

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.5621**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Collins, Horace E., House**
- 6. Current building name: **Martinez, David M., House**
- 7. Building address: **624 W 12th Street**
- 8. Owner name: **David M. Martinez**
- Owner organization:
- Owner address: **624 W 12th St**  
**Pueblo, CO 81003**

Parcel number(s):

**525423006**

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**  
**NW 1/4** of **SW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533644** Northing: **4236506**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 7; Block 43**  
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): **844 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:  
**Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the north, this house rests on a foundation covered in green-painted stucco, except across the front (north) façade, where it has a random-laid, sandstone veneer. White-painted stucco clads the exterior walls. Green-painted, horizontal wood siding covers the gables. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and aluminum-frame storm windows. Those appearing within the stucco-covered first story open between white-painted, rock-faced sandstone sills and segmental arches. A front-gabled bay projects slightly from the east end of the front façade. The large window dominating this bay has a round-arch transom. Projecting masonry work, now obscured beneath stucco, highlights the arch. Another window opens in the center of the front (north-facing) gable. It has an elaborate, wood architrave. Extending across the rest of the facade is a shed-roofed porch. It has a concrete floor and black, wrought-iron supports and balustrade. On either end of the porch are turned, wood, engaged columns, which most likely resembled the original porch supports. Approaching the east side of the porch are 5 concrete steps, with a wrought-iron railing. The principal doorway opens within a canted wall between the projecting bay and the rest of the porch. It hosts a 3-panel, 1-light, glass-in-wood-frame-door, opening behind a black, security-type, metal storm door. A small shed-roofed enclosed porch or addition protrudes from the west half of the rear (south) elevation. Opening in its east elevation is another doorway. It hosts a green-painted, 6-panel metal door,**

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approached by a 5-step concrete stoop. Gray-green asphalt shingles cover the front-gabled roof. Green-painted wood fascia and soffit box the eaves, and the gables have plain, narrow vergeboards. A pair of red-brick chimneys emerges from the roof ridge.

22. Architectural style: **Late Victorian/Edwardian**

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 south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 618 West 12th Street, to the east, and 626 West 12th Street to the west. A concrete, 2-track driveway runs along the east side of the house. A concrete-covered strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, lacking landscaping. A chain-link fence encloses the backyard.**

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A 3-car garage is located south of the house, along an east-west-oriented alley. Oriented to the south, the building appears to rest on a concrete slab. White-painted wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. Three garage doorways dominate the front (south) elevation. Weatherboard encloses the easternmost doorway. The other openings have paired, weatherboard doors, opening on metal strap hinges. The east end of the rear (north) elevation hosts a 1-beside-1-light, sliding-sash window. The west end of the same elevation had a white-painted, wood slab door. Gray sheets of rolled asphalt cover the shed-roof, and the front (south-facing) parapet is shaped.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **Horace E. Collins**

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 and other sources, this building was constructed around 1900. An analysis of the form, style, and materials corroborates a circa 1900 date of construction. An addition or enclosed porch on the rear (south) elevation dates to around 1970. The application of stucco over the original masonry walls and replacement of the original porch probably date to same time period.**

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**

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34. Site type(s):

35. Historical background:

This house was constructed around 1900, and its first resident was Horace E. Collins, a haberdasher (dealer in men's clothing), whose shop was located at 208 North Main Street. He was born in Missouri around 1864. He resided here with his widowed mother, Eliza E. Collins; sister, Laura B. Collins; and a son or brother, William A. Collins, a driver for the City Package Delivery Company and, later, a salesman for the Sutton Mercantile Company. The Collinses remained here until about 1915.

Before 1919, the owner and resident was Martin E. Radley. He came to Pueblo around 1906 and resided here with his wife, Maud Radley. They had two children: Mrs. E.G. Castro and Walter Radley. The family attended First Methodist Church. They resided here through 1925, eventually settling at 305 West 12th Street. Martin Radley died in October 1947.

From around 1930 through 1940, the owner and resident was prominent Pueblo photographer Raymond Edgar Lees. He was a lifelong Pueblo resident and photographer for the Pueblo Star-Journal and Chieftain newspapers. In 1951, he opened his own photography studio, which he operated until his death. With his wife, Murtle Lees, Raymond had a daughter, Jeanne E. Cochran. The family later moved to 1014 West Evans. Raymond Lees died in July 1971.

In 1945, William N. Cook lived here. Cleo Edward Wares resided here around 1950. He came to Pueblo around 1931 and, from circa 1942 until his death, he was an employee of Rainbo Bakery. With his wife, Fannie Ruth Wares, Cleo had three children: Wesley, Fae, and Vernon Wares. The family later moved to 1320 Craig Street. Cleo Wares died in October 1957.

