

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5613**
- 2. Temporary resource number: **042**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Innes, W.E.A., House**
- 6. Current building name: **605 West Twelfth Street**
- 7. Building address: **605 W 12th Street**
- 8. Owner name: **Aspire, LLC**
- Owner organization:
- Owner address: **4887 E Mineral Cir  
Littleton, CO 80122**

Parcel number(s):

**525420011**

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: **533718** Northing: **4236531**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 15; 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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,267 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** 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 south, this house rests on a combination of random-coursed sandstone and concrete foundations. Asbestos shingle siding clads the exterior walls. It is painted white, except in the gables, where it is blue-green. Windows are generally 1-over-1-light, double-hung sash, with blue-green-painted wood frames and surrounds. A picture window appears in the east end of the front (south) façade. The rear (north) and northern portions of the east and west elevations have wood-frame and aluminum-frame, 1-beside-1-light, sliding-sash windows. A shed-roof porch fills the inside (southeast-facing) corner of the house. It has a concrete porch and black, wrought-iron railing. Three concrete steps, with flanking wrought-iron railings, approach the porch at its center. Two doorways open onto the porch. One is located east of center in the façade. The other actually opens on the east-facing portion of the front-gabled wing, which protrudes from the west side of the façade. Both doorways host wood slab doors opening behind white, aluminum-frame storm doors. A covered patio traces the inside (northwest-facing) corner of the house. It has a concrete floor and black, wrought-iron supports. Pink sheets of translucent, corrugated fiberglass cover the sides of the roof, while corrugated metal covers the shed roof itself. Two doorways open onto the patio, one from each face of the inside corner. Both are identical to those in the front façade. Gray, interlocking asphalt shingles cover the cross-gabled roof, and gray, rolled asphalt sheets cover shed-roofed additions to the rear (north) elevation. Blue-green-painted wood soffit and fascia box the eaves of the original (southern) portion of the house. The rafter ends are exposed beneath the roof of additions to the rear elevation. A short, brick chimney, encased in concrete, protrudes near the**

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**junction of the roof ridges.**22. Architectural style: **No Style**

Other architectural styles:

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 north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 603 West 12th Street, to the east, and 607 West 12th Street, to the west. Running parallel to the street is a sidewalk of pink-colored sandstone slabs. A grass strip separates the sidewalk from the street. A planted-grass yard surrounds the house. Along the front yard is a chain-link fence while a combination of chain-link and wood privacy fences encloses the backyard.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 2-car garage is located on the northeast corner of the lot, adjacent to an east-west alley. Oriented to the north, this garage rests on a concrete-block foundation. White-painted wood weatherboard, with blue-green-painted cornerboards, clad the exterior walls. Unpainted, square-cut wood shingles cover the gables. Dominating the front (north) elevation is a pair of brown, 16-panel, overhead retractable garage doors. Gray, interlocking asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1885** 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: **W.E.A. Innes**

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 1885. An analysis of the form, style, and materials corroborates this date. A shed-roof addition was constructed across the eastern part of the rear (north) elevation between 1920 and 1940. The porch had been replaced sometime after 1952.**

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): **Group Home**

35. Historical background:

**This house was constructed around 1885, and its first resident was most likely W.E.A. Innes, a land locator. Around 1900, the**

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owner and resident was William H. Ricker. He was born in Maine in 1844. Ricker was an engineer at the Pueblo County Courthouse and retired while he lived at this address. Ricker resided here through 1910.

Around 1914 the resident was John Patrick Harney, who resided here until his untimely death in 1919. Born in 1884, Harney died in this house on January 6, 1919, at the age of 35.

Mrs. S. E. Hargraves resided here around 1925, followed by Jake W. Murphy in 1930 and Murl L. Cannon in 1935. Around 1940, the owner and resident was Christine A. MacRitchie. She came to Pueblo around 1925. With her husband, D.J. MacRitchie, Christine had three daughters: Priscilla McDaniel, Sadie Barrett, and Margaret O'Connell. D.J. MacRitchie died in 1935. During Word War II, Christine MacRitchie was night manager of the Pueblo bus depot restaurant. She was then cashier at the Hartzler Restaurant. She retired in 1950, when she moved in with her daughter, Priscilla, at 108 West 13th Street. Christine MacRitchie died on July 3, 1965.

From around 1950 until about 1954, the resident was Gabriel E. McDaniel. Beginning around 1955 until 1983, the owner was Adeline May Domka. She was a member of Sacred Heart Cathedral parish. She died on August 23, 1983. A few months later, K.T. and Donna Kravig purchased the property from the Domka family. Barbara Jean Jones bought the property four years later. She sold the property in 1995 to Marie E. Giannetto. C.H. Meili, III, and L.L. Meili purchased the house and lot in 2001, transferring it to Aspire, L.L.C., in 2003. It is operated as a group home.

