recorded in phase 1. However, these individuals tended to be high-ranking executives, who were certainly members of the city’s professional class. Moreover, CF&I employees historically accounted for only a fraction of North Side residents, especially when compared to other Pueblo neighborhoods.
The North Side Neighborhood intensive-level survey inventoried 81 properties, resulting in the creation of over 700 pages of geographical, architectural, and historical information and over 375 photographs. Of these properties, two (2.5 percent) were field determined as individually eligible for listing in the National Register of Historic Places. Field eligible for the Colorado State Register of Historic Properties were four properties, including the two National Register properties, accounting for 4.9 percent of the total properties surveyed. As for Pueblo Local Landmarks, 22 properties (27.1 percent) were field determined as eligible or were previously listed, including the two National Register-eligible properties and two State Register-eligible properties.

Of the 81 properties surveyed, 74 (91.4 percent) are representative of the associated historical and architectural contexts and have sufficient integrity to be considered contributing resources within a potential historic district. An ultimate determination of district contribution depends on the district boundaries, areas of significance, period of significance, and other factors. Potential districts are discussed more fully in the next section of this document.

The period of significance for the study in general begins circa 1872, the approximate date of construction for the oldest houses in the project area. It extends through 1955, when most of vacant lots in the area had been developed and residential construction in the neighborhood largely ended.

