

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.5610**
- 2. Temporary resource number: **037**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Brayton, Homer E., House**
- 6. Current building name: **Flores, Richard A. and Marylee, House (East)**
- 7. Building address: **520 W 12th Street**
- 8. Owner name: **Richard A. and Marylee Flores**
- Owner organization:
- Owner address: **520 W 12th St**
Pueblo, CO 81003

Parcel number(s):

525424005

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**
NW 1/4 of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
 Easting: **533800** Northing: **4236510**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **east 33 feet of Lot 5; Block 36**
 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): **Square Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **916 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Fence**
Porch
Chimney
21. General architectural description:
Oriented to the north, this house rests on a combination of sandstone and concrete foundations, now mostly obscured behind siding. White vinyl siding clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with brown-painted wood frames and no surrounds. They open behind aluminum-frame storm windows. The rear (south) elevation has 1-beside-1-light, sliding-sash windows, with aluminum frames. A small, shed-roof porch is located in the inside (northwest-facing) corner of the house. It features brown-painted, square supports, with scrolled brackets. The porch provides access to the principal doorway, which opens west of center in the asymmetrical front (north) façade. It hosts a wood slab door, with a single, diamond-shaped light. It opens behind and black, security-type storm door. An identical slab door opens west of center in a shed-roofed enclosed porch or addition across the rear (south) elevation. It opens behind an aluminum-frame storm door. Brown, interlocking asphalt shingles cover the cross-gabled roof, and brown-painted wood fascia and soffit box the eaves. A tall, red-brick chimney emerges from the center of the roof's north slope.
22. Architectural style: **Late Victorian**
 Other architectural styles:
 Building type:

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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 a vacant lot, to the east, and 522 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. A chain-link fence surrounds the backyard while and combination of chain-like and wood privacy fences surround the back yard. These yards lack planted grass.

24. Associated buildings, features or objects:

1: Type: Sheds

Describe: Approximately 2 to 3 storage sheds are located behind (south of) this house. All are small, modular or kit-built structures. Due to inaccessibility, they were not surveyed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1900 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.

26. Architect: unknown
Source of information:

27. Builder: unknown
Source of information:

28. Original Owner: Homer E. Brayton
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:
City directories and Sanborn insurance maps suggest that this building was constructed around 1900. An analysis of the form, style, and materials corroborates this date. It was one of three buildings in a row constructed at the same time and, apparently, by the same builder. (The other houses are 522 and 524 West Twelfth Street (5PE.517.25 and 5PE.517.26)). The most notable alterations have been the enclosure of a small porch or a small addition to the rear elevation and the installation of vinyl siding over the original exterior wall cladding.

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:

This house was completed around 1900, and its first owner and resident was attorney Homer E. Brayton. He came to Pueblo in 1889 and practiced law here for more than 60 years. He was a member of the Pueblo Bar Association for half a century. With his wife, Lila E., Homer Brayton had a daughter, Rebecca (McLeod). The Braytons lived here until shortly before 1909. They eventually resided at 419 West 20th Street. Lila died in 1950 and Homer in 1952.

The resident in 1909 was Herbert Young, who operated a grocery store and butcher shop at 601 Grand Avenue. William Hays lived here in 1914. From circa 1919 through 1925, the resident was A.M. (or A.N.) Jackson. Living here around 1930 was F. Douglas Spooner; Ira C. Rea was here in 1935.

By 1940, Anna Lynch owned the property and resided here. She came to Pueblo in 1897. With her husband, George, Anna

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Lynch had two children: Harry E. Lynch and Evelyn M. Lynch. George died in 1938. Anna moved from here prior to 1945 and died on April 5, 1958.

Harley Thomas Bennett owned and resided in this house around 1945. He had three sons: William H. Bennett; Harley T. Bennett, Jr.; and Albert W. Bennett. The elder Harley Bennett had moved by 1950 and, at the time of his death on November 10, 1973, he resided in Englewood, Colorado.

Purchasing the property prior to 1950 and residing here until his death a decade later was Austrian-immigrant Fred Rossi Andreatti. He lived here with his wife, Gene Andreatti. Fred Andreatti died in October 1960.

Eloy and Mary V. Sanchez had owned this property for several years before selling it in 2000 to the current owners, R.A. and M. Flores.

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.

"Brayton (Homer E.)" [obituary]. Pueblo Chieftain, 2 December 1952, p. 10B.

"Lynch (Anna)" [obituary]. Pueblo Chieftain, 6 April 1958, p. 5B.

