

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.5605**
- 2. Temporary resource number: **027**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Wells, R.H., House**
- 6. Current building name: **Gonzales, Lee, Apartments**
- 7. Building address: **419-421 W 12th Street**
- 8. Owner name: **Lee Gonzales Trust**
- Owner organization:
- Owner address: **PO Box 2242**
Pueblo, CO 81004

Parcel number(s):

525418009

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: **533923** Northing: **4236537**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 11; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,560 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
Wood/Shingle
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Balcony
Porch
21. General architectural description:
Oriented to the south, this apartment building rests on a random-coursed sandstone foundation, covered in white-painted stucco. Rough-textured, white-painted stucco also clads the exterior walls. White-painted wood shingles cover a small, single-story, shed-roofed addition on the east elevation. Windows are 1-over-1-light, double-hung sash, with white-vinyl frames and surrounds. A two-story, hipped-roof porch spans the entire front (south) facade. The porch features wood Tuscan columns and white-painted, flakeboard kneewalls. Screens enclose the upper story. A pair of 4-step concrete stoops approach the porch from near its east and west sides. Two doorways, offset west of center on the nearly symmetrical facade, open beneath the porch. Both are identical and host 15-light, glass-in-wood-frame doors, painted white, opening behind white, aluminum-frame storm doors. Surrounding the doors are sidelights and a transom, with green-painted wood frames and surrounds. A gray, six-panel door on the east end of the porch provides access to an interior staircase. A two-story, shed-roof porch emerges from the center of the rear (north) elevation. Four doors, two on each floor, open from the porch. Both are white-painted, single-light, opening behind white, aluminum-frame storm doors. The doors in the second story provide access to a single, white-painted, wood staircase, descending to the north. Gray, rolled asphalt sheets cover the shed roof, which is surrounded by a parapet. The rafter ends of the front (south) porch roof are exposed, but capped by a fascia board. A white, stucco-clad chimney

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protrudes from the northeast corner of the roof.

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 417 West 12th Street, to the east, and 425 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. Concrete slabs, interrupted by three planters, cover the area between the sidewalk and the building. Gravel covers the entire yard. A chain-link fence encircles the backyard.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A garage is located north of the house, accessed from the east-west alley along the north edge of the property. Oriented to the north, the building appears to lack a formal foundation. It consists of 2 district halves, with the east half protruding northward farther than the west half. Green-blue-painted particleboard sheets clad the exterior walls. The front (north) elevations of both halves host sliding, blue-green-painted, beadboard doors. A small plank door opens in the east end of the front (north) elevation. Sheets of gray, rolled asphalt cover the shed roof and parapet.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1885 (original)** 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: **R.H. Wells**
Source of information:

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 1885. The original building was a single-family home. It consisted of an L-shaped plan, with the inside corner facing northeast. Around 1920, an owner filled the inside corner of the L to create the current apartment building. Based on Sanborn maps, the porch and much of the façade are elements relatively unchanged from the 1885 house. The current apartment building, however, is largely of 1920s vintage. The most notable alteration since that time has been the application of stucco over the original masonry walls.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Apartments**

35. Historical background:

Originally addressed 421 West 12th Street, this house was a single-family home constructed for architect R.H. Wells. By 1900,

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the residents were Logan and Mamie Ragle, who lived here with daughters Amy and Margerty. Logan was a real estate broker for E. Brayton. Also living here was Benjamin S. Wolf, a motorman for the Pueblo Traction & Electric Company. Other residents were Alexander Mack (circa 1914) and A.S. MacKinnon (circa 1919).

Benjamin Wolfe purchased the property outright between 1920 and 1925, the same period during which this single-family residence became a four-unit apartment building. A sampling of residents is listed below by address:

419 (East Side, First Floor): John Jaynes Ryan (circa 1925); John Power (circa 1930); Amy A Philbin (circa 1935); Ralph H. Koehler (circa 1940); Charles Hindes (circa 1950); Lennis Nichols (circa 1960).

419 1/2 (East Side, Second Floor): J.H. Keesee (circa 1925); Anthony J. Sarconi (circa 1930); Josephine Rupp (circa 1940); Richard B. Gordon (circa 1945); Jack Hamilton (circa 1950); Harry A Babnick (circa 1955); Mae S. Spears (circa 1960).

421 (West Side, First Floor): V.P. Price (circa 1925); Anna Ryan (circa 1935); Benjamin Wolf and Agnes A. Watkins (circa 1940); Bina Stroh and Beulah Ehler (circa 1945); Gerald G. Garman (circa 1950); Jewett Seaman (circa 1955); Don T. Chulick (circa 1960).