The results of this survey are summarized in the following tables. In general, the property naming convention used in the tables is first name, last name, building type (e.g. house or duplex, etc.).
<table>
<thead>
<tr>
<th>Address</th>
<th>Site No.</th>
<th>Historic Property Name</th>
<th>Current Property Name</th>
<th>Pueblo Landmark</th>
<th>State Register</th>
<th>National Register</th>
<th>National Register</th>
<th>District</th>
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<tr>
<td>203 West 19th Street</td>
<td>SPE.6605</td>
<td>Earl V. Voris House</td>
<td>Mark W. and Carolyn A. Lowrey House</td>
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<td>Michael J. Martino House</td>
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<td>Jacqueline Fisher House</td>
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<td>Glenn and Janette Sutcliffe House</td>
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<td>Scott A. and Aubree A. Adams House</td>
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<td>Jeff A. and Rhonda G. Moffat House</td>
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<td>Ross H. and Linda Beatty House</td>
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<td>Robert L. Lesater House</td>
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<td>SPE.6619</td>
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<td>Charles J. and Patzy A. Galbraith House</td>
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<td>Eloise Schmidt Duplex</td>
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<td>Linda M. Clark House</td>
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<td>Katharin B. Housel House</td>
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<td>Priscilla G. and Marvin Peterson House</td>
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<td>Nawrocki-Carpenter House</td>
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<td>Margaret L. Irvin House</td>
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<td>1921 Court Street</td>
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<td>Howard and Sandra Kay Bumgardner House</td>
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<td>Rolland L. Phillips House</td>
<td>Cadena Investments House</td>
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<td>1926 Court Street</td>
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<td>Manuel R. and Gregorita S. Cadena House</td>
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<td>1927 Court Street</td>
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<td>John W. and Colleen A. McCulloch Howell House</td>
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<td>Address</td>
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<td>Charles H. Prichard House</td>
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<td>Emmett L. Graves House</td>
<td>Brandi Lee Mann House</td>
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<td>Marilyn S. and Harry V. L. Taylor House</td>
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<td>Royal W. Olson House</td>
<td>Louis E. and Aleta L. Zobeck House</td>
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<td>Not eligible</td>
<td>Contributing</td>
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<td>5PE.6459</td>
<td>425 West 19th Street</td>
<td>Dr. Edwin W. Varley House</td>
<td>Glenn and Janette Sutcliffe House</td>
<td>Eligible: 1a, 2a</td>
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<td>Not eligible</td>
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<td>George D. Gibson House</td>
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<td>Eligible: C</td>
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<td>Roger L. O’Hara House</td>
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<td>Vivian W. Reed House</td>
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<td>Brookings-Howard House</td>
<td>Shannon and Denice Reed House</td>
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<td>1925 North Elizabeth Street</td>
<td>Edward V. Garnett House</td>
<td>Manuel Gonzales Jr. House</td>
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<td>1913 North Grand Avenue</td>
<td>Eugene F. Ford House</td>
<td>Kerri L. Farmer House</td>
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<td>1915 North Grand Avenue</td>
<td>Edward J. Scott House</td>
<td>Charles W. and Deanna Georgine Booms House</td>
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<td>1919 North Grand Avenue</td>
<td>John H. Crow House</td>
<td>Russell and Yvonne Meyerhofer House</td>
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<td>Not eligible</td>
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<td>Contributing</td>
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<td>5PE.6501</td>
<td>1921 North Grand Avenue</td>
<td>Lloyd H. Benning House</td>
<td>Joseph P. Wodiuk Trust House</td>
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<td>5PE.6502</td>
<td>1922 North Grand Avenue</td>
<td>Jacob Blum House</td>
<td>Timothy C. and Ami M. Nawrocki House</td>
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<td>1930 North Grand Avenue</td>
<td>Louis W. Biele House</td>
<td>Michael C. and Debra L. Polunci House</td>
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<td>William R. and Carol D. Patterson House</td>
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<td>Srsni Vasan House</td>
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<td>Kermit R. Clay House</td>
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<td>Gary and Marjorie Cruts House</td>
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<td>615 West 19th Street</td>
<td>Magnus B. Nelson House</td>
<td>Jeff A. and Rhonda G. Moffat House</td>
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<td>Margaret A. Stanton House</td>
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<td>Emmett L. Graves House</td>
<td>Brandi Lee Mann House</td>
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<td>Adelbert A. Weiland House</td>
<td>Nawrocki-Carpenter House</td>
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<td>Richard Tiffany House</td>
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<td>Abe Pepper House</td>
<td>Margaret L. Irving House</td>
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<td>Charles C. Hellman House</td>
<td>Howard and Sandra Kay Bungardner House</td>
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<td>Cadena Investments House</td>
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<td>Roger A. and Mary L. Riekena House</td>
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<td>Rachel L. Martinez House</td>
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<td>Susan B. Stiller House</td>
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<td>J. Robert and Lena D. Duckworth House</td>
<td>Mead-Wilton House</td>
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<td>Robert L. Lesater House</td>
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<td>1911 North Elizabeth Street</td>
<td>John H. Jenkins House</td>
<td>John W. and Colleen A. McCulloch Howell House</td>
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<td>1914 North Elizabeth Street</td>
<td>Edwin E. Douglass House</td>
<td>Larry A. and Retta C. Stroo House</td>
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<td>Edgar T. Pate House</td>
<td>Stephanie Spinnuzzi House</td>
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<td>Sean P. McCarthy Duplex</td>
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<td>Elizabeth A. Sigler and Howard Campbell House</td>
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<td>Jacqueline L. Kincaid House</td>
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<td>Penny K. Patti House</td>
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<td>David H. Williamson House</td>
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<td>Ramona Kline House</td>
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<td>Matthew S. and Heather M. Hepworth House</td>
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<td>Becky G. Hahne House</td>
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<td>1916 West Street</td>
<td>Frank and Elenore E. Santarelli House</td>
<td>Ronald J. and Sarah N. Nicholas House</td>
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</table>
Map 4.1. Phase 2 survey area map depicting properties individual eligibility for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as Pueblo Landmarks.
Map 4.2. Phase 2 survey area map depicting properties potentially contributing to an historic district. The red line represents both the survey area and the potential district boundary, which have been determined to be the same for this phase of the project. Properties marked as “potentially contributing” have sufficient physical integrity and represent the associated historical and architectural contexts. An ultimate determination of district contribution depends on the district boundaries, areas of significance, period of significance, and other factors.
Section 5

Recommendations

The results of this intensive-level, comprehensive survey, combined with observations about the neighborhood, suggest several recommendations for the City of Pueblo to consider.

