

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.5750** Parcel number(s):
- 2. Temporary resource number: **525134004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Nichols, Charles H. "Chic" Jr., House**
- 6. Current building name: **Francen, Dennis L., House**
- 7. Building address: **1716 West Street**
- 8. Owner name: **Dennis L. Francen**
- Owner organization:
- Owner address: **1716 West St**
Pueblo, Colorado 81003

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 **NW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533622** Northing: **4237093**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; Block 11**
Addition: **Bartlett & Miller 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,308 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Horizontal Siding
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Garage/Attached Garage
Chimney
21. General architectural description:
Oriented to the west, this house rests on a concrete foundation. A red, pressed-brick veneer clads the exterior walls. Horizontal, white-vinyl siding covers the gables. Windows generally range from 6-over-6-light to 9-over-9-light, double-hung sash, with white-painted wood frames and brick sills. White-painted shutters flank those windows opening in the front (west) façade. The south elevation hosts single-light casement and fixed-frame windows. The principal doorway opens in the small, canted alcove near the center of the façade. It hosts a blue-painted, paneled wood door. A low, brick stoop approaches the doorway. Dominating the north elevation of the garage attached to the north elevation is a pair of 8-panel, steel, overhead-retractable garage doors, painted white. Tucked into the inside (northeast-facing) corner of the house is an unsheltered patio. A doorway opens in the north face of the corner. Asphalt shingles cover the cross-gabled roof, and the eaves are boxed. Framing the gables are eave returns. A red-brick hearth and chimney protrude for the center of the south half of the façade.
22. Architectural style: **Late 19th And 20th Century Revivals/Colonial Revival**
Other architectural styles:
Building type: **Ranch Type**
23. Landscape or special setting features:

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This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest 1- and 2-story houses and apartment buildings. Setbacks from West Street are generally fairly deep on this block. This property is situated on the southeast corner of West and West 18th streets. The property lacks a sidewalk along West street, but a brick sidewalk connects the street to the principal doorway. A planted-grass yard, with mature landscaping, covers the lot. Encircling the rear patio is a wrought-iron fence.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1951**
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: **Charles H. "Chic" Nichols Jr.**
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 1951. An analysis of the style, materials, and historical records corroborates this date. This house has not been significantly altered since its construction.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:
The original owner and resident of this house, constructed in 1951, was prominent Pueblo businessman Charles H. "Chic" Nichols Jr. He was born around 1916, attended Centennial High School, in Pueblo, and graduated from Phillips Exeter Academy and Princeton University. Nichols then became owner of the Krille-Nichols Wool & Hide Company, a family business founded by his grandfather. Nichols also served on the board of directors of the National Hide Company.
With his wife, Annie B. Nichols, Charles Nichols had three children: Nancy Bonforte, Sandra Robinson, and Dr. John Nichols. Charles Nichols died on February 1, 1994. Annie Nichols sold the property a couple of months later to Dennis L. Francen, the current owner and resident.
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.
"Charles H. 'Chic' Nichols Jr." [obituary]. Pueblo Chieftain, 2 February 1994, p. 2B.

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Francen, Dennis. Completed "Property History Questionnaire" for 1716 West Street, 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: **1951**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 Pueblo's North Side Neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of a classic ranch house. 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. Nonetheless, it is a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1951, this apartment building 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 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

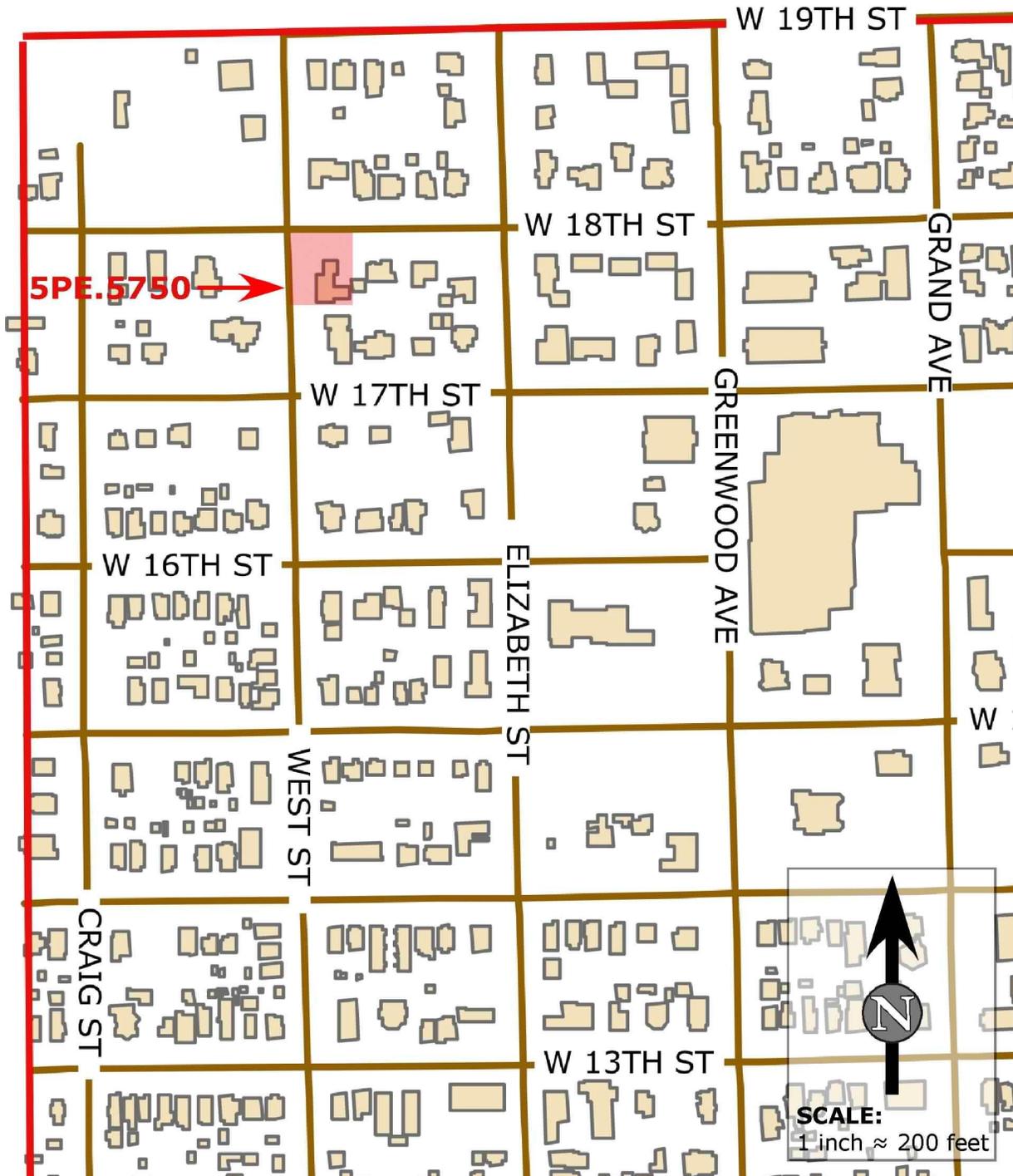
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): westst1716
 Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290
 48. Report title: **Pueblo North Side Neighborhood Survey**
 49. Date(s): **08/23/05**
 50. Recorder(s): **Adam Thomas**
 51. Organization: **Historitecture, L.L.C.**
 52. Address: **PO Box 419**
Estes Park, CO 80517-0419
 53. Phone number(s): **(970) 586-1165**

