

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.5611**
- 2. Temporary resource number: **040**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Pifer, Charles H., House**
- 6. Current building name: **Imblum-Arnott House**
- 7. Building address: **526 W 12th Street**
- 8. Owner name: **Elaine Arnott and Norman Imblum**
- Owner organization:
- Owner address: **1814 Lark Bunting Ln**
Pueblo, CO 81001

Parcel number(s):

525424008

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 **SW** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533767** Northing: **4236505**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 7; 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **801 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asphalt** 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**
Chimney
Porch
21. General architectural description:
Oriented to the north, this house rests on a white, stucco-covered foundation. A cobblestone veneer covers the foundation of the front (north) porch, extending into a planter along its west elevation. Gray, asphalt shingle siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and thin, white-painted wood surrounds. The south elevation hosts 1-beside-1-light, sliding-sash windows, with aluminum frames. A shed-roofed porch protrudes from the inside (northwest-facing) corner of the house. A band of two-light awning, hopper, or casement windows enclose the porch. A doorway opens on the porch's east side. It hosts a white-painted, 4-light, glass-in-wood-frame door, with 3 raised panels. It opens behind an aluminum-frame storm door. A single, concrete step approaches the door. A hipped-roof enclosed porch or addition protrudes from the west side of the rear (south) elevation. It hosts a doorway, at the center of its south elevation, protected beneath a small, fiberglass awning, on wrought-iron supports. Approaching the doorway is a 6-step, concrete-block stoop. Gray, interlocking asphalt shingles cover the cross-gabled roof. Boxing the eaves are white-painted wood soffit and fascia, with protruding cornice. The rafter ends of the rear (south) enclosed porch or addition are exposed. A red-brick, corbelled chimney protrudes at the junction of the east-west and north-south roof ridges.
22. Architectural style: **No Style**
Other architectural styles:

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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 south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 524 West 12th Street, to the east, and 1123 North Elizabeth Street, to the west. A grass strip separates the sidewalk from the street. A packed-earth yard, with some mature shrubs bushes, and trees, surrounds the house. Encircling the front yard is a chain-link fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe:

A garage is located on the southwest corner of the lot. A driveway, barely perceivable under the grass, approached the garage from West 12th Street, running along the west side of the house. Oriented to the north, the garage appears to rest on a concrete slab. Unpainted stucco clads the exterior wall. Paired doors, on metal strap hinges, dominate the front (north) elevation. A small, gray-painted, paneled door opens on the north side of the east elevation. Gray, rolled asphalt cover the shed roof, which a parapet surrounds on the east, north, and west sides.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1895** 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: **Charles H. Pifer**
- 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 1895. An analysis of the form, style, and materials corroborates this date. The front and rear porches were enclosed and a rear addition constructed sometime after 1951. The asphalt siding is not the original wall exterior wall cladding and was most likely installed at the same time the rear porch modification and addition.**
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 1895, and its first resident was jeweler Charles H. Pifer. He was born in October 1861 in Illinois. His wife, Lizzie, was born in Colorado in 1870. They lived here until about 1904.

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The new resident of this house, following the Pifers, was Walter S. Lay, who arrived in Pueblo in 1904. He was a locomotive engineer for the Missouri Pacific Railway. Walter Lay and his wife, Edith Lay, had two children: Howard Lay and Mrs. Lloyd McClellan. The family resided here until around 1915. Howard retired from the railroad in 1942 and died in February 1960. Edith died in December 1955.

The resident in 1919 was Harry Brown and his wife, Mary E. Brown. Harry was a railroad trainman. The Browns moved from this house prior to 1925. Harry Brown died on August 30, 1942.

Around 1925, the resident was Alberta L. Innes. She came to Pueblo in 1873 and was a member of First Presbyterian Church. She had four children: Lucy E. Innes, Ella Arthur, Robert C. Innes, and Frederick W. Innes. The family resided here only a few years, later moving to 1404 North Main Street. Alberta Innes died on May 4, 1949.

Jerome P. Glynn lived here around 1930, followed by May E. Aistrop and Robert R. Marugg in 1935. Ezra Childers was the resident in 1940.

In 1943, Bernadette Rausch purchased this property and resided here until her death only four years later. Yet the property would remain in the family to the present. She was an attendant at the Colorado State Hospital. With her husband, Joseph P. Rausch, Bernadette had two daughters and two sons: Bernadette Mary Imblum, Theresa Rausch, Joseph F. Rausch, and William Rausch. The family attended Sacred Heart Cathedral. The elder Joseph Rausch appears to have died prior to 1943. Following Bernadette Rausch's death on October 15, 1947, her daughter, Bernadette Imblum acquired the property.

Bernadette Imblum was a clerk in the yard office of the Denver & Rio Grande Railroad from 1944 to 1976. Before the death of her husband, Norman Conrad Imblum, on February 27, 1942, Bernadette Imblum had two children: Elaine Agnes Arnott and Norman Edward Imblum. Bernadette died on January 20, 1991, and, in 1993, her estate transferred the property to her children. Elaine Arnott and Norman Imblum continue to own the property.

