

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.5617**
- 2. Temporary resource number: **044**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Clanton-Stilwell House**
- 6. Current building name: **Klipfel, Charles H., IV, and Jennifer H., House**
- 7. Building address: **613 W 12th Street**
- 8. Owner name: **Charles H. Klipfel, IV, and Jennifer H. Klipfel**
- Owner organization:
- Owner address: **613 W 12th St**
Pueblo, CO 81006

Parcel number(s):

525420009

- | | | | |
|---|---|--|---|
| 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: **533687** Northing: **4236544**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 13; 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): **T-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,272 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** 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**
21. General architectural description:
Oriented to the south, this house is essentially T-shaped, with the stem of the T facing south, toward the street. The building rests on a tan-tinted, stucco-covered foundation. The same stucco clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with brown-painted wood frames and aluminum-frame storm windows. Opening on the north ends of the east and west elevations are 1-beside-1-light, sliding-sash windows, with aluminum frames. The west end of the rear (north) elevation also has a single-light casement window. They open beneath segmental arches. A single-step, uncovered concrete stoop extends across most of the principal (south) façade. It provides access to the principal doorway, which opens just east of center in the otherwise symmetrical façade. The doorway hosts a two-light, wood slab door, opening behind an aluminum-frame storm door. A metal awning, white with 2 brown stripes, protects the doorway. Another doorway opens into a room projecting from the east half of the rear (north) elevation. It hosts a door identical to the front (south). Brown-gray asphalt shingles cover the cross-gabled roof. Brown-painted wood fascia and soffit box the eaves.
22. Architectural style: **Other Style**
Other architectural styles: **Front-Gabled, Masonry Box**
Building type:
23. Landscape or special setting features:

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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 607 West 12th Street, to the east, and 619 West 12th Street, to the west. A grass strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, with mature landscaping. A wood privacy fence encloses the entire back yard.

24. Associated buildings, features or objects:

- 1: Type: **Shed**
Describe: **A small, prefabricated metal storage shed is located on the north edge of the property. However, because of the inaccessibility to the property, it was not surveyed.**

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: **Pueblo County Office of Tax Assessor. Property information card [internet].**
27. Builder: **unknown**
Source of information:
28. Original Owner: **unknown**
Source of information:
29. Construction history:
According to Pueblo County tax records, this building was constructed in 1900. However, city directories and Sanborn insurance maps suggest that this building existed around 1885. An analysis of the form, style, and materials corroborates a circa 1885 date of construction. The most notable alteration has been the application of stucco over the original masonry. This stucco was either originally applied or recoated sometime after 2000. Some windows and doors have also been replaced, the earliest dating to the 1970s. A small, shed-roofed porch protruding from the rear elevation was enclosed at an unknown date.
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 dates to at least 1890, when W. Clanton, a boilermaker, and Charles Stilwell, a machinist, lived here. By 1900, the owner and resident was William E. Klasgye, an engineer for the Atchison, Topeka and Santa Fe Railway. He was born in October 1849 in Ohio. He wife, Sarah M. Klasgye, was born in England in 1866. They were married around 1888 and had at least four children.
By 1909, the owner and resident was Flora A. Peck, whose family would reside here for at least the next 2 decades. She was born in New Mexico in 1851 and had at least one daughter, Helen E. Peck. Around 1912, Helen married Edward Nasson and, circa 1915, moved to this address to reside with Flora Peck. Edward and Helen Nasson had at least three children: Flora, Jack, and Raymon. Young Flora Nasson married William H. Decker and they, too, became residents of this house, around 1930. They remained here until before 1935. Flora Nasson Decker died on February 20, 1961. William, an automobile mechanic, died on

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September 27, 1968.

Around 1935, the resident was Roy G. Warmoth. Herman L. Bryan and his wife, Bessie Bryan, lived at this address around 1940. Together, the Bryans had four children: Rev. Charles William Bryan, Mrs. Harry McDowell, Mrs. Robert Cardwell, Mrs. Ray Schultze, and Mrs. William Pyle. The Bryans resided here only a few years, later moving to 1266 South Emerson. Herman Bryan died in September 1969.

Around 1945, the owner was William Russell Manka, who resided here for a decade, until his death in 1955. Manka lived here with his wife, Nellie Manka. Together, they had three children: Georgia Lou Timme, John R. Manka, and Jerry Lee Manka. William Manka was an electrician for Colorado Fuel & Iron. He was killed as a result of a workplace accident in September 1955.

Purchasing this property following Manka's death was Clifford I. Chaddick, whose family would reside here for nearly 4 decades. He was born on January 2, 1916, in Francis, Oklahoma. On January 3, 1940, Chaddick married his wife, Mary J. Together, they had three children: Chad Chaddick, Clifford L. Chaddick, and Margaret Crandall. In 1950, Clifford and Mary Chaddick moved from Oklahoma to Pueblo. The elder Clifford Chaddick was a conductor for the Denver & Rio Grande Western Railroad. He was local chairman for the railroad's grievance committee and was secretary of the United Transportation Union, Lodge 204. The Chaddick family attended the Broadway and Orman Church of Christ. The elder Clifford Chaddick died on November 12, 1973. Mary continued to own this property until her own death on November 18, 2000. Mary's estate transferred the property to her daughter, Margaret (Crandall) Fuller. Fuller, in turn, sold the property to C.H. Klipfel, IV, and J.N. Klipfel, the current owners, in 2001.

