

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.5604** Parcel number(s):
- 2. Temporary resource number: **026** **525425004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **McCloskey, Lydia, House**
- 6. Current building name: **Visiting Angels In-Home Senior Care**
- 7. Building address: **418 W 12th Street**
- 8. Owner name: **Eagles Wings Group, LLC**
- Owner organization:
- Owner address: **418 W 12th 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**  
**NE** 1/4 of **SE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533933** Northing: **4236500**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 5; Block 27**  
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): **1,296 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the north, this building rests on a concrete foundation, covered in white stucco. Piercing the foundation are 1-beside-1-light, sliding-sash windows, with aluminum frames. A small, shed-roofed structure near the southeast corner covers a basement stairwell. The structure hosts a white-painted, vertical-plank door. Windows are generally 1-beside-1-light, sliding-sash, with white vinyl frames and no surrounds. A tripartite window is located on the north end of the east elevation. Flanking the center, single-light, fixed-frame window are 1-over-1-light, double-hung sash windows, with white, vinyl frames. A shed-roof porch, offset west of center, protrudes from the front (north) facade. At its corners are white-painted, wood Tuscan columns. Between them are white, aluminum porch supports. The porch provides access to the principal doorway, which opens near the center of the façade. It hosts a wood slab door. Another identical slab door opens in the rear (south) elevation of a shed-roof structure protruding from the rest of the rear elevation. Approaching it is a 6-step concrete stoop, with black, wrought-iron railing. Gray interlocking asphalt shingles cover the main, side-gabled roof and all secondary roof surfaces. The eaves of most single-story roof surfaces are boxed, while shaped rafter ends are exposed beneath the roof over the two-story portion. A chimney, covered in white-painted stucco, is engaged to the south end of the 2-story portion's west elevation.**
22. Architectural style: **No Style**  
Other architectural styles:

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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 south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 402 West 12th Street, to the east, and 420-422 West 12th Street, to the west, and has an unusually deep setback from the street. A grass strip separates the sidewalk from the street. Surrounding the house is a planted grass yard. A wood picket fence delimits the north and west sides of the property. Behind (south of) the house is a gravel parking area.

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:
- 1890**
- Actual:

Source of Information:

26. Architect:
- n/a**

Source of information:

27. Builder:
- unknown**

Source of information:

28. Original Owner:
- Lydia McCloskey**

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 records, this building was constructed in 1900. However, city directories and Sanborn insurance maps reveal that this building existed around 1890. An analysis of the form, style, and materials corroborates a circa 1890 date of construction. The original house was an L-shaped plan, with the inside corner facing southeast. An addition was made to the rear (south) elevation around 1900. The two-story addition constructed inside the L was completed after 1955. Other modifications include the removal of a rounded bay from the east elevation, the application of stucco over the original exterior wall cladding, and the replacement of all windows and doors.**

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s):
- Domestic**

32. Intermediate use(s):
- Domestic**

33. Current use(s):
- Professional**

34. Site type(s):
- Office**

35. Historical background:

**The earliest name associated with this house, circa 1890, is Lydia McCloskey, widow of Newell McCloskey. Either she or a daughter of the same name was an ironer for City Laundry. She resided here with her sons, John and William. Boarding with the McCloskeys around 1900 were John P. and Bertha Cargile, with their son, John. The elder John Cargile was a railroad switchman. By 1909, the residents were James S. Phillips, a cigar maker for T C Malloney, and his mother, Lucy Phillips, widow of Pueblo attorney Charles B. Phillips. The house appears to have been vacant from at least 1914 through 1920.**

**Around 1925 Benjamin and Addie Bridgford purchased the property and resided here. Benjamin was a druggist and owned his own store in Pueblo. He is associated with this property through 1940.**

**In 1945, residents were Charles Donley and Ray B. Youngkins. Henry J. Skotnicki lived here in 1950. Dennis Connelly purchased the property before 1955 and resided here through 1960. Salvatore and Marie E. Giannetto purchased the property in 1967. Marie did not sell the property until 2003, when David Ritterling purchased it. He transferred the property two months later to Eagles Wings Group, LLC, the current owners. Leasing the property is Visiting Angels, a national network of franchised non-**

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medical senior homecare agencies assisting elderly and older adults to continue to live in their own homes rather than moving to nursing homes or assisted-living facilities.

