

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5614** Parcel number(s):
- 2. Temporary resource number: **525420010**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Kidder, Josiah, House**
- 6. Current building name: **Halvorson, Andrew House**
- 7. Building address: **607 W 12th Street**
- 8. Owner name: **Andrew Halvorson**
- Owner organization:
- Owner address: **607 W 12th St**  
**Pueblo, CO 81003**

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

## Architectural Inventory Form

Page 2

## 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: **533700** Northing: **4236531**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 14; Block 42**  
Addition: **County Addition** Year of addition: **1869**
13. Boundary description and justification:  
**The parcel, 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): **776 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick** 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**  
**Roof Treatment/Dormer**  
**Ornamentation/Decorative Shingles**  
**Window/Stained Glass**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the south, this house rests on a battered concrete or concrete-covered foundation. A dark-pink-painted brick veneer clads the exterior walls, while variegated wood shingles, painted white, fill the space between the porch roof and the front- (south-) facing gable. Windows are generally 1-over-1-light, double-hung sash, with white-vinyl frames. Most have white-painted, rock-faced sandstone sills and open beneath segmental arches. Opening in the first story of the front- (south-) facing gable is a tripartite window, with the end sashes opening as casements. Above this window is a stained-glass, semielliptical fanlight. Between this transom and window is a white-painted, dentiled cornice. Another tripartite window is immediately above this one. The transom above it fills a round arch. Both arches have brick archivolt and prominent, rock-faced, sandstone keystones. A front-gabled porch protrudes from the inside (southwest-facing) corner of the building. It has a concrete floor. The supports are white-painted, square columns, with bases and capitals and chamfered edges. Scroll brackets span from the**

## Architectural Inventory Form

Page 3

supports to the porch's soffit. A geometric pattern of beadboard fills the porch's front gable. The porch provides access to the principal doorway. It is a white-painted, four-panel metal door, with a fanlight. The transom above it has been boarded shut. A small, shed-roofed porch protrudes from the west end of the rear elevation. It hosts a wood slab door. Crowning the center of the rear elevation is a shed-roofed wall dormer. Gray-green asphalt shingles cover the crossed gable roof. The front- (south-) facing gable is clipped. White-painted wood fascia and soffit box the eaves. A red-brick chimney emerges from the roof's east-facing slope, while another protrudes near the apex of the roof.

22. Architectural style: **Late Victorian**

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 605 West 12th Street, to the east, and 613 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. A planted-grass yard with mature landscaping surrounds the house. A combination of wood picket and privacy fences encloses the entire yard.**

24. Associated buildings, features or objects:

1 : Type: **Shed**

Describe: **A shed is located on the northwest corner of the lot. Oriented to the south, the building rests on a concrete slab. White-painted sheets of particleboard clad the exterior walls. Opening in the center of the front (south) elevation is a white-painted, 6-panel metal door. Gray asphalt shingles cover the front-gabled roof. White-painted wood fascia and soffit box the eaves.**

### 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.**

**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: **Josiah Kidder**

Source of information:

**U.S. Census of 1900. Ward 2, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 48.**

28. Original Owner: **Josiah Kidder**

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. The only notable alterations have been the enclosure of the back porch, at an unknown time, and the replacement of the large, front windows, by the current owner, in 2000. At the time, the owner also remodeled the interior. He also constructed the shed in 2004.**

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**

**Architectural Inventory Form**

Page 4

33. Current use(s): **Single Dwelling**34. Site type(s): **Residence**

35. Historical background:

This house's first owner and resident was probably the same person who constructed it around 1885, carpenter Josiah Kidder. He was born in Indiana in August 1842. His wife, Laura, was born in New York state in 1849. They had two daughters, Jessie and Zoa. The former was a milliner. In 1901, the resident here was Rev. William O. Cone, rector of Ascension Episcopal Church.

In 1909, John M. Lyons, a clerk for the Baldwin Drug Company, moved his family here. He appears to have died or otherwise vanished soon afterwards, leaving the house to his wife, Elizabeth Anna, and children: Agnes L., Norma L., Mary R., Alice, John B., Ruth, and Andrew. In 1910, Elizabeth remained at home while Agnes worked as a stenographer for a local mercantile company and Norma was a recording clerk for the Colorado Laundry. Elizabeth Lyons was born in Pennsylvania in 1866 and came to Pueblo in 1888. All of her children were born in Colorado and attended Sacred Heart Church (later Sacred Heart Cathedral). The family remained here until about 1920. Elizabeth Lyons died in January 1928.

The resident in 1925 was Samuel Parker McBride. In 1930, the Richard E. Wobst family lived here, including Morton Wobst, Richard's brother. Frank E. Burns and Daniel J. McRitchie lived here in 1935.

By 1940, Charles A. Ballou purchased the property and resided here. He was born in Rye and remained in the Pueblo area his entire life. His wife, Maude Cordelia Ballou, came to Pueblo in 1928, and they had seven children: William A. Ballou; Clara Baker; Clarence L. Ballou; Charles A. Ballou, Jr.; Rhoda Hickox; Edith Gregg; and Ruth Jarvis. The family attended Park Hill Christian Church. The elder Charles Ballou died on August 23, 1954. Maude died in this house in August 1960.