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. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 20.

"Bernardette Mary Imblum" [obituary]. Pueblo Chieftain, 23 January 1991, p. 11B.

"Rausch (Bernardette)" [obituary]. Pueblo Chieftain, 16 October 1947, p. 17.

"Lay (Walter S.)" [obituary]. Pueblo Chieftain. 27 February 1960, p. 13.

"Brown (Harry)" [obituary]. Pueblo Chieftain, 31 August 1942, p. 7.

"Innes (Alberta L.)" [obituary]. Pueblo Chieftain, 5 May 1949, p. 10.

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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. It was one of the earliest houses 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 a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1895, 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 additions and structural modifications have been minor, the asphalt wall cladding removed or obscured some key character-defining features.

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: **Constructed around 1895, 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 additions and structural modifications have been minor, the asphalt wall cladding removed or obscured some key character-defining features.**
- 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): 12thstw526
- 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): **06/15/2005**
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**

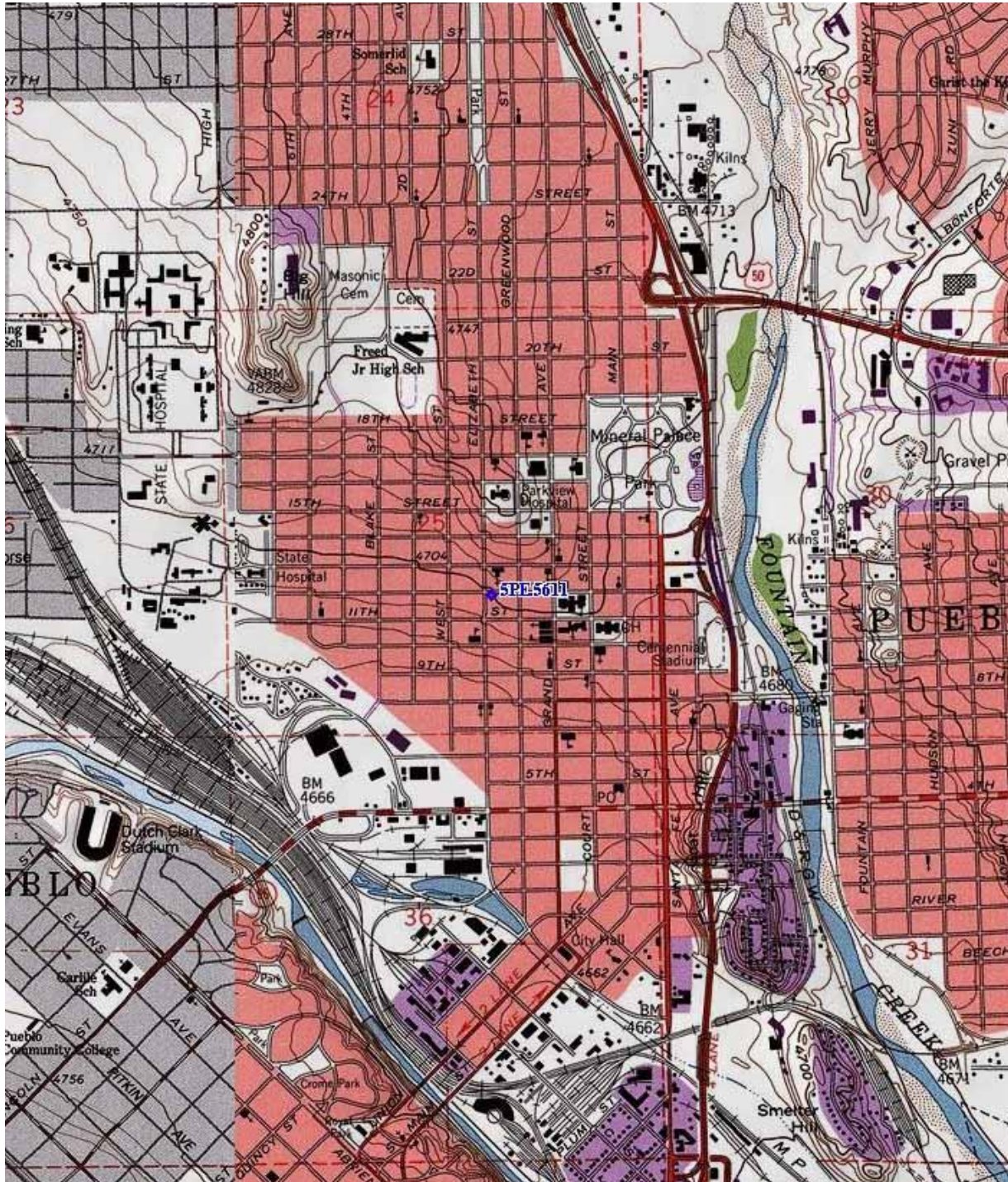
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SITE SKETCH MAP



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LOCATION MAP



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