Recommendation 1: Designate Historic District

Perhaps the most powerful tool in neighborhood preservation planning is the creation of historic districts. They provide a more comprehensive means of not only protecting individual historic properties at the local level, but also preserving the larger landscape or physical context. At present, Pueblo has only two National Register Historic Districts: Pitkin Place and Union Avenue. The city also has one local landmark district, Mineral Palace Park, with another residential district pending at the writing of this report.

Based on the results of the first phase of the North Side survey, Historitecture recommended creating two historic districts. The West Eighteenth Street Historic District generally extended one block on either side of Eighteenth Street from Court Street to West Street. The district boundaries, as proposed on map 5.1, were designed to specifically exclude the northern and southern portions of the Colonial Manor Apartments (5PE.5784 and 5PE.5769) and other resources that were not directly associated with the historical and architectural context of the rest of the proposed district. In essence, this particular district portrays better than any other portion of the survey area the themes developed in the historical context.

The West Eighteenth Street Historic District was field eligible for listing in the National Register of Historic Places under Criterion A (history) for its close association with the establishment and growth of Pueblo’s professional and entrepreneurial class, many of whom became powerful civic leaders. (This theme is developed in the historical context, presented in section 3 of phase 1 survey report.) These individuals chose to distance themselves from the Colorado Fuel & Iron Company’s Minnequa Works, on the south side of the city, both as a retreat from the industrial din and dirt as well as a symbol of their self-made, economic independence. Almost every residence in the proposed district was originally home to a rising or already successful Pueblo businessman or professional.

The district was also field eligible under National Register Criterion C (architecture) as an intact collection of nearly every notable residential style constructed from circa 1880 through the 1950s. Moreover, many of these homes were designed by prominent Pueblo architects, and the proposed district includes at least one residence designed by every architect discussed in the historical context.

The areas of significance were Architecture and Social History, relating to the history of a particular social group, Pueblo’s entrepreneurial and professional class. The period of significance extended from circa 1880, the dates of the construction...
of the large Late Victorian-era mansions that dominate many of the corner lots, and extend to 1955, when the last large-scale ranch houses were completed here.

Of the 61 properties contained within the boundaries of this potential district, 60 of them (98.4 percent) could be considered contributing resources. This district also contained a number of properties listed or eligible for listing in the National Register, State Register, and as a Pueblo landmark. Thus, two properties (3.3 percent) were listed in the National Register of Historic Places. They were the Gast Mansion (5PE.483), at 1801 North Greenwood Street, and the Ward Rice House (5PE.4207), at 1825 North Grand Avenue. Another 16 properties (26.2 percent) were field eligible for listing. In addition, one property, Church of the Ascension (5PE.4175), was listed in the Colorado State Register of Historic Properties and another nine (14.8 percent) were field eligible as Pueblo landmarks. Thus, 28 properties (45.9 percent) were either listed on or field eligible for listing in the National Register, the State Register, or as Pueblo Landmarks.

With an even higher density of National Register-listed properties, another phase 1 proposed district, the Rosemount-West Thirteenth Street District, represents an earlier epoch of the emerging entrepreneurial-professional class. These individuals were either directly associated with or wanted to be compared to the city’s ultimate success story: the rise of the Thatcher family. This district was significant under National Register Criterion A for its association with the emergence of Pueblo’s entrepreneurial and professional class, particularly those associated with the city’s foremost financial moguls, Mahlon and John Thatcher. The potential district was also eligible under National Register Criterion C (architecture) for its concentration of high-style residential architecture ranging from the late Victorian-era to early twentieth-century revivals.

These proposed districts were most likely be eligible under either the National Register of Historic Places or Pueblo landmarking. However, the creation of a Pueblo Landmark District could possibly provide stronger preservation planning tools to the City than a National Register district. Also, a local district may provide more flexibility in establishing a district immediately within the project area and expanding it as surveys are completed.

Based on the results of the phase 2 survey, Historitecture recommends extending the West Eighteenth Street District one block north, to include all properties between the west side of North Main Street and the east side of West Street. This area is geographically adjacent to and historically, architecturally, and thematically consistent with the proposed district to the south.

