

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.517.22**
- 2. Temporary resource number: **034**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Cazaly, George E., House**
- 6. Current building name: **511 West Twelfth Street**
- 7. Building address: **511 W 12th Street**
- 8. Owner name: **James F. and Susan Lusero**
- Owner organization:
- Owner address: **12 Barrington Ct**
Pueblo, CO 81005

Parcel number(s):

525419009

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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
 Easting: **533814** Northing: **4236538**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 13; Block 37**
 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): **1,122 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle** Other wall materials:
Wood/Plywood/Particle Board
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Fence**
Porch
Ornamentation/Decorative Shingles
21. General architectural description:
Oriented to the south, this house rests on a combination of sandstone and concrete-block foundations, painted cream, with 1-light, hopper basement windows. Cream-painted, square-cut wood shingles clad the exterior walls. Octagon shingles cover the front- (south-) facing gable. Cream-painted plywood or particleboard panels cover the first story of the rear (north) elevation. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and taupe-painted surrounds. The surrounds have projecting cornices. A hipped-roof porch spans nearly the entire front (south) facade. It features a wood floor and beadboard ceiling. Porch supports are taupe-painted, wood, Tuscan columns. Between the columns is a decorative balustrade constructed of 2-by-4s. Four concrete steps, flanked by a wood balustrade, approach the porch west of center. The principal doorway also opens slightly west of center in the asymmetrical facade. It hosts a 3-panel, 1-light, glass-in-wood-frame door, painted taupe. Above it is a single-light transom. Another doorway opens in the second story of the east elevation, providing access to a wood staircase that descends to the north. Two more doorways open on either end of the rear (north) elevation. They host identical 5-panel metal doors, painted white, with 1 fanlight each. Brown, interlocking asphalt shingles cover the main, front-gabled roof, and the hipped roof of additions. The front (south) gable features eave returns. Metal, louvered attic vents pierce the gables. The eaves are boxed with cream-painted wood soffit and taupe-painted wood fascia.
22. Architectural style: **Late Victorian**

Architectural Inventory Form

Page 3

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping steeply 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 507 West 12th Street, to the east, and 515 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. Gravel also covers much of the back yard while river rock covers the front yard. Separating the sidewalk from the front yard is a retaining wall of buff-colored, rock-faced, coursed sandstone ashlar, with a pink-colored sandstone cap. A large elm tree grows off the southwest corner of the house. Separating the back yard from a parking area along the alley is a wood picket fence. A covered patio is located along the east edge of the property, just south of the parking area.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1903** Actual:
- Source of Information: **Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.**
- Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
26. Architect: **unknown**
- Source of information:
27. Builder: **unknown**
- Source of information:
28. Original Owner: **George E. Cazaly**
- Source of information: **U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.**
- Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
29. Construction history:
- City directories and Sanborn insurance maps suggest that this building existed around 1903. An analysis of the form, style, and materials corroborates this date. The most notable alteration was the expansion of the second story eastward, changing the appearance of the façade. Sanborn maps indicate that this occurred prior to 1951. Additions to the rear elevation occurred after 1970. The building was remodeling into apartments around 2002. The wood shingles were originally unpainted.**
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): **Multiple Dwelling**
34. Site type(s): **Apartment**
35. Historical background:

The first owner and resident of this house was George E. Cazaly (also spelled Casaly), a conductor for the Missouri Pacific Railway. He lived here with his wife, Louisa; daughter, Hazel; and son, Austin. Also residing here was Hellena C. Waters, Louisa's mother; Max Marion, a boarder; and Jessie Tyler, a maid. George Cazaly was born in Illinois in 1869. He died sometime prior to 1919. Louisa continued to live here through 1935, apparently opening the house to even more boarders.

Architectural Inventory FormPage 4

In 1940, the owner was Jesse Russell Ingle, who resided here with his wife, Bessie P. Ingle. Jesse Ingle was born in Yale, Illinois, on January 22, 1896. He served in World War I. Ingle arrived in Pueblo in 1925 and was employee of the U.S. Postal Service, where he worked for 35 years prior to his retirement in 1957 as superintendent of the finance division. The Ingles were married in 1932 and had five children: Ralph, Howard, Lewis Hughes, Florence (Hopkins), and Louise (Turner). The Ingles lived here until about 1950. Jesse Ingle died on January 28, 1970.

Carl D. Bryan was the owner and resident from circa 1950 through 1955. Around 1960, the owner and resident was Floyd L. Steward. June Bryant and Bertha M. Hale owned the property in the late 1970s; June Bryant sold the property in 1992 to Charles J. Leonard and R. Schneider. They eventually sold it to St. Clair Hultsman in 1999. James F. and Susan Lusero, the current owners, purchased the property in 2002. They currently 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.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.

