

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.5598** Parcel number(s):
- 2. Temporary resource number: **015** **525422004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Jagman, William, House**
- 6. Current building name: **Collins, Terry L. and Cynthia M., House**
- 7. Building address: **705 W 11th Street**
- 8. Owner name: **Terry L. and Cynthia M. Collins**
- Owner organization:
- Owner address: **705 W 11th St**
Pueblo, CO 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**
SE 1/4 of **SE 1/4** of **NE 1/4** of **SW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533581** Northing: **4236427**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **west 44 feet of Lot 3; Block 51**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,050 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum Siding** 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
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the south, this house rests on a sandstone foundation covered in gray-painted, concrete stucco. Broad, white, horizontal aluminum siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and narrow surrounds. A single-light picture window, with a gray-painted wood frame, pierces the east side of the front (south) façade. A small awning window, with a white-painted, wood frame and diamond-shaped glazing, appears on the south end of the west elevation, under the porch. A tripartite window, in the spirit of the Palladian style, pierces the pedimented, east-facing gable. The large central light is 1-over-1-light, while the smaller, flanking windows are single-light casements. A band of 3, 1-over-1-light, double-hung sash windows, with gray-painted wood frames and surrounds, lines the rear (north) elevation of a small, shed-roofed room attached to the center of the rear (north) elevation. A hipped-roof porch spans nearly all of the front (south) façade of the house and wraps around the southwest corner. It features a concrete floor and simple, gray-painted Tuscan columns resting on red, raked-brick pedestals. The porch is approached from the east via 2 concrete steps. The front (south) doorway opens in the west end of the asymmetrical façade. It hosts a white, six-panel, metal door, opening behind a white, aluminum-frame storm door. A gray-painted, 5-panel door opens on the east end of the rear (north) elevation of the room attached to the rear (north) elevation. A hipped-roof dormer emerges from the centrally hipped main roof's west slope. Gray,

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asphalt shingles cover all roof surfaces. The eaves of the hipped-roof portion of the house are flared. White-painted wood fascia and soffit box all eaves. A red, raked brick chimney, with corbelled cap, emerges at the junction of the central hipped and south-facing gabled roofs.

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**

Other architectural styles:

Building type:

23. Landscape or special setting features:

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. A grass strip separates the sidewalk from the street. Pink sandstone comprises the sidewalk. This property is located on the north side of West 11th Street, an east-west-oriented thoroughfare. It is situated between 615 West 11th Street, to the east, and 619 West 11th Street, to the west. A planted grass yard surrounds the house. A wood fence surrounds the backyard. A gravel parking area, accessed via West 11th Street, is located along the east edge of the property.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A small, single-car garage is located northeast of the house. Oriented to the south, the building was originally approached from West 11th Street via a driveway along east side of house. However, a wood fence now truncates the driveway. Cream-colored stucco clads the exterior walls. Weathered, wood shingle siding covers the east elevation. Dominating the front (south) elevation are paired, gray-painted plywood doors. A small window opens in the center of the west elevation, but has been boarded shut. Sheets of gray-red rolled asphalt cover the front-gabled roof. The rafter ends are exposed but capped by a fascia board.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1906**
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: **William Jagman**
Source of information: **U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 138.**

29. Construction history:
According to Pueblo County tax records, this house was constructed in 1906. An analysis of the form, style, and materials corroborates this date. While there are no notable additions to the building, the original wall cladding, windows, and doors have almost all been covered or replaced.

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:

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The first owner and resident of this house, constructed in 1906, was William Jagman, who lived here with his wife, Martha, and a son. William was born in Ohio around 1863, and he was a bookkeeper. The family lived here until prior to 1914.

J.G. Allard lived here from around 1914 through 1919. He was born in Canada around 1851 and was an inspector for the U.S. Government. Allard resided here with his wife, Margurite, and daughter, Lucile.

By 1925, the owner and resident was James S. Stiles, who lived here through 1930. With his wife, Emma E. Stiles, James had four children: James V. Stiles, Betty Jane Stiles, Charles S. Stiles, and Russell L. Stiles. The family later moved to Penrose, Colorado. James S. Stiles died on January 17, 1945.

In 1935, the residents were Ruth Park and Maw F. Whitney. George R. Bailey lived here in 1940.

From around 1945 through 1955, the owner and resident was Charles C. LaVoo. He was born on August 29, 1914, in Pueblo. He was an employee of the Missouri Pacific Railway for over 40 years. After his first wife, Elsie Lichti LaVoo, died, Charles married Konstance B. LaVoo. Charles had four children: Juliette Ann LaVoo Cavender, John Allan LaVoo, Janet Swearingen, and James C. LaVoo. Charles LaVoo died on February 7, 1998.