36. Sources of information:

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

"Clifford I. Chaddick" obituary. Pueblo Chieftain, 13 November 1973, p. 5B.

"Manka (William Russell)" obituary. Pueblo Chieftain, 28 August 1955, p. 5B.

"Decker (William H.)" obituary. Pueblo Chieftain, 28 September 1968, p. 7A.

"Bryan (Herman L.)" obituary. Pueblo Chieftain, 27 September 1969, p. 15A.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 129, p. 10.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T625, roll 170, p. 140-1.

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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: **Architecture, ca. 1885**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 initial development of Pueblo's North Side Neighborhood. This house was one of the earliest dwellings constructed in this neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a front-gabled, masonry form once common to the area and among the earliest domiciles constructed in this 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 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 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 application of stucco over the original masonry obscures a character-defining feature. Nonetheless, the 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): 12thstw613
- 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**

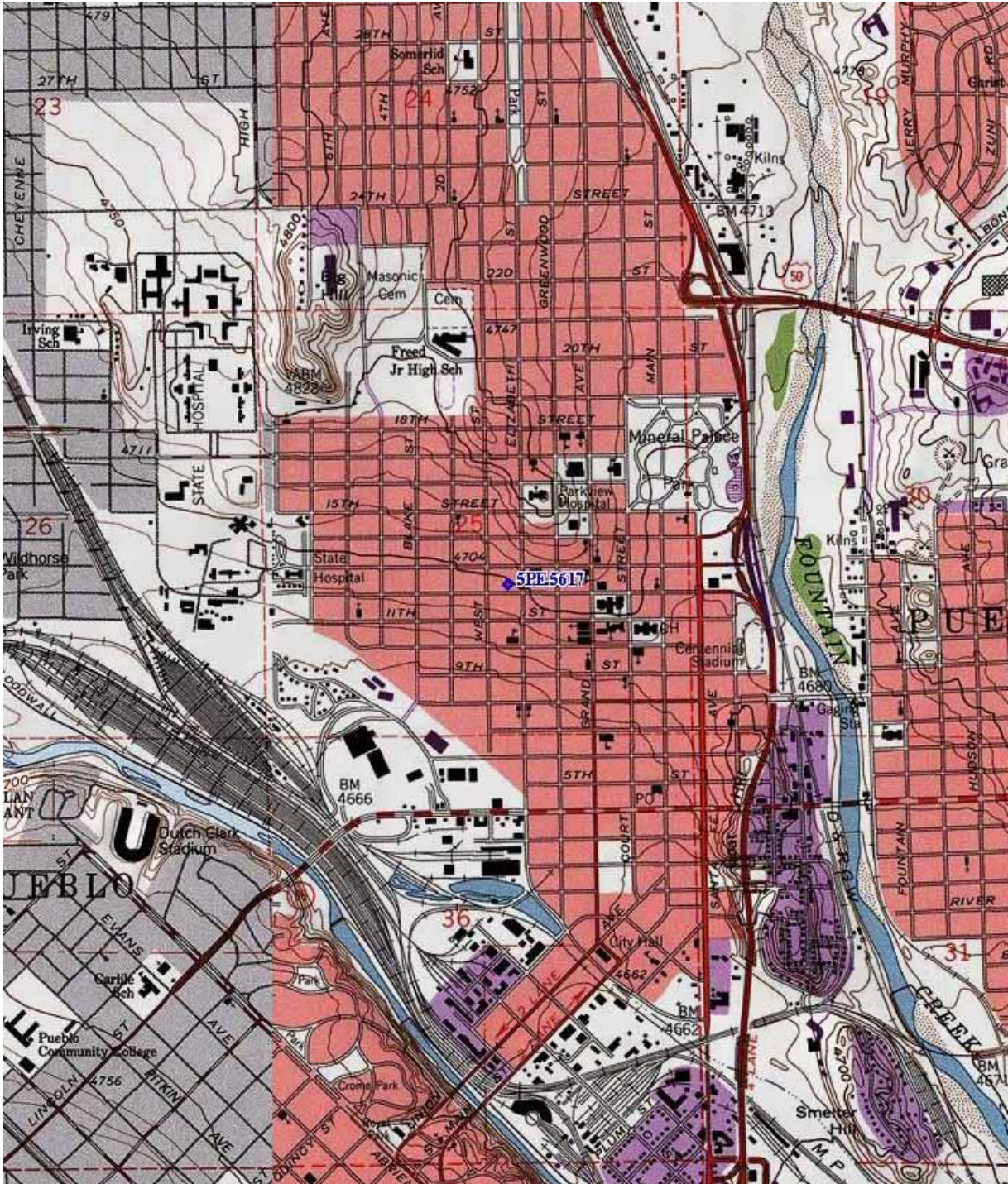
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SITE SKETCH MAP



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LOCATION MAP



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