Orvel K. Turley owned this property in 1955, followed by Robert L. Hundley in 1960. He appears to have owned this property at least through the 1980s. David M. Martinez, the current owner and resident, purchased the property in 2005.

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.

"Wares (Cleo Edward)" [obituary]. Pueblo Chieftain, 6 October 1957, p. 10A.

"Lees (Raymond Edgar)" [obituary]. Pueblo Chieftain, 25 July 1971, p. 7B.

"Radley (Martin E.)" [obituary]. Pueblo Chieftain, 5 October 1947, p. 13.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 121.

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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. 1900**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 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 a relatively intact example of the Edwardian 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 1900, 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 only addition is small and isolated to the rear elevation, the application of stucco over original masonry and the replacement of the original porch obscures some character-defining features. 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): 12thstw624**
- 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): **06/20/05**
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**

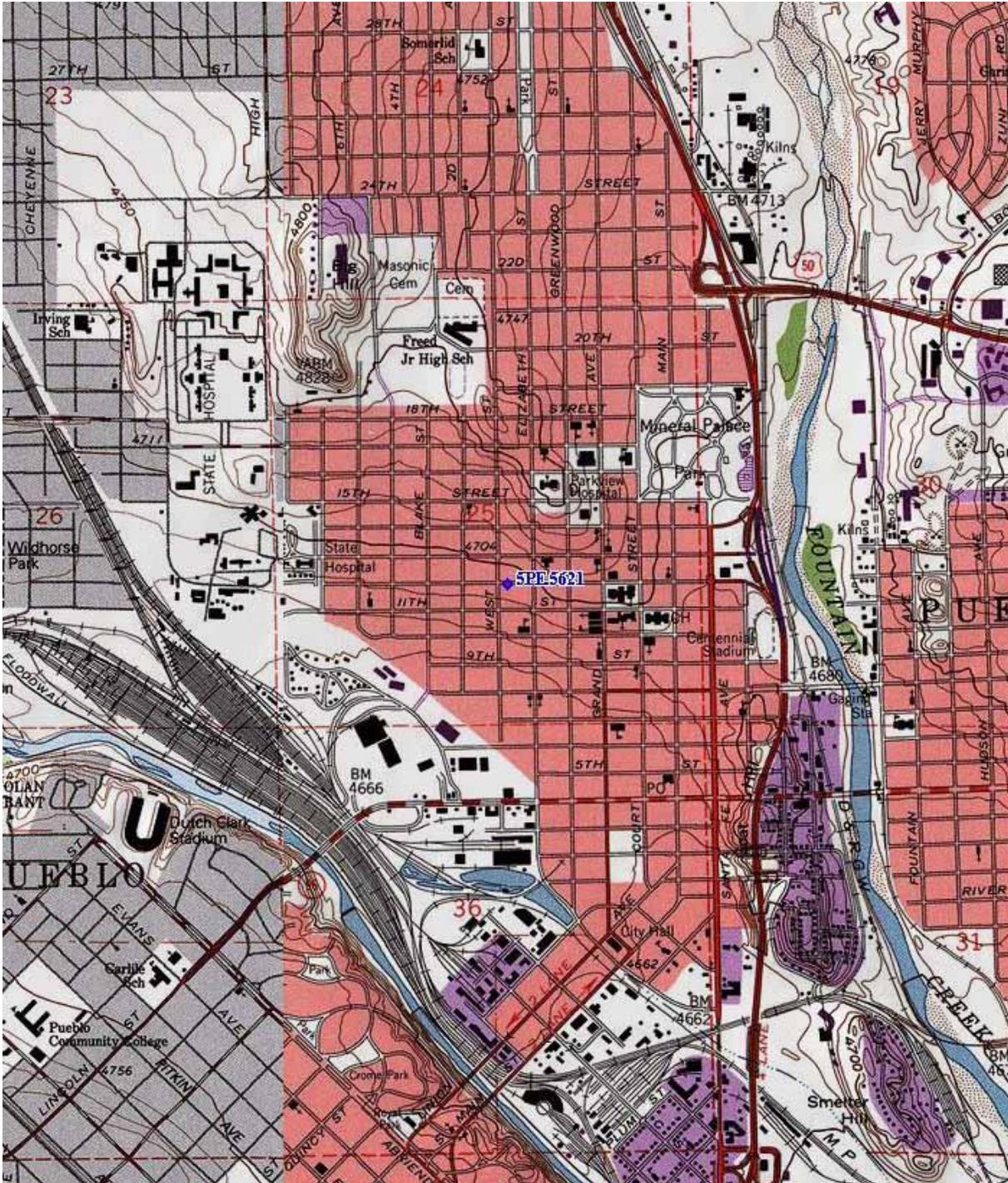
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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