

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.517.28**
- 2. Temporary resource number: **048**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Leach, A.L., House**
- 6. Current building name: **Baca, Rachel G., House**
- 7. Building address: **623 W 12th Street**
- 8. Owner name: **Rachel G. Baca**
- Owner organization:
- Owner address: **623 W 12th St**
Pueblo, CO 81003

Parcel number(s):
525420006

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: **5N** Range: **65W**
NW 1/4 of **SW** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533647** Northing: **4236544**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 10; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width):
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Fence
Chimney
Porch
Roof Treatment/Dormer
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the south, this house rests on a pink, random-laid sandstone foundation. Yellow-painted, horizontal wood siding, with 1-by-4-inch cornerboards, clads the exterior walls. Covering a hipped-roof dormer, protruding from the roof's south-facing slope, are yellow-painted, square-cut wood shingles. Windows are 1-over-1-light, double-hung sash, with brown-painted wood frames, aluminum-frame storm windows, and brown-painted wood surrounds. The surrounds have projecting cornices. The top sashes of windows in the front (south) façade have diamond-shaped glazing. The east window is much wider than the west. Above them, in the gable, are three hopper or awning windows, also with diamond-shaped glazing. A canted bay window, beneath a front-gable roof, protrudes from the center of the east elevation. A hipped-roof porch spans most of the front (south) façade. It features a wood floor and beadboard ceiling. The porch supports rest on pedestals covered in brown-painted, decorative wood shingles. These shingles also cover the space between the porch floor and the ground. The porch supports themselves are brown-painted, wood Tuscan columns. The porch has a dentiled cornice with evenly modillions. Three wood

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steps, with flanking, wrought-iron railings, approach the porch at its center. The principal doorway opens just west of center in the otherwise symmetrical façade. It hosts a 5-panel, 1-light, glass-in-wood-frame door, with projecting top and locking rails. Carved swags appear beneath the locking rail and above the top rail. Another floral motif is carved into the center panel. Above the door is a single-light transom. The door opens behind an aluminum-frame storm door. Another doorway opens within a shed-roofed addition to the eastern two-thirds of the rear (north) elevation. It hosts a 4-panel, 1-light, glass-in-wood frame door, opening behind an aluminum-frame storm door. Approaching the door is a 2-step concrete stoop. Brown-gray interlocking asphalt shingles cover the centrally hipped roof. The eaves are flared and boxed with yellow-painted, beadboard soffit and brown-painted fascia. Beneath the broadly overhanging eaves are evenly spaced modillions. A tall, tan-brick, corbelled chimney emerges near the apex of the roof.

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**

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 619 West 12th Street, to the east, and 631 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 chain-link fence encircles the backyard.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located immediately northeast of the house. A concrete, 2-track driveway, running along the east side of the house, connects the garage to West 12th Street. Oriented to the south, the building rests on a concrete slab. Yellow-painted wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. Dominating the front (south) elevation are paired beadboard doors, opening in metal strap hinges, with 4-light each. Windows opening in the north end of the west elevation lack glazing. Gray, interlocking asphalt shingles cover the hipped roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** 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: **A.L. Leach**

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

28. Original Owner: **A.L. Leach**

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 1900. However, city directories and Sanborn insurance maps suggest that this building existed around 1890. An analysis of the form, style, and materials corroborates a circa 1890 date of construction. The rear elevation hosts an addition or enclosed porch constructed well before the 1950s. Photographs from a 1981 survey reveal that the façade of this building has not been significantly altered since its construction. However, the original porch balustrade and trellis have been removed.

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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 the resident was building contractor A.L. Leach. By 1900, the owner and resident was Nels Lawson, a carpenter for one of the local railroads. He was born in Sweden in March 1859. He came to the United States around 1889 and, in 1894, married his wife, Ida N., who was born in Sweden in 1868. They resided at this address with a daughter, Ellen.

By 1909, the resident was Peter Collins, a blacksmith for Colorado Fuel & Iron. J.H. Brown lived here in 1914.

William Franklin Miller was the owner of this house by 1919, where he resided for more than 3 decades. He lived here with his wife, Donie Miller. They had a daughter, Mrs. Harley Chandler. The family attended First Baptist Church. William Miller was an employee of the Atchison, Topeka & Santa Fe Railway for 49 years, retiring as a conductor. William Miller lived here until his death in April 1951.

Following William Miller's death, Walter L. Ketchum purchased the home and resided here for more than 40 years. He was a salesman for Standard Paint & Glass and was an administrator of aptitude tests for the State of Colorado. With his wife, Elizabeth "Betty" Miller, Walter had two children: Kathy McIntosh and Jerry Ketchum. They attended Lake Avenue Baptist Church. Walter died on December 28, 1995. A decade later, Betty sold the property to Rachel G. Baca, the current owner.