By 1960, the owner and resident of this house was James C. Eldringhoff. W.P. White, Jr., and S.M. Gerstenkorn purchased this property in 1979. Terry L. and Cynthia M. Collins, the current owners and residents, purchased the house and lot in 1994.

36. Sources of information:

"Charles C. LaVoo" [obituary]. Pueblo Chieftain, 10 February 1998, p. 2B.

"Stiles (James S.)" [obituary]. Pueblo Chieftain, 18 January 1945, p. 7.

U.S. Census of 1910. Ward 7, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 5.

U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 138.

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.

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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: **1906**

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 development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one 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 intact example of a Classic Cottage. 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 most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1908, the principal building on this property 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 it largely retains its original form, the exterior wall cladding, windows, and doors have been altered, concealing or removing some character-defining features.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need dataLocal landmark eligibility field assessment: Individually eligible Not eligible Need data45. 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): 11thstw705**

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): **04/28/05**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**

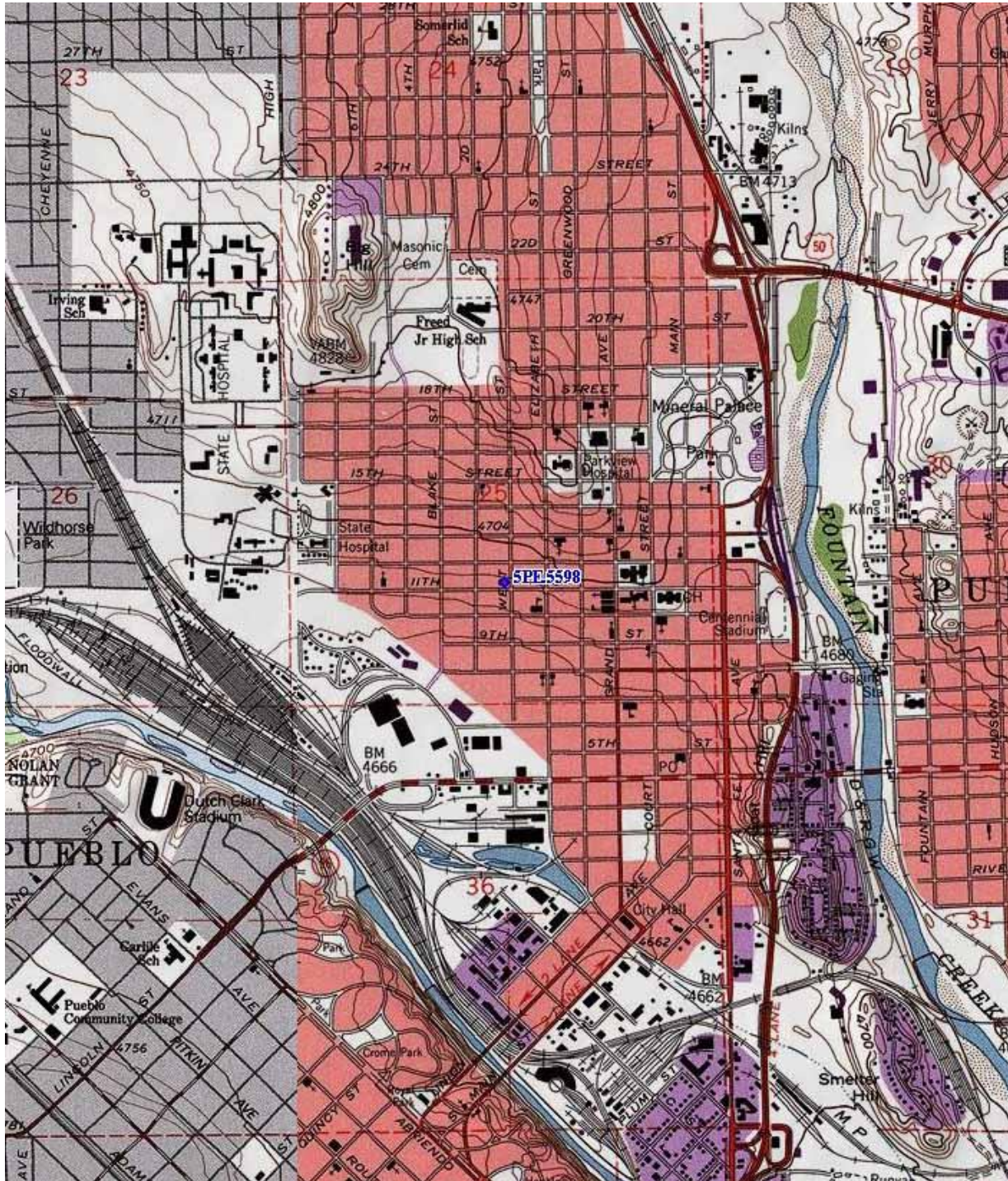
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SITE SKETCH MAP



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LOCATION MAP



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