

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.517.23** Parcel number(s):
- 2. Temporary resource number: **035** **525419009**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Finlan, John W., House; Jahn, F. William, House**
- 6. Current building name: **Hultsman, St. Clair, House**
- 7. Building address: **515 W 12th Street**
- 8. Owner name: **St. Clair Hultsman**
- Owner organization:
- Owner address: **4220 Anitra Cyn**  
**Colorado Springs, CO 80918**

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 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**  
**NW** 1/4 of **SE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533804** Northing: **4236545**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 12; 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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,136 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Shingle** Other wall materials:  
**Brick**
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the south, this house rests on a foundation of buff-colored, random sandstone ashlar, with raised, beaded mortar. Gray-painted, square-cut wood shingles clad most wall surfaces. A yellow-brick veneer covers the exterior walls of the first story, the southeast corner, of which, is canted beneath the second story. Windows are double-hung sash, with the upper sash hosting diamond-shaped glazing, over a single-light bottom sash. These windows have white-painted wood frames and surrounds. Those that open within brick portions of the house have rock-faced, white-painted sandstone sills and lintels. An awning or hopper window, with the same glazing as the upper sashes, dominates the face of a hipped-roof dormer protruding from the roof's south slope. A hipped-roof porch extends across the entire front (south) façade. It has shingle-covered kneewalls. The porch supports, which rest on the kneewall, are white-painted, wood, Tuscan columns. The easternmost bay of the porch, which is smaller than the two other bays west of it, is enclosed with 1-over-1-light, double-hung sash windows, with white-painted wood frames. Approaching the porch just east of center are wood steps. Corresponding to the center of the porch rather than situated directly over the steps is a pediment. The principal doorway opens east of center in the asymmetrical façade. It hosts an ornate, glass-in-wood-frame door, with an oval-shaped light. West of the door is a sidelight featuring oval-shaped, leaded glass. The same glass appears in the transom spanning the door and sidelight. A shorter, arched doorway**

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opens on the west side of the façade. Another doorway opens on the east end of the rear (north) elevation. It hosts a white-painted, 3-panel, 1-light, glass-in-wood-frame door, opening behind a white-painted, wood-frame screen door. This doorway provides access to a small, covered patio. This shed-roofed structure consists of black, wrought-iron supports and a roof of translucent, corrugated fiberglass sheets. Brown, interlocking asphalt shingles cover the cross-hipped roof, and the rafter ends are exposed beneath the broadly overhanging eaves. A yellow-brick hearth and chimney is engaged to the west elevation, south of center.

22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles:

Building type: **Foursquare**

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 511 West 12th Street, to the east, and 517 West 12th Street, to the west. A gravel-covered strip separates the buff-colored sandstone sidewalk from the street. Mulch covers the front yard, which is terraced into 2 levels hosting large cedars. Retaining the lower level is a sandstone wall; a concrete wall, capped by a wrought-iron fence, holds the upper level. A wood privacy fence surrounds the back yard.

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1909**

Source 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.**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **John W. Finlan**

Source of information:

**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 1920. Precinct 3, Pueblo, Pueblo County, Colorado. Series T625, roll 170, p. 141.**

29. Construction history:

**According to Pueblo County tax records and other sources, this building was constructed in 1909. An analysis of the form, style, and materials corroborates this date. As it existed at the time of this survey, the building had not been notably altered since that time. However, photographs from a 1981 survey reveal that the front porch was entirely enclosed at that time, entered at the center through sliding, plate-glass doors. In 1991, the owner removed these unhistorical features.**

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): **Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

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The original owner and resident of this house was one of the Pueblo area's merchant-entrepreneurs, John W. Finlan. He was born in Ontario, Canada, on August 28, 1858. He assisted his father on their Canadian farm until 1879, when John came to Colorado. His first three years in the state were spent mining at Leadville. He briefly dabbled in railroad construction before settling in Pueblo in 1888. His first 12 years in this city, John Finlan was an employee of the legendary Gallup Saddlery Company. After that, he was secretary and treasurer of the Pueblo Star-Journal newspaper for five years. Around 1905, Finlan and Samuel Taylor established the Taylor-Finlan Mercantile Company. After selling his interests in the Pueblo store, Finlan opened another mercantile business in Vineland in 1912. John Finlan married Margaret McDonald on February 9, 1892, and had two daughters: Marie and Josephine. They resided in this house through at least 1920.

In 1925, the owner and resident was another Pueblo merchant, grocer F. (Fred) William Jahn, Sr. By 1940, William's son, Fred W. Jahn, Jr., was the owner and resident. Like his father, Fred was also active in the grocery business and was a sales representative for Veteran's Gas and Service. With his wife, Myrtle Jahn, Fred had four sons: Frederick W., Richard N., Kenneth, and Donald Wayne. The Jahn family resided here until about 1950. Fred Jahn, Jr., died on May 25, 1981.

In 1950, the owner and resident was Mary Henderson. Prior to 1960, Joseph A. Menoskey purchased the property, residing here until his death on December 14, 1978. The property remained in the Menoskey family until after 1986, when Denise M. Fender purchased it. In 1991, Delfino F. and Bessie Trujillo purchased the property from Colorado National Bank. St. Clair Hultsman, the current owner, bought the house and lot from Mi T Investments, LLC, in 2000. He operates it as a rental unit.