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.**

**U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 20.**

**"Visiting Angels Senior Home Care." Available from <http://www.visitingangels.com/>; internet; accessed 10 October 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: **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 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. Because of substantial structural changes, it should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1890, the principal building on this property exhibits a 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. Substantial additions and modifications made after the period of significance negatively affect the original design, materials, workmanship, feeling, and association of the his building.

## 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): 12thstw418**
- 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): **06/13/2005**
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**

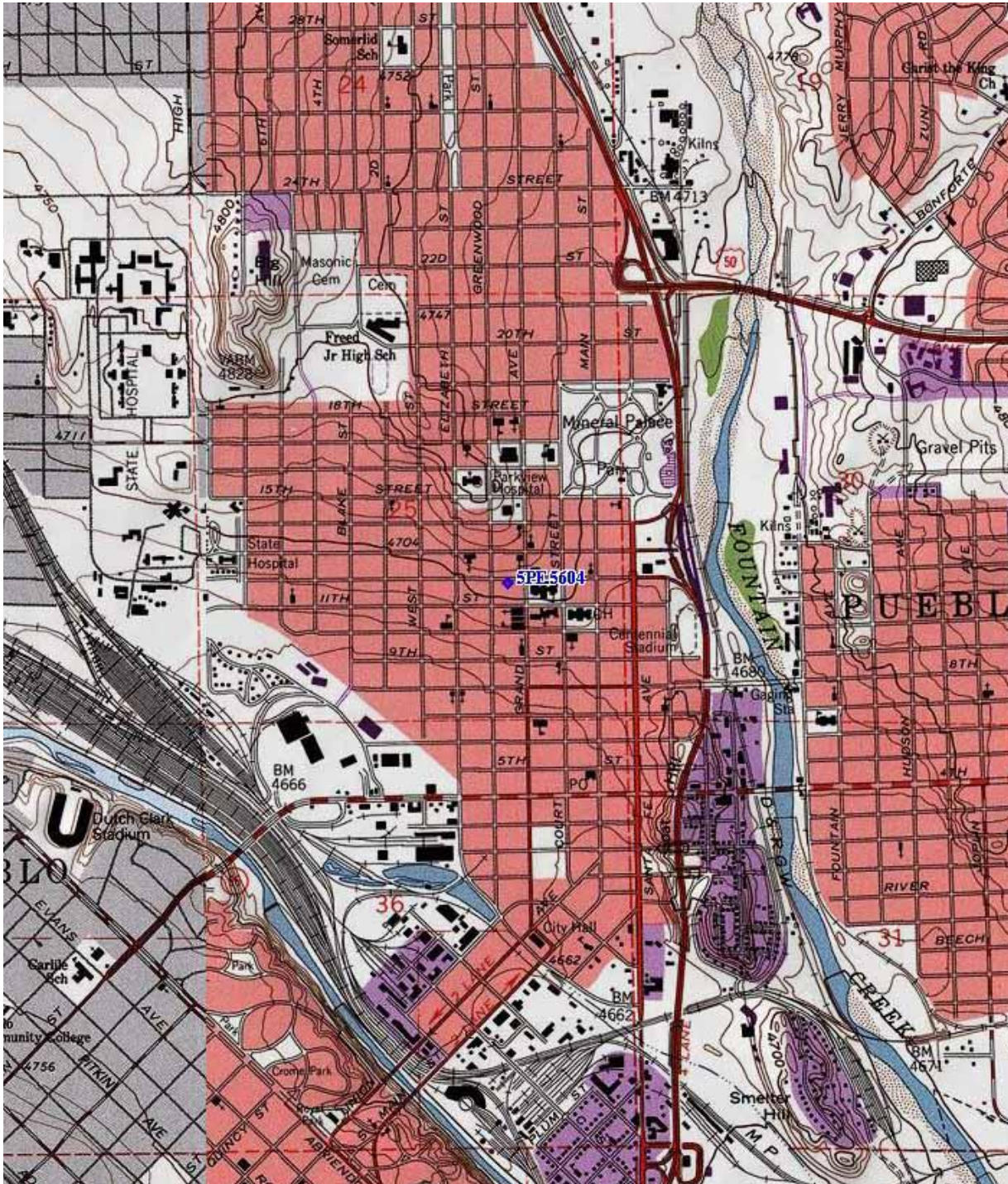
### Architectural Inventory Form

SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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