

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.5606**
- 2. Temporary resource number: **029**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **424-426 West Twelfth Street Duplex**
- 6. Current building name: **424-426 West Twelfth Street Duplex**
- 7. Building address: **424-426 W 12th Street**
- 8. Owner name: **Neighborhood Services, Inc.**
- Owner organization:
- Owner address: **3937 Ivywood Ln  
Pueblo, CO 81005**

Parcel number(s):

**525425006**

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: **533906** Northing: **4236510**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 7; 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): **1,848 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:  
**Stucco**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the north, this duplex rests on a concrete foundation, with 3-light hopper basement windows. A brown, raked-brick veneer clads the exterior walls. It features a projecting watertable approximately 3 feet above the foundation and a belt course corresponding to the window lintels. Light-brown stucco, with coarse aggregate, covers the front- (north-) facing gable. Windows are generally 3- to 4-light (vertical)-over-1, double-hung sash, with white-painted wood frames and brick sills. Single-light awning or hopper windows are concentrated on the north ends of both the east and west elevations. The south ends of the east and west elevations and the rear (south) elevation have bands of 6-light hopper windows. Each end of the principal (north) façade features paired, 11-light casement windows. These windows and the principal doorways open beneath a broad, full-width, front-gabled porch. The porch features brick piers and a kneewall, capped by concrete slabs. Three concrete steps and 3 brick steps approach the porch at its center. The doorways open in the center of the facade. The eastern doorway hosts a brown-painted, 5-panel wood door. The western doorway has an 11-light, glass-in-wood-frame door mimicking the glazing pattern of the windows in this same elevation. Both doors open behind aluminum-frame storm doors. Small, shed-roof, enclosed porches protrude from the side elevations, south of center. Both are situated on 3-step concrete stoops. A combination of white-painted beadboard and screens encloses the porches. Both are accessed through north-facing doorways. South of these porches, on both elevations, are more doorways. Both are approached by 4-step concrete stoops. The doorways host 4-panel, 1-light, glass-in-wood-frame doors, opening behind green-painted, wood-frame storm doors. Gray, interlocking asphalt shingles cover the main, front-gabled roof and all other roof surfaces. The rafter and perlin ends are exposed. A metal louvered vent pierces the front- (north-) facing gable. Protruding from the center of the roof is a brown-brick chimney.**

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22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**

Other architectural styles:

Building type: **Bungalow**

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 420-422 West 12th Street, to the east, and 428-430 West 12th Street, to the west. A gravel-covered strip, planted with large junipers, separates the sidewalk from the street. Low, concrete retaining walls divide the sidewalk from the front yard, which is also covered in gravel. Concrete and gravel also covers the backyard. A parking area, surrounded by a concrete retaining wall, is located behind the house, along an east-west alley delimiting the south edge of the property.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1926**

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 and other sources, this house was constructed in 1926. An analysis of the form, style, and materials corroborates this date. There have been no major alterations or additions made to this building since that time.**

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): **Duplex**

35. Historical background:

**The first resident associated with this duplex is, circa 1930, Erick T. Kelly, who lived in the western unit, addressed 426 West 12th St. In 1935, the resident in this unit was Dave Gross, followed by Vincent B. Riley in 1940. Following her husband's death in 1941, Elizabeth P. Campbell purchased the duplex and lived in this western half. She was born Elizabeth Pearce in Monrovia, Indiana, on April 27, 1873. She came west in 1888 and attended Kansas State Teachers College in Emporia, graduating in 1899. Elizabeth moved to Colorado in 1900 and taught school here for three years until her marriage to James E. Campbell, who was a member of the real-estate firm Mallaby-Campbell Investment Company from 1906 until his death on April 17, 1941. Elizabeth continued to operate the firm for seven years following her husband's death, selling the business to the Reno-Grant Agency in 1949. She was a life member of the Pueblo Board of Realtors and attended First Presbyterian Church. She and James Cambell had one daughter, Josephine Campbell, who married Edward S. Lowe and also resided briefly at this address. Elizabeth Campbell owned this duplex until her own death on December 26, 1968.**

**Robert Apolonio, Jr., and D. Salazar purchased the property in April 1972. They sold it to Neighborhood Services, Inc., in April 1989. This corporation continues to own and operate the building as rental units.**

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A sample of residents in the eastern unit, address 424 West 12th Street, is as follows: William C. Tyler (circa 1935), Lee R. DeVorss (circa 1945), Clyde H. Taylor (circa 1950), William R. Dillard (circa 1955); and Hale H. Denny (circa 1960).