Like the previously proposed West Eighteenth Street Historic District, the proposed district expansion is field eligible for listing in the National Register of Historic Places under Criterion A (history) for its close association with the establishment and growth of Pueblo’s professional and entrepreneurial class, many of whom became powerful civic leaders. Almost every residence in the proposed district was originally home to a rising or already successful Pueblo businessman or professional. The proposed district expansion also would be field eligible under National Register Criterion C (architecture) as an intact collection of nearly every notable residential style constructed from 1872 through the 1950s. The areas of significance are Architecture and Social History, relating to the history of a particular social group, Pueblo’s entrepreneurial and professional class. The period of significance begins in 1872, when the original model homes were constructed in this
Map 5.1. Potential historic districts and areas of further study in the North Side Neighborhood, determined through the phase 1 survey.
Map 5.2. Proposed North Eighteenth Street Historic District, from the phase 1 survey, with the Phase 2 district expansion to the north.
neighborhood, and extends to 1955, when the last large-scale ranch houses were completed here.

Of the 82 properties contained within the boundaries of this potential district, 75 of them (92.5 percent) could be considered contributing resources. This district also contains a number of properties listed or individually eligible for listing in the National Register, State Register, and as Pueblo Landmarks. Thus, one property (1.2 percent) is listed in the National Register of Historic Places: the Barndollar-Gann House (5PE.4205), at 1906 Court Street. Another two properties (2.4 percent) were determined field eligible for listing in the National Register. In addition, two properties (2.4 percent) were determined field eligible for listing in the Colorado State Register of Historic Properties and another 19 (23 percent) were field eligible or previously listed as Pueblo landmarks. Thus, 22 properties (26.8 percent) were either listed on or field eligible for listing in the National Register, the State Register, or as Pueblo Landmarks.

Depending on the nature and severity of threats to resources in this neighborhood, it may be advisable to delay the expansion of this district until the entire neighborhood is adequately surveyed (see Recommendation 2, below), particularly if the city and residents peruse a National Register nomination.

RECOMMENDATION 2: CONDUCT FURTHER INTENSIVE-LEVEL SURVEYS

As mentioned above, determining the boundaries of potential historic districts within the scope of this and the previous survey areas was extremely difficult. The West Eighteenth Street Historic District could extend northward beyond the West Twentieth Street survey area boundary. Past surveys in and around the survey area have generally been either reconnaissance or intensive-selective, not providing the data needed to determine district boundaries. The only comprehensive survey near this area was the 1997 Simonich downtown survey, which largely inventoried commercial rather than residential properties.

The area in greatest need of an additional intensive-level survey is located north of the northern project area boundary. Properties located north of West Twentieth Street are clearly associated with those south of this boundary by virtue of their locations in the same subdivisions and nearly identical architecture and settlement trends. Future surveys might concentrate on the area from West 20th Street north to West 25th Street, spanning between Court and West streets. This area contains 25 blocks or about 400 properties.

RECOMMENDATION 3: DEVELOP A CITY-WIDE HISTORICAL AND ARCHITECTURAL CONTEXT

One of the major obstacles in constructing the neighborhood historical context and determining the significance of individual properties was the lack of an overarching, city-wide historical and architectural context— or even a thorough academic history of Pueblo. Local historian Joann West Dodds has authored several interesting and professional local history books. But the books about Pueblo history in general are largely pictorials. The same is true for Eleanor Fry and Ione Miller’s more recent Pueblo: An Illustrated History (2001).

Pueblo has one of the longest, most intriguing and complex histories of any city in Colorado—and the West. Few places in the state can rival the city’s cultural diversity and architec-
tural heritage. Yet it lacks an academic, exhaustively researched, and carefully written history of its own. A city-wide context would certainly improve future surveys by providing a broader baseline for determining significance.


**GENERAL AND COLORADO HISTORIES**


**PUEBLO HISTORIES**


County historic places cards. Pueblo County Court House.


ARTICLES


“John Miller Among Pueblo Pioneers Who Contributed To Area’s Progress,” Pueblo Star-Journal and Chieftain, 31 December 1958, p. 12AA.

“Parkview Episcopal Hospital Expansion Project Readied.” Pueblo Chieftain, 2 July 1969.

Pueblo Chieftain, 5 June 1888.