"Ingle (Jesse Russell)" [obituary]. Pueblo Chieftain, 30 January 1970, p. 14A.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

Architectural Inventory Form

Page 5

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

Architectural Inventory Form

Page 6

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. 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 around 1903, this building 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. The most notable alteration has been an addition to the eastern portion of the second floor, altering the design and feeling of the house. Other additions were constructed after the period of significance, but are isolated to the rear elevation.

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): 12thstw511**
- 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**

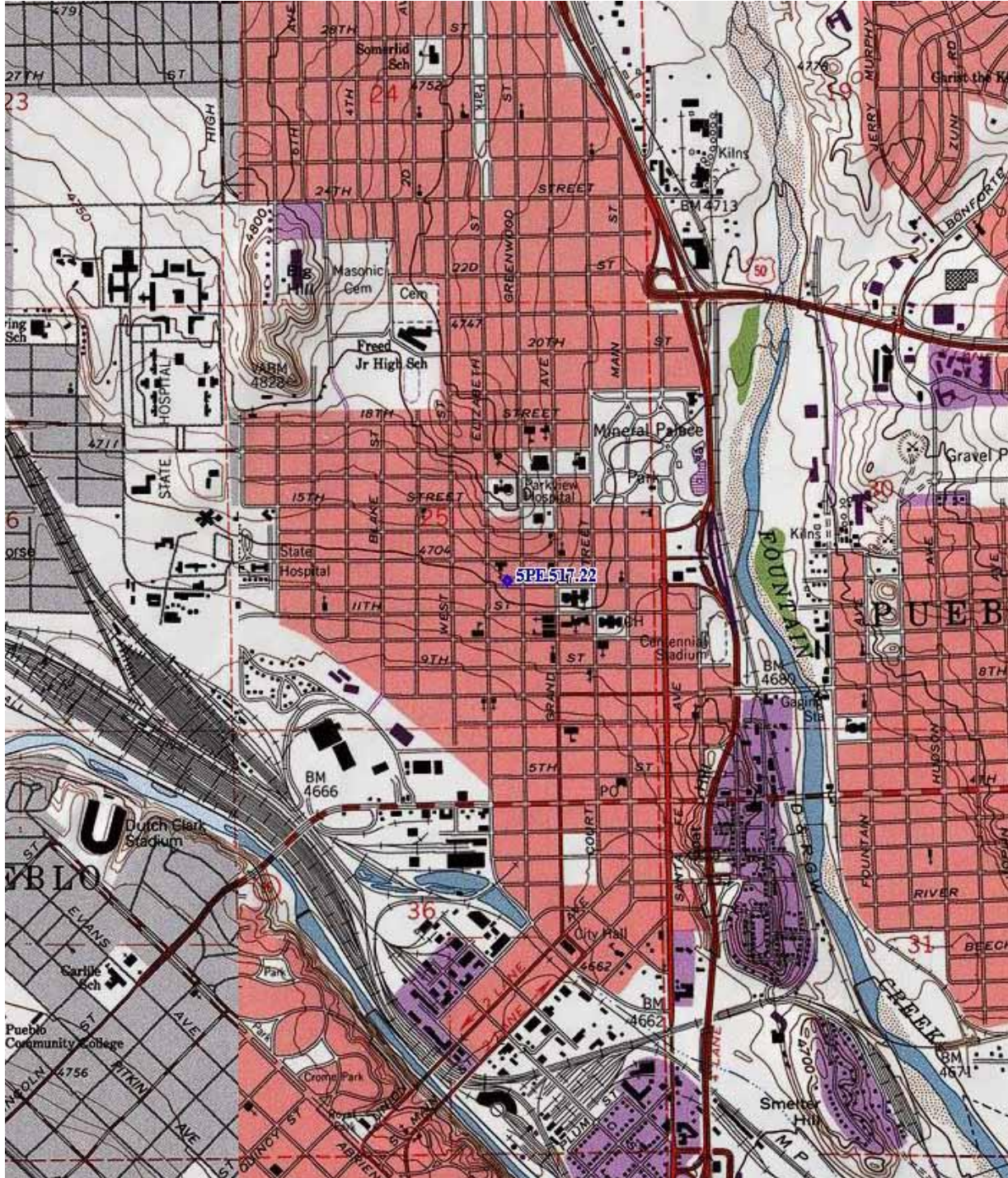
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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