412 1/2 (West Side, Second Floor): William J. Stahl (circa 1930); Paul Christensen (circa 1940); Christian M. Prior (circa 1945); Jack W. Bauer (circa 1950); Melvin C. McGee, Jr., (circa 1955).

Lee and Senorina A. Gonzales purchased this property in 1979, transferring it into the Lee Gonzales Trust, the current owner, in 1998. It continues to operate as a 4-unit 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.

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

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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 represents the conversion of many single-family homes into apartments during the 1920s and 1930s, reflecting a downturn in the economy. 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:

Reconstructed around 1920, the principal building on this property exhibits a moderately 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. The most notable alteration has been the application of stucco over the original masonry.

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): 12thstw419-421
- 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**

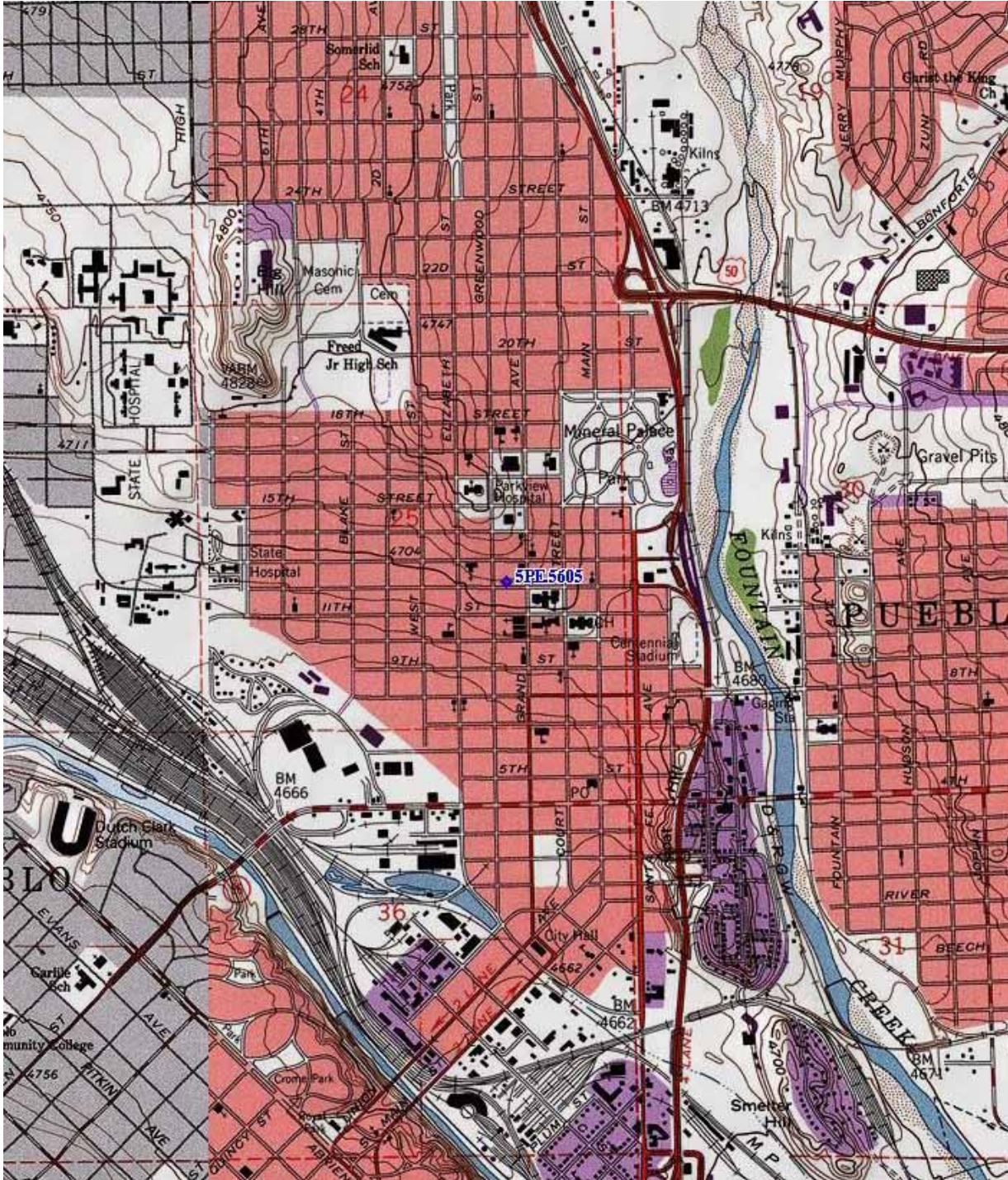
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SITE SKETCH MAP



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LOCATION MAP



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