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.

"Campbell (Elizabeth Pearce)" [obituary]. Pueblo Chieftain, 27 December 1968, p. 8B.

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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: **1926**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. It also represents the transition from large, single-family homes to multi-family dwellings constructed or remodeled during the 1920s and '30s. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Craftsman-style bungalow, as applied to a duplex. 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 most likely a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1926, this duplex 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. There have been no notable alterations made to this building since its construction.**

### 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): 12thstw424-426**
- 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): **06/14/2005**
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

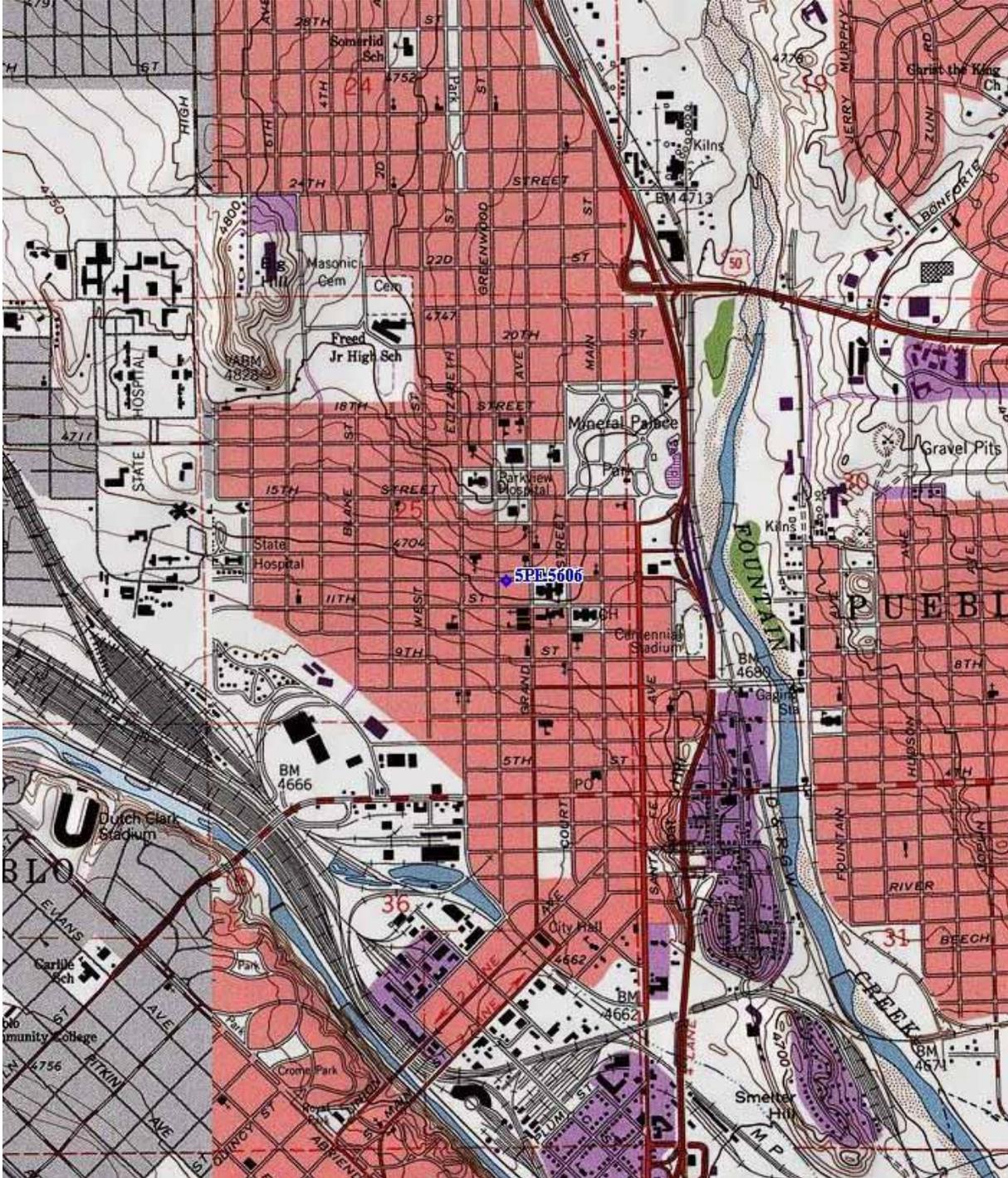
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SITE SKETCH MAP



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## LOCATION MAP



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