"Harley Thomas Bennett" [obituary]. Pueblo Chieftain, 11 November 1973, p. 9B.

"Andreatti (Fred Rossi)" [obituary]. Pueblo Chieftain, 1 November 1960, p. 6.

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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 early development of Pueblo's North Side Neighborhood. 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:

Constructed around 1900, this building exhibits a moderate 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. While the building has had a small addition, it is isolated to the rear elevation. However, newer exterior wall cladding has obscured some character-defining features, particularly the window surrounds.

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): 12thstw520
- 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): **06/14/03**
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**

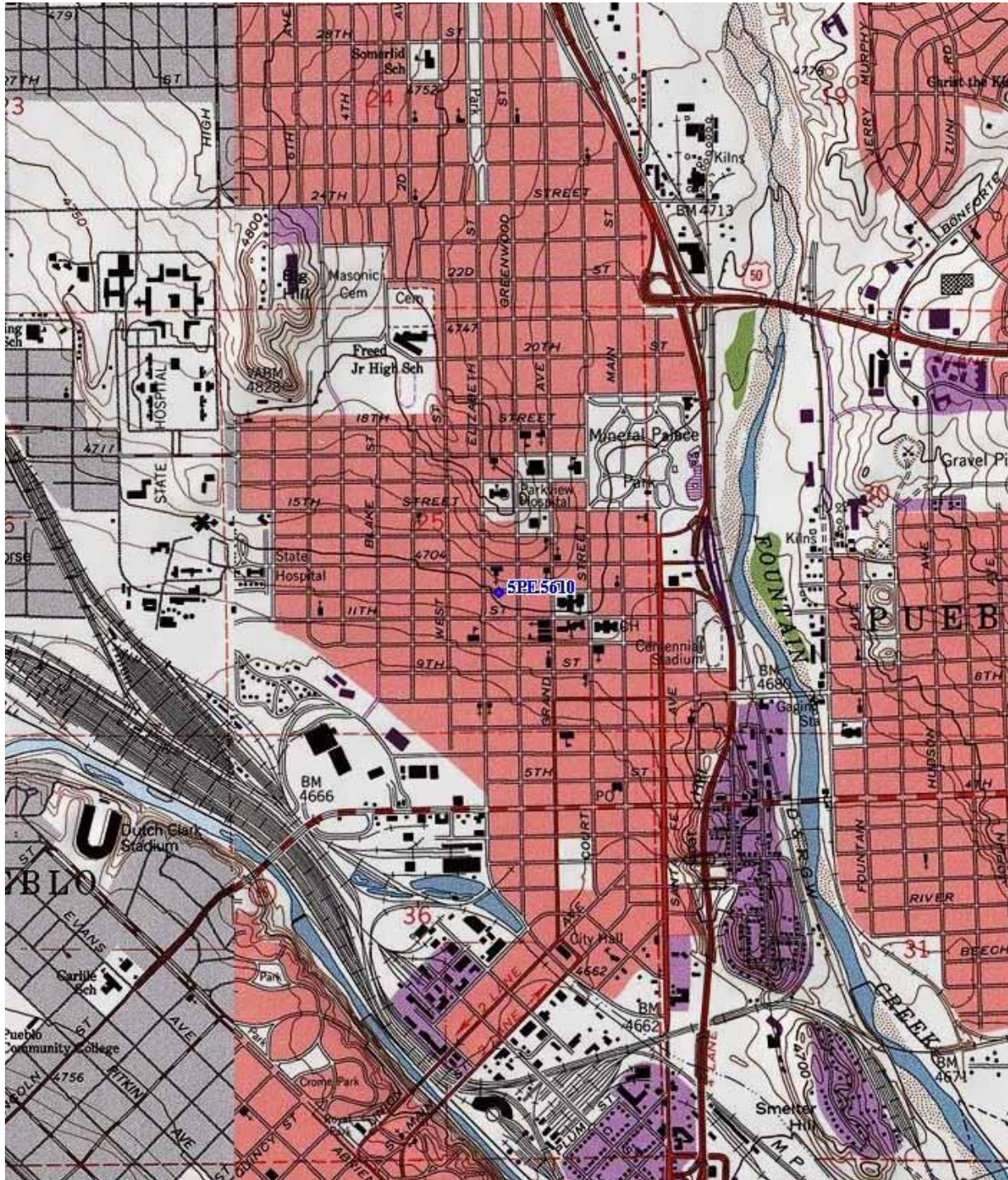
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SITE SKETCH MAP



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LOCATION MAP



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