

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.5612**
- 2. Temporary resource number: **041**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Birch, Harvey, House**
- 6. Current building name: **603 West Twelfth Street**
- 7. Building address: **603 W 12th Street**
- 8. Owner name: **Normandy Realty, Inc.**
- Owner organization:
- Owner address: **220 Nelson Ave**
Pueblo, CO 81004

Parcel number(s):

525420013

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: **533719** Northing: **4236531**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **south 70 feet of Lot 16; Block 42**
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): **1,089 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
Wood/Shingle
18. Roof configuration: **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
Window/Stained Glass
21. General architectural description:
Oriented to the south, this house rests on a sandstone foundation, covered in tan-painted stucco, with 2-light, hopper basement windows. Tan-painted stucco also clads the exterior walls of the first story. Brown-painted, square-cut wood shingles cover all exterior wall surfaces above the first floor. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and surrounds. The surrounds have projecting cornices. The east end of the front (south) façade's first story has a 1-over-1-light window with a narrow upper sash. In the opposite end of the façade is a square window opening hosting a stained-glass sash depicting a diamond framed in squares. Above this window, in the second story, is a single-light awning or hopper window. A shed-roofed porch spans nearly the entire front (south) façade. It has a concrete floor and black, wrought-iron supports. Approaching the porch west of center are 5 concrete steps. The principal doorway opens west of center in the façade. It hosts a green-painted, 2-panel, glass-in-wood-frame door, with a projecting locking rail. Beneath this rail is an embossed floral motif. Above the door is a transom. A two-story, shed-roof porch protrudes from the north end of the east elevation. A band of 1-over-1-light, aluminum-frame windows encloses the first story, while a band of single-light awning or hopper windows encloses the second story. A green-painted, wood slab door opens in the north-facing end of the porch. An

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identical door appears on the west end of the rear (north) elevation's second story. It provides access to a green-painted wood staircase, which descends to the east. Green, asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Hipped-roof dormers, hosting paired, 1-over-1-light windows, protrude from the roof's east- and south-facing slopes. A red brick chimney emerges from the edge of the roof's north-facing slope, while the remnants of another chimney, now largely collapsed above the roofline, appear near the apex of the roof. Evenly spaced, shaped brackets appear beneath the eaves.

22. Architectural style: **No Style**

Other architectural styles:

Building type: **Foursquare**

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 situated on the northwest corner of West 12th and North Elizabeth streets. Running parallel to both streets is a sidewalk of pink-colored sandstone. A grass-covered strip separates the sidewalk from the street. A planted grass yard, with mature landscaping, surrounds the house. Delimiting the south and east sides of the property is a white-painted, wood picket fence.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1905** Actual:

Source of Information: **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: **Harvey Birch**

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:

According to Pueblo County tax records, this building was constructed in 1926. However, city directories and Sanborn insurance maps suggest that this building existed around 1905. An analysis of the form, style, and materials corroborates a circa 1905 date of construction. The original porch appears to have been replaced and stucco applied to the first-floor masonry walls after at least 1955.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Multiple Dwelling**

33. Current use(s): **Vacant/Not in Use**

34. Site type(s): **Boarding House, Apartments**

35. Historical background:

This house was constructed around 1905, and its first owner was Harvey Birch, proprietor of the Pueblo Livery Stable. He was born in January 1856 in Missouri. In 1882, he married his wife, Martha, who was born in Ohio in September 1860. Their children were Samuel C. Birch and Anne E. Birch.

From around 1919 until about 1944, the owner and resident was Lida M. Ellington. She was a member of the Seventh Day

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Adventist church. Ellington appears to have operated a boarding house at this address. She died on July 18, 1948.

Nora A. Babin owned this house and resided here briefly around 1945, continuing to operate it as a boarding house. Around 1946, the owner and resident was John H. Boyd. He came to Pueblo from Fowler, Colorado, in 1927. Boyd operated the downtown De Soto Hotel until his retirement in 1945, purchasing this property shortly afterwards. With his wife, Phyllis M. Boyd, John had three daughters: Mrs. D.R. Mitchell, Mrs. Clyde Storm, and Mrs. Dudley O. Rae. Boyd appears to have resided here until shortly before his death in January 1952.

By 1960, this property is listed as an apartment building in Pueblo city directories. M.P. Battiste and D. and B. Robinson purchased this property in 1968, selling it to Gary C. Wright in 1989. Shirley Trujillo and J. Urioste bought the house and lot from Wright in 1991. During this time, the house appears to have been converted from apartments into a group care home and/or retirement home. Normandy Realty, Inc., the current owner, bought the property from Trujillo and Urioste in 2004. The house was vacant and on the market at the time of this survey.

