

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.5602** Parcel number(s):
- 2. Temporary resource number: **024** **525418011**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **411-413 West Twelfth Street**
- 6. Current building name: **Gibbens, Gene A. and Constance M., Apartments**
- 7. Building address: **411-415 W 12th Street**
- 8. Owner name: **Gene A. and Constance M. Gibbens**
- Owner organization:
- Owner address: **1394 28th Ln**
Pueblo, CO 81006

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**
NE 1/4 of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533951** Northing: **4236533**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 13; Block 26**
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): **2,162 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Asbestos** Other wall materials:
Concrete/Concrete Block
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Balcony
Chimney
Porch
21. General architectural description:
Oriented to the south, this quadplex apartment building rests on a sandstone foundation encased in concrete. White-painted asbestos shingle siding clads the exterior walls. Gabled bays protrude from the east and west elevations; a white-painted, concrete-block addition, with a shed roof, spans most of the rear (north) elevation; and another shed-roofed addition protrudes from the east elevation of the concrete-block portion. Windows are 1-over-1-light, double-hung sash, with red-painted wood frames. Either end of the front (south) façade's first story hosts large, single-light picture windows. The rigidly symmetrical front façade consists of front-gabled, two-story bays protruding from either end of the hipped-roof core. Spanning the entire façade is a porch with a balcony above it. The porch features a concrete floor and red-painted, round metal supports. The easternmost and westernmost supports are paired and angle outward approximately 25 degrees of vertical. Between the paired supports are wrought-iron decorations. The lower level of the porch has a red-painted, wood balustrade, while the balcony has a black, wrought-iron railing. Approaching the porch from the east and west are 4-step concrete stoops. Opening in a recessed bay at the center of the front (south) façade are 4 doorways. Each hosts a wood slab door opening behind an aluminum-frame storm door. The easternmost and westernmost doors provide access to the first-story apartments, 411 and 415 respectively. The center two doors lead to staircases to the second-story apartments, 411 1/2 and 415 1/2. Above these doorways, in the

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second story, are two more doorways providing access to the balcony. They host doors identical to those in the first story. Other doorways open in the rear (north) elevation: in the west end of the first story and in either end of the second story. Brown, interlocking asphalt shingles cover the main roof, while gray, rolled asphalt covers the shed roof additions. White-painted wood fascia and soffit box the eaves, and the front- (south-) facing gables have simple, red-painted wood verge boards. Red-brick chimneys emerge from the east- and west-facing slopes of the central, hipped roof. Another chimney, encased in concrete, protrudes from the northeast corner of the 2-story portion.

22. Architectural style: **No Style**

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. This property is located on the north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 409 West 12th Street, to the east, and 417 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. Alternating pairs of pink- and buff-colored sandstone slabs comprise the sidewalk. Concrete covers the backyard. A chain-link fence delimits the east and west edges of the property. A concrete retaining wall, capped by a chain-link fence, separates the backyard from a parking area along an east-west-oriented alley behind (north of) the house.

24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A shed is located northeast of the house. Oriented to the west, its rests on a concrete slab. White-painted stucco clads the exterior walls. A green-painted, wood slab door opens in the south end of the west elevation. Sheets of gray, rolled asphalt cover the side-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1889** Actual:
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: **unknown**
Source of information:

29. Construction history:
According to Pueblo County tax records, this building was constructed in 1917. However, city directories and Sanborn insurance maps reveal that this building existed by 1889. An analysis of the form, style, and materials corroborates a circa 1889 date of construction. City directories also indicate that this building, originally a duplex, became a 4-unit apartment building prior to 1914. The building appears to have undergone a significant alteration around 1950.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**

32. Intermediate use(s): **Multiple Dwelling**

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

34. Site type(s): **Quadplex, Apartments**

35. Historical background:

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35. Historical background:

The origins of this building, originally a duplex, are unclear. By 1890, the resident at 411 was S.D. McGinley of McGinley Brothers. Renting 413 (which later was re-addressed as 415) was Rev. Andrew M. Darley, a missionary of the American Sunday-School Union. This organization stressed the importance disseminating moral and religious publications in every city and town across the country. Thus, with his wife, Annie, Darley published the periodical "La Hermandad" ("The Sisterhood" or "The Brotherhood"). Alexander Darley was born in Missouri in 1840. A native of Pennsylvania, Annie was born in August 1848. Residing with them were two daughters, Mearcy and Miriam, and two sons, George and Frederick.

In 1900, the Darleys remained here, but, at 411, the resident was James H. Brown, a conductor for the Atchison, Topeka, and Santa Fe Railway. Some of the residents here after 1900 are listed by each individual unit below. The second story apartments were installed shortly before 1914.

411 (first floor east)

Some residents of the unit addressed 411 were James W. Reece (circa 1909), a laborer for the Mountain Ice & Coal Company; Mrs. G.E. Bird (circa 1914); Edward Bashore (circa 1919); F.M. McClanahan (circa 1925); Josephine M. Cambron (circa 1930), a dressmaker; Louis Brown (circa 1935); Pearl T. May (circa 1940); Edith Beer (circa 1945-50); William E. Sturm (1955) and Russell Segona (circa 1960).

411 1/2 (second floor east)

Renters of the unit addressed 411 1/2 included L.G. Fell (circa 1914); Herman Lipe (circa 1919); William Hewitt (circa 1925-1930); Jacqueline E. Bolton (circa 1935); Lloyd E. Carr (circa 1940); Edgar C. Mouser (circa 1945); Leland E. Andrews (circa 1950); and Edith Beer (circa 1955).