## 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.

"Joseph A. Menoskey" [obituary]. Pueblo Star-Journal, 14 December 1978, p. 7A.

"Fred W. Jahn Jr." [obituary]. Pueblo Star-Journal, 27 May 1981, p. 15B.

Stone, Wilbur Fisk. History of Colorado, vol. II. Chicago: S.J. Clarke Publishing Co., 1918, p. 398.

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

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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: **1912**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 emerging merchant-entrepreneur class that settled here in late 19th and early 20th centuries. The property is significant under Local Landmark criterion 1C (important individuals) for its association with two prominent Pueblo merchants, John W. Finlan and F. William Jahn, Sr. As well, the house is significant under National Register criterion C (Local Landmark criterion 2A--architecture) for representing a transition between a classically inspired style and the Craftsman style, as applied to a foursquare. 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 or the Colorado State Register of Historic Properties. Nonetheless, because it represents historical patterns in this neighborhood particularly well and has a high level of physical integrity, it could be individually eligible as a City of Pueblo Landmark. The house is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1912, this house 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. Restorations in 1991 appear to have actually removed unhistorical features and improved the physical integrity of this house.

## 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): 12thstw515**
- 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**

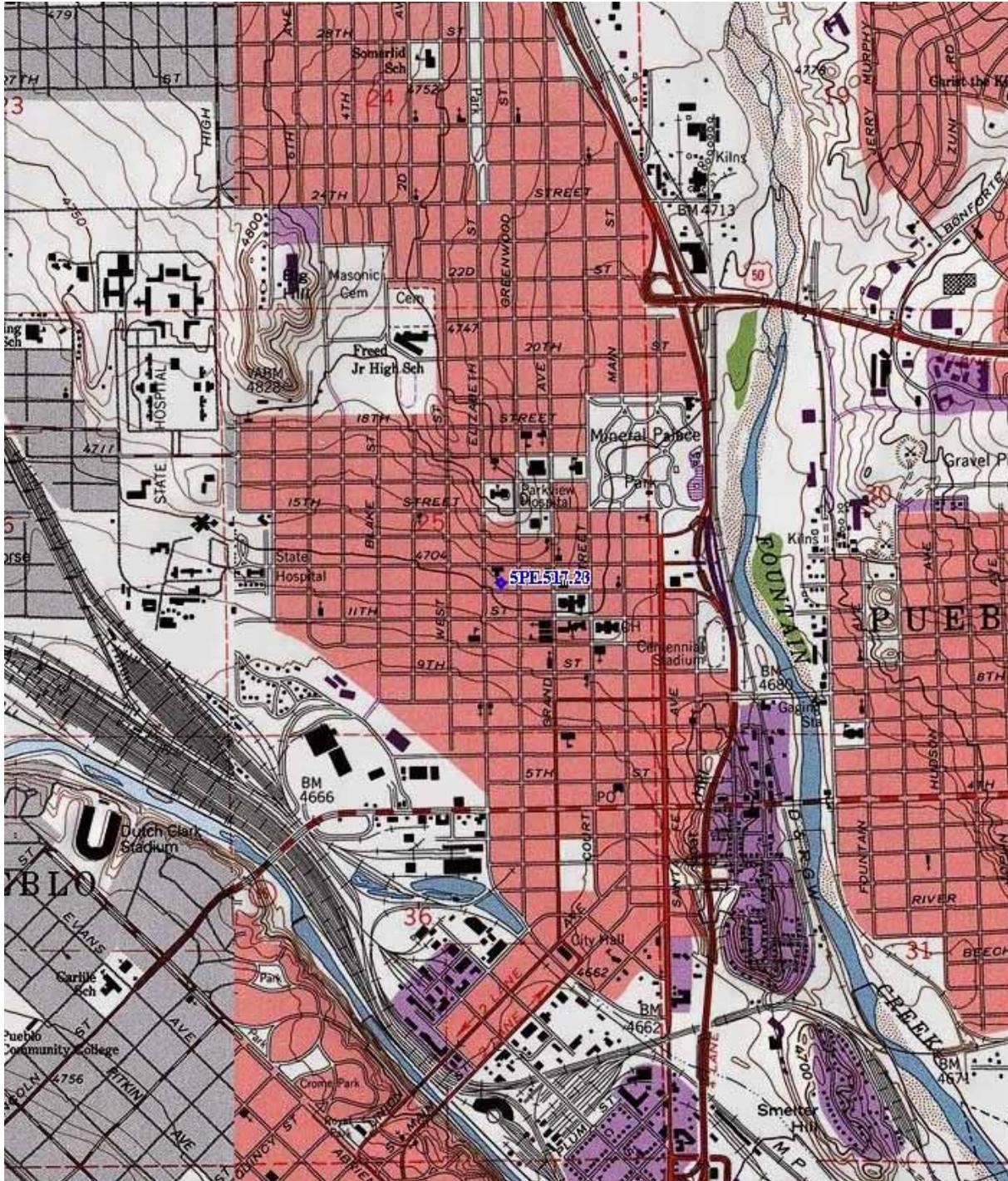
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#### SITE SKETCH MAP



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## LOCATION MAP



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