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.

"Boyd (John H.)" [obituary]. Pueblo Chieftain, 17 January 1952, p. 7.

"Ellington (Lida M.)" [obituary]. Pueblo Chieftain, 20 July 1948, p. 12.

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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: **ca. 1905**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, reflecting a period when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. It is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the foursquare form. 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 1905, 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 no additions, the original exterior wall cladding and front porch have been modified.

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): 12thstw603
- 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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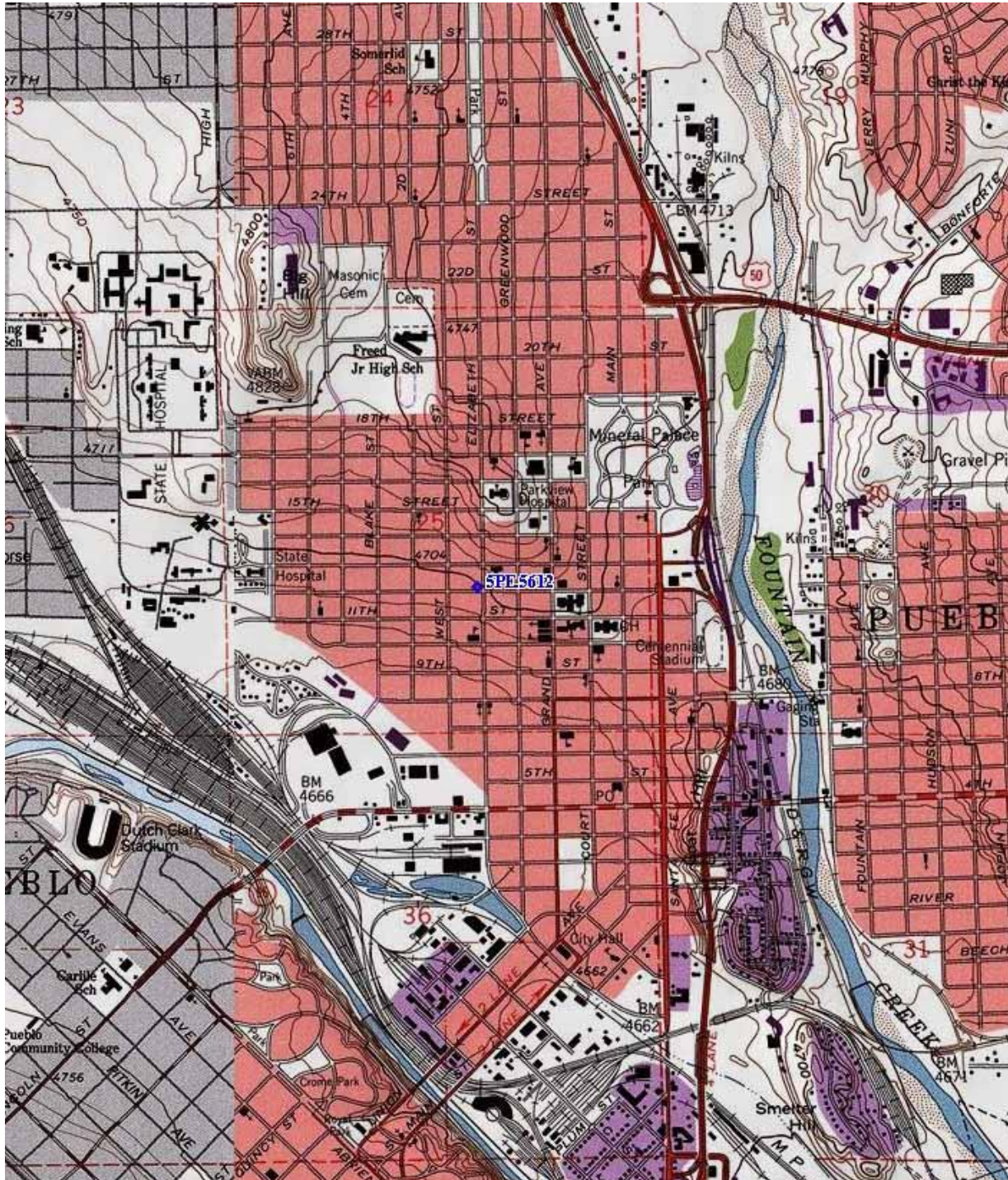
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SITE SKETCH MAP



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LOCATION MAP



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