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. 124.

"Adeline May Domka" [obituary]. Pueblo Chieftain, 25 August 1983, p. 14C.

"Harney (John Patrick)" [obituary]. Pueblo Chieftain, 7 January 1919, p. 10.

"MacRitchie (Christine A.)" [obituary]. Pueblo Chieftain, 4 July 1965, p. 6B.

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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 1885, 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 major additions, the replacement of the original porch and application of newer exterior wall cladding does diminish its integrity. Nonetheless, this building retains sufficient integrity to convey its significance.**

## 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): 12thstw605**
- 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**

### Architectural Inventory Form

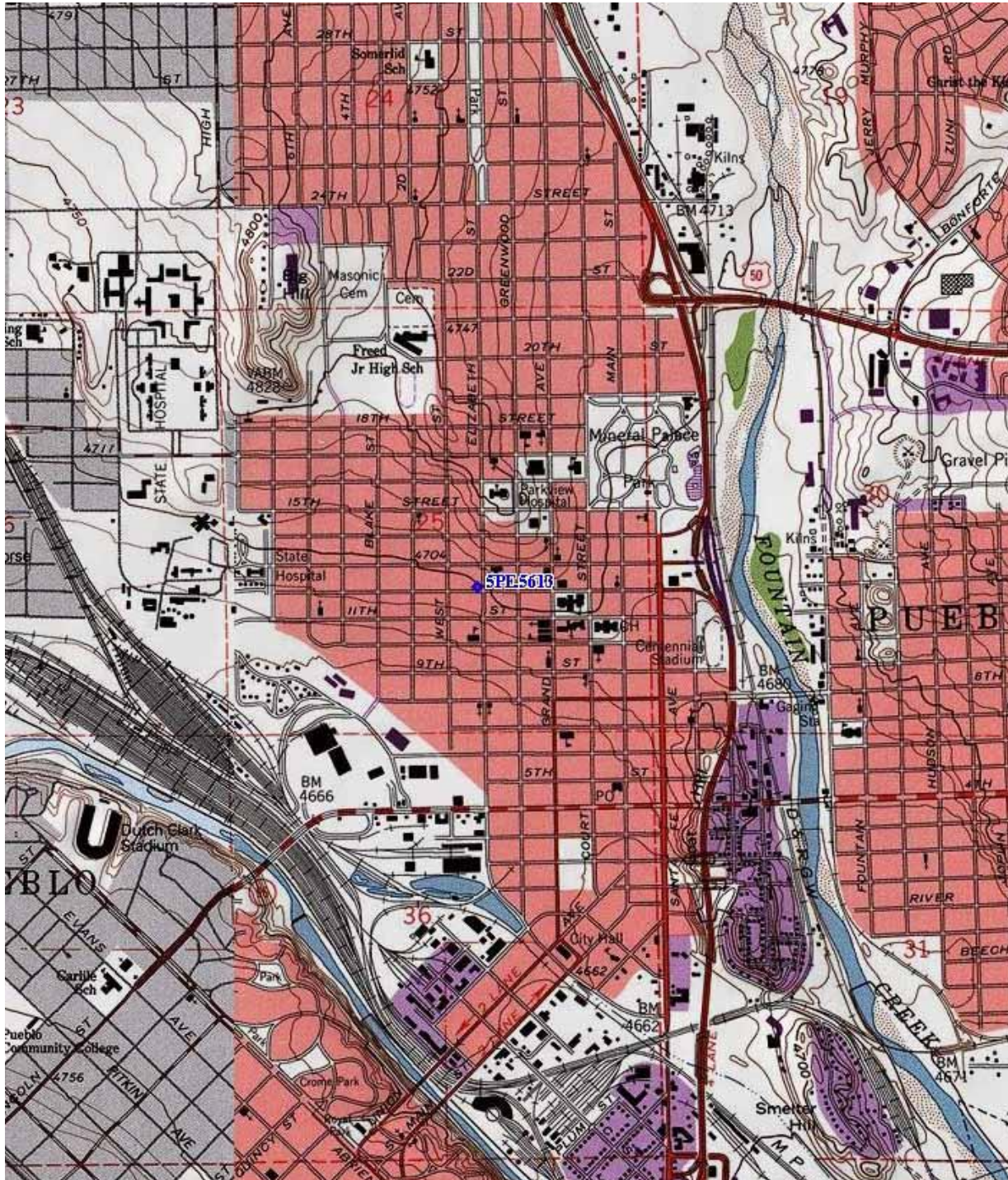
#### SITE SKETCH MAP





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## LOCATION MAP



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