36. Sources of information:

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

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.

"Miller (William Franklin)" [obituary]. Pueblo Chieftain, 18 April 1951, p. 8.

"Walter L. Ketchum" [obituary]. Pueblo Chieftain, 31 December 1995, p. 2B.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 129, 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: **Architecture**40. Period of Significance: **ca. 1890**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, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C as an intact example of the Classic Cottage. 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 1890, 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. The only addition is small, isolated to the rear elevation, and constructed within the period of significance. As well, almost all character-defining features remain intact. The 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): 12thstw623
- 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**

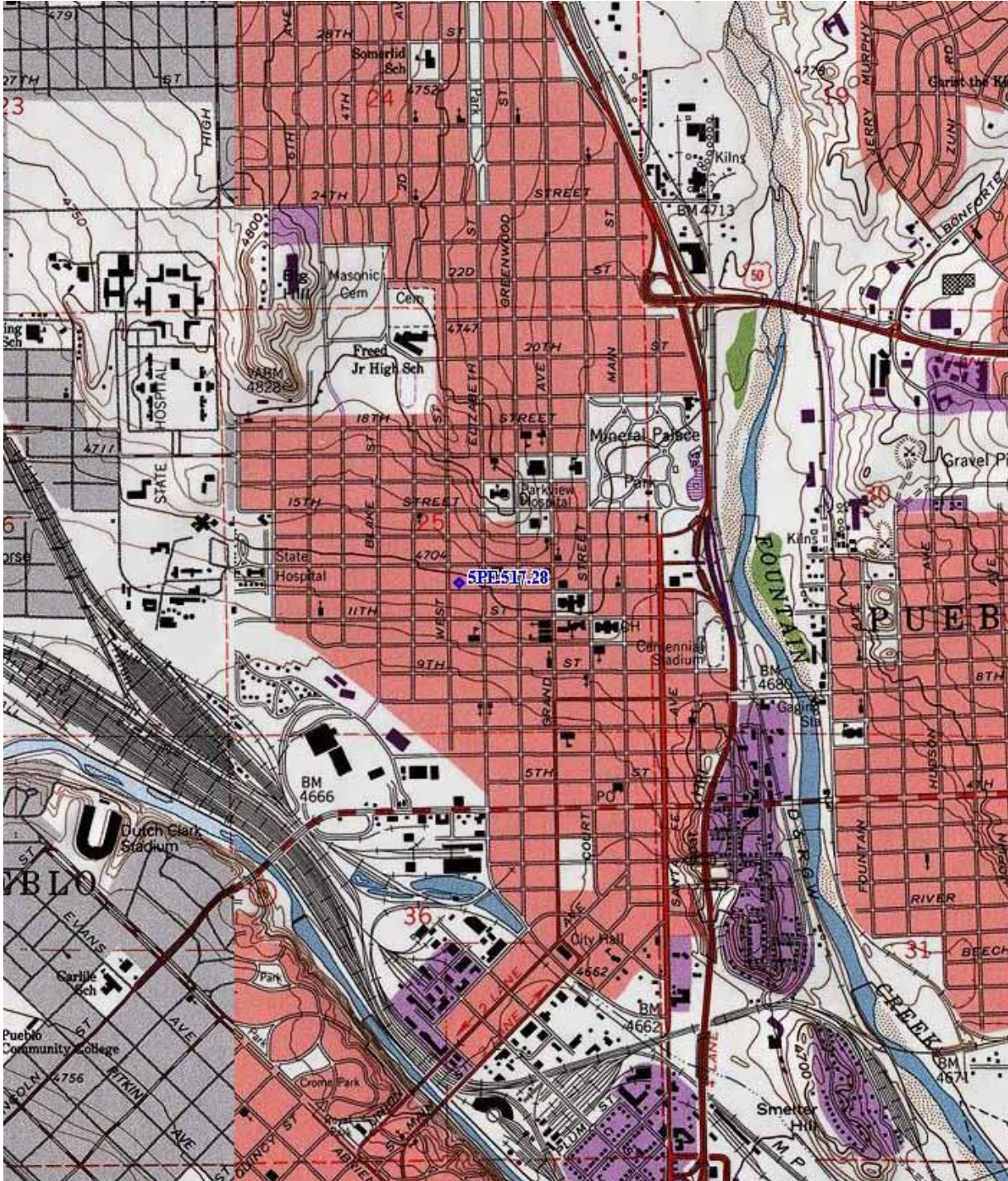
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SITE SKETCH MAP



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LOCATION MAP



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