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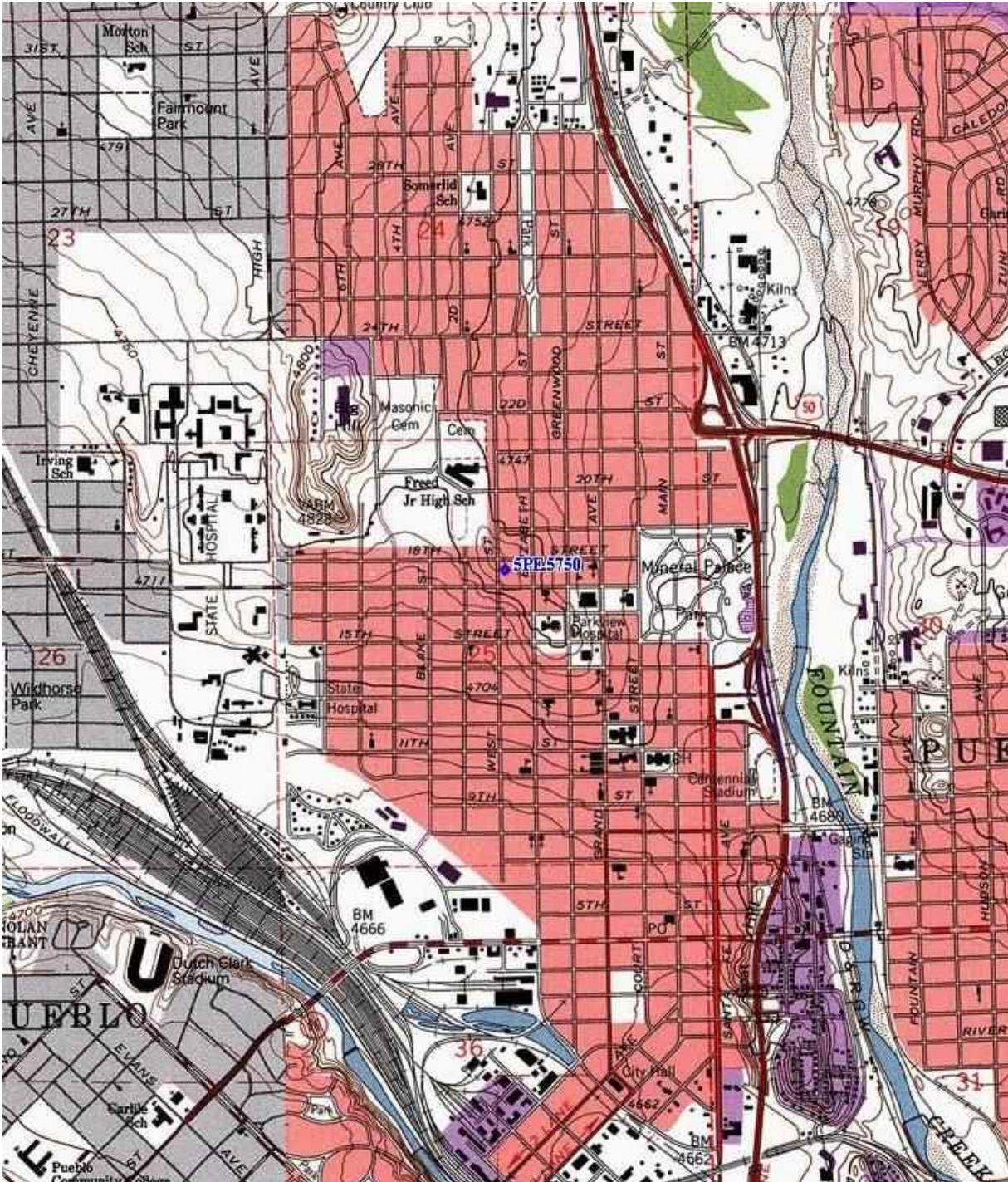
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SITE SKETCH MAP



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LOCATION MAP



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