“Thatcher Residence Given to Parkview Hospital.” Pueblo Star-Journal, 14 November 1967, 11A.


BIOGRAPHIES


PUBLIC RECORDS


_____ Pueblo, Pueblo County, Colorado Territory. Roll M593_95, Page 488, Image 498.


_____ Pueblo, Pueblo County, Colorado. Roll T9_92, Family History Film 1254092, Page 264.1000, Enumeration District 93, Image 0534.


_____ Land patent 718 (to Augustus Bartlett). Issued 5 August 1869.

_____ Land patent 860 (to Philander Craig). Issued 20 September 1870.
Land patent 1157 (to Mahlon D. Thatcher). Issued 10 May 1870.
Land patent 1232 (to Cyrus H. McLaughlin). Issued 1 July 1870.
Land patent 1782 (to Henry C. Brown). Issued 1 December 1876.
Land patent 89902 (to Amelia Bickham and Edward B. Cozzens). Issued 10 December 1867.
Land patent 104406 (to John M. Francisco and Solomon Jones). Issued 1 October 1867.

**MANUSCRIPTS**

“Colonel John M. Francisco.” TMs [photocopy], Special Collections, Robert Hoag Rawlins Public Library, Pueblo.

“Colorado State Hospital.” TMs [photocopy], 4 March 1970, Special Collections, Robert Hoag Rawlins Public Library, Pueblo.

History and Statement of Significance for the Ferd Barndollar House. TMs [photocopy], Special Collections, Robert Hoag Rawlins Public Library, Pueblo.

“John D. Miller.” TMs [photocopy], Special Collections, Robert Hoag Rawlins Public Library, Pueblo.

“Judge Allen A. Bradford.” TMs [photocopy], Special Collections, Robert Hoag Rawlins Public Library, Pueblo.


Rotary Club of Pueblo. Resolution naming William W. Stickney as a posthumous honorary member, May 1958. Planning Department, City of Pueblo.

**MAPS**

Bartlett and Miller’s Addition to the City of Pueblo [plat map]. Book 5, page 12, 1 March 1871.
County Addition to the City of Pueblo, Amended [plat map]. Book 2A, page 8, 20 November 1879.
Craig’s Addition to the City of Pueblo [plat map]. Book 18, page 14, 24 April 1871.
Craig’s Addition to the City of Pueblo, Amended [plat map]. Book 18, page 23, 12 March 1872.
Ferd Barndollar & Company’s Addition to the City of Pueblo [plat map]. Book 1B, page 12, 18 November 1871.
Ferd Barndollar & Company’s Second Addition to the City of Pueblo. Book 1B, page 20, 26 February 1872.
ARCHITECTURAL INVENTORY FORMS

The following Colorado Cultural Resource Survey Architectural Inventory Forms (OAHP 1403), completed by Adam Thomas, were cited in the phase 1 survey report:

425 West Eighteenth Street (SPE.516.22), 1 August 2005.
419 West Eleventh Street (SPE.5588), 19 April 2005.
611 West Eleventh Street (SPE.5595), 19 April 2005.
1518 North Elizabeth Street (SPE.5837), 19 September 2006.
1819 North Elizabeth Street (SPE.526.12), 16 August 2005.
1827 North Elizabeth Street (SPE.526.13), 16 August 2005.
705 West Fifteenth Street (SPE.5712), 19 July 2005.
420 West Fourteenth Street (SPE.516.3), 12 July 2005.
600 West Sixteenth Street (SPE.5960), 6 November 2006.
727 West Thirteenth Street (SPE.517.40), 28 June 2005.
409 West Twelfth Street (SPE.5601), 8 June 2005.
720 West Twelfth Street (SPE.5629), 21 June 2005.
APPENDIX A

Photograph Log

The following tables contain information for each of the digital images recorded on the CD-ROM accompanying this report. They are stored as 300 dots-per-inch, four-by-six-inch images in Tagged Image File Format (TIFF). The disc itself is formatted in a generic Unix-based file hierarchy compatible with any Windows- or Macintosh-based operating system. The photographer was Jeffrey DeHerrera, Historitecture, L.L.C.
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