In 1991, owners John A. and Ella M. Frost sold the property to James A. and Mary E. Griffin. Andrew Halvorson, the current owner, purchased the property from a bank in 2000.

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 2, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 48.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.

"Wobst (Richard E.)" [obituary]. Pueblo Chieftain, 4 December 1956, p. 32.

"McBride (Samuel Parker)" [obituary]. Pueblo Chieftain, 14 November 1945, p. 3.

"Elizabeth Anna Lyons" [obituary]. Pueblo Chieftain, 31 January 1928, p. 10.

"Ballou (Charles A.)" [obituary]. Pueblo Chieftain, 24 August 1954, p. 2.

"Ballou (Maude Cordelia)" [obituary]. Pueblo Chieftain, 14 August 1960, p. 5B.

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

## Architectural Inventory Form

Page 5

## 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. 1885**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

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 joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Late Victorian-era style. 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 a City of Pueblo Landmark. Nonetheless, this house is most likely a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed around 1885, this building exhibits a moderately 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. While the building has had no major additions, the replacement of the large windows in both stories of the façade removed important character-defining features. Nonetheless, this building retains sufficient physical 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): 12thstw607**
- 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): **06/15/05**
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

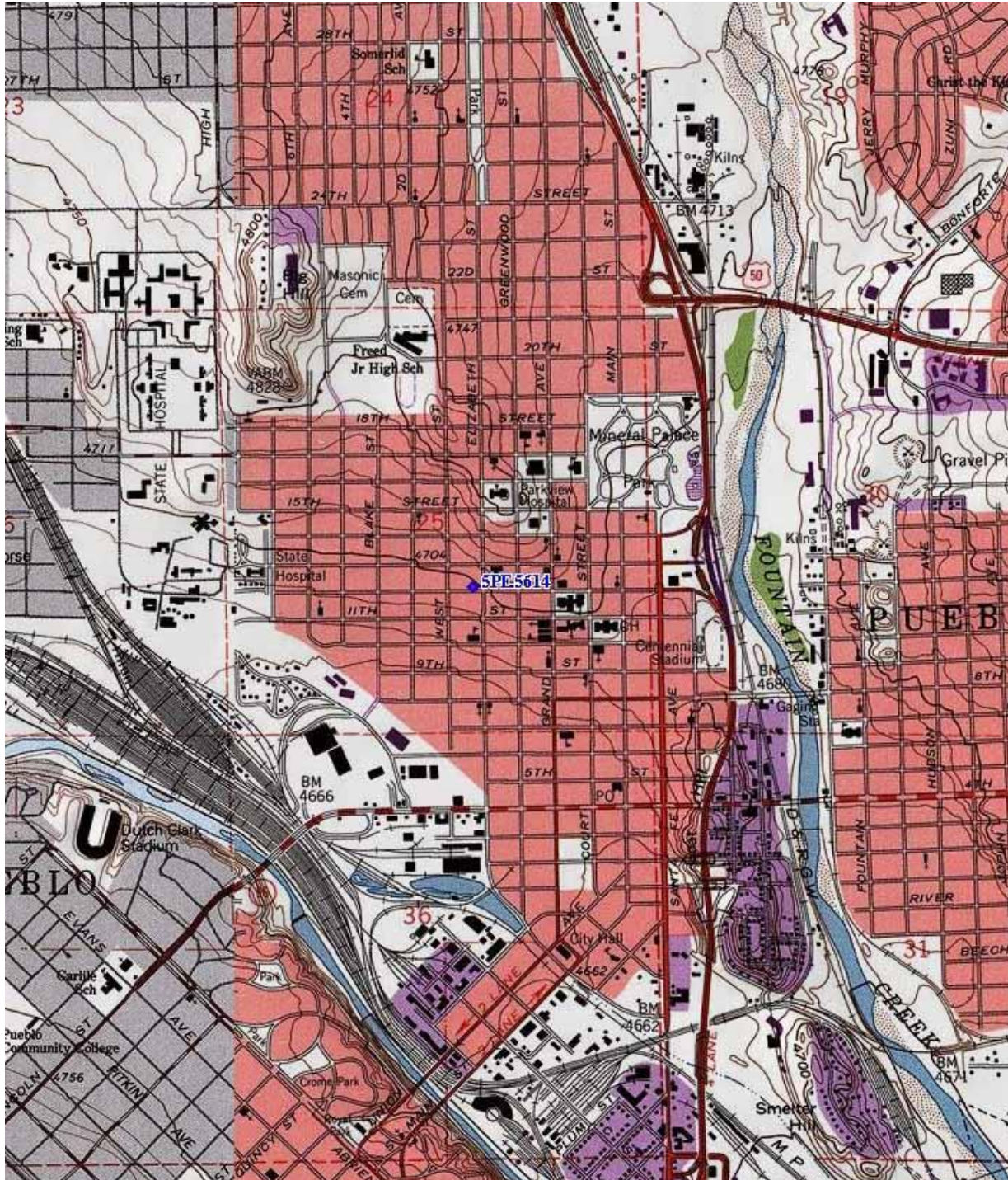
SITE SKETCH MAP





# Architectural Inventory Form

## LOCATION MAP



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