415 (first floor west)

Some residents of the unit addressed 415 were Harry L. Cates (circa 1909), an insurance salesman; Mrs. J.J. Ryan (circa 1914-1919); Louis Brown (circa 1930); Mabel Rice (circa 1940), a nurse; Donald M. Smith (circa 1945); Thomas M. Hudson (circa 1950); Russell Segona (circa 1955); and Joseph Peralta (circa 1960).

415 1/2 (second floor west)

Renters of the unit addressed 415 1/2 included A.B. Rausch (circa 1914); F.B. Sauerwald (circa 1919); William F. Johnson (circa 1935); Winthrop D. Sylvester (circa 1940); Clyde A. Slump (circa 1945); Ray C. VanAlstyne (circa 1950); Felix C. Bridges (circa 1955); and Antino Dazzio (circa 1960).

Owners of the building among the residents included Russell Segona (circa 1955) and Joseph Peralta (circa 1960). The current owners, Gene A. and Constance M. Gibbens, purchased the property in 1991 and continue to operate it as an apartment building.

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.

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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: **Not Applicable**40. Period of Significance: **n/a**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. It is among the earliest multi-family dwellings constructed here. 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. Moreover, this property should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1885, the principal building on this property exhibits a moderately low 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. A 1950s-era remodeling significantly altered the original design, materials, workmanship, feeling, and association, especially considering that much of the significance of this property derives from its early history – before 1950.

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): 12thstw411-415
- 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): **06/08/2005**
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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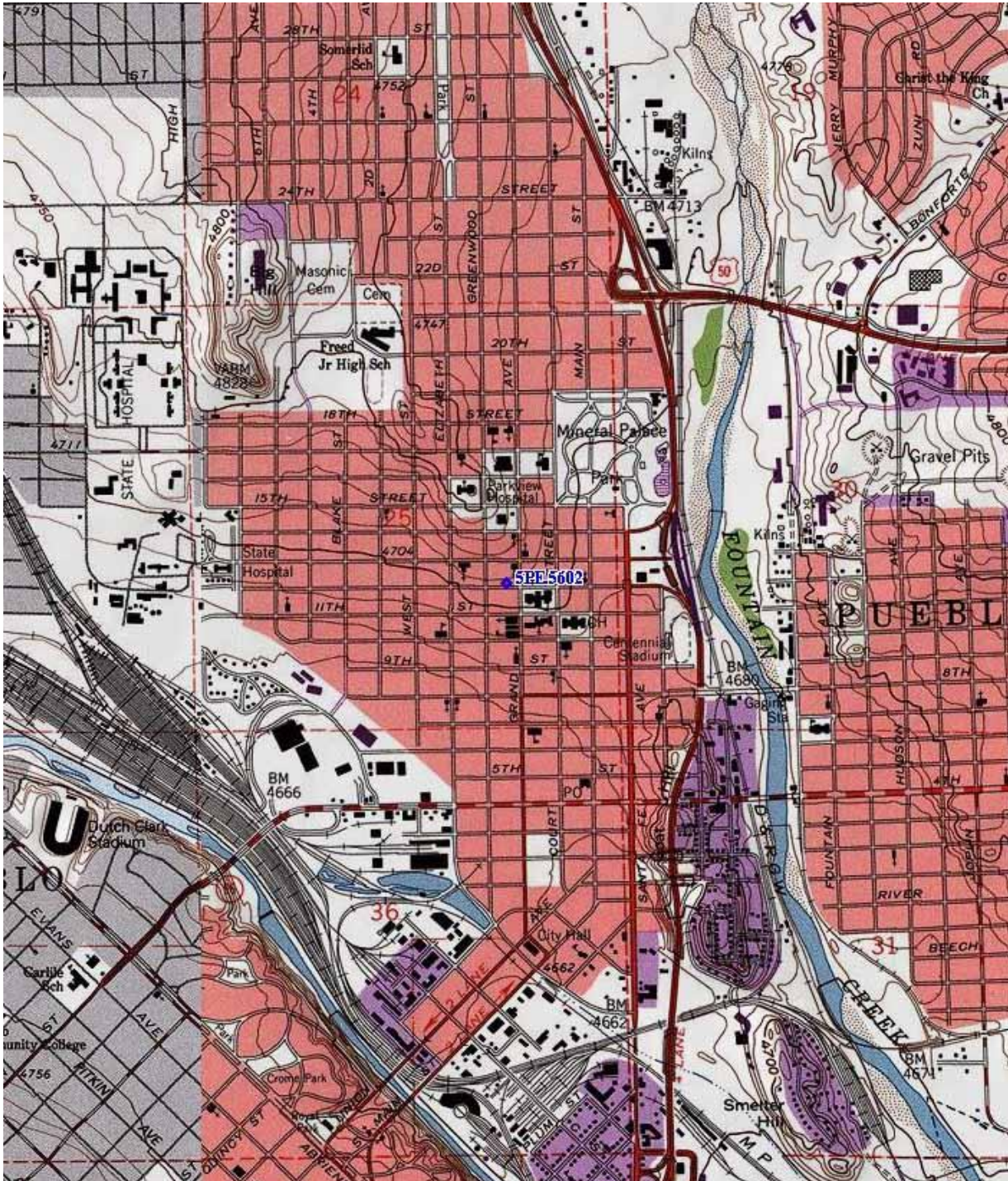
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SITE SKETCH MAP



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LOCATION MAP



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