

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.517.66** Parcel number(s):
- 2. Temporary resource number: **525423007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Hunter, Andrew J., House**
- 6. Current building name: **Sodamann, Frederick D. and Lois J., House**
- 7. Building address: **626 W 12th Street**
- 8. Owner name: **Frederick D. and Lois J. Sodamann**
- Owner organization:
- Owner address: **2603 Greenwood Ave**  
**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

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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: **533631** Northing: **4236506**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 8; 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): **852 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:  
**Wood/Shingle**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features: **Fence**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the north, this house rests on a sandstone foundation, covered in blue-painted concrete. Blue-painted, narrow, horizontal wood siding, with 1-by-4-inch cornerboards, clads the exterior walls. Blue-painted, square-cut wood shingles cover the gables. Windows are generally 1-over-1-light, double-hung sash, or single-light fixed frame, with white-painted wood frames and surrounds. The surrounds have projecting cornices. Piercing the center of the front (north-facing) gable is a round window. A pediment is situated within the west corner of this gable. At its center is a half circular window, largely boarded over. A shed-roofed porch spans the entire front (north) façade. The western half, corresponding to the pediment above it, has a raised floor. The eastern half has a lower floor. The porch has black, wrought-iron supports. A wrought-iron railing encircles the western half; a brick kneewall delimits the eastern half. A single concrete step approaches the porch from near the center and on its west end. The principal doorway opens west of center in the asymmetrical facade. It hosts a single-light, glass-in-wood-frame door, painted white. This door opens behind an aluminum-frame storm door. A shed-roofed enclosed porch or addition spans the rear (south) elevation. Blue-painted beadboard and a band of 4-light hopper windows, with white-painted wood frames, enclose the structure. A doorway opens in its west elevation. It hosts a 4-panel, 1-light, glass-in-wood-frame door, with an aluminum-frame storm door. Gray, interlocking asphalt shingles cover the front-gabled main roof and all other roof surfaces. Blue-painted wood fascia and soffit box the eaves. The gables are pedimented. Two red brick chimneys emerge from the main roof.**

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22. Architectural style: **Late 19th And Early 20th Century American Movements**

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 situated on the southwest corner of West 12th and West streets. Running parallel to both streets is a sidewalk of pink-colored sandstone. A grass-covered strip separates the sidewalk from the street. A planted grass yard, with mature landscaping, surrounds the house. A chain-link fence encircles the yard.**

24. Associated buildings, features or objects:

1: Type: **Second House (1116 West Street)**

Describe: **A second house is located on the southwest corner of the lot. Addressed as 1116 West Street, this hipped-roof box is oriented to the north and rests on a red-painted, battered concrete foundation. White-painted, square cut wood shingles clad the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. The surrounds have projecting cornices. A window in the west end of the front (north) façade is a single-light, fixed frame. Opening in a hipped-roof dormer protruding from the roof's north slope is an awning window. A doorway opens near the center of the façade. It hosts a white-painted, 6-panel, 1-light, glass-in-wood-frame door, opening behind a white, aluminum-from storm door. A 3-step concrete stoop approaches the porch from the west. A hipped-roof porch protrudes from the center of the façade. It has wrought-iron railings and supports. A shed-roofed porch protrudes from the north end of the east elevation. White-painted beadboard encloses the structure. Opening in the south elevation of the porch is an 8-light wood door. Gray-green, interlocking asphalt shingles cover the hipped roof. White-painted wood soffit and fascia box the eaves.**

2: Type: **Garage**

Describe: **A single-car garage is located between the main house and second house. A concrete and packed-earth driveway connects the building to West Street. Oriented to the west, the garage lacks a formal foundation. The walls consist of white-painted, horizontal wood planks. Dominating the front (west) elevation are paired, particleboard doors, opening on metal strap hinges. Gray-green, rolled asphalt covers the bowstring-arch roof.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1904**

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Andrew J. Hunter**

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 1904. An analysis of the form, style, and materials corroborates this date. It was nearly identical to 716 West 12th Street (5PE.517.29). The only notable modification is the shed-roofed addition or enclosed porch across the rear elevation, constructed prior to 1951. The second house also dates to 1904. The garage was constructed after that date but before 1951.**

30. Location: **original** Date of move(s):

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**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:

The original owner and resident of this house was Andrew J. Hunter, a sergeant for the Pueblo Police Department. By 1914, the resident was Mrs. E.H. King. Willis Willet lived here in 1919. From around 1924 through 1950, Maud E. Behrens owned this property and resided here. The owner in 1955 was Ross W. Johnston.

Sometime prior to 1960, George Otis Holden purchased this house and lot, residing here until his death in 1963. Holden was a veteran of the Spanish-American War. He was a letter carrier for the United States Postal Service and a member of the National Association of Letter Carriers. With his wife, Alma Holden, George had six children: Dorothy Holst, John O. Holden, Laura Conroy, Julie Higgins, Robert E. Holden, and William M. Holden. The family attended Ascension Episcopal Church. George Holden died in March 1963.

San Cristobal, Inc., purchased this property in 1980, ultimately selling it to Frederick and Lois Sodamann, the current owners, in 1987.

The second house on this property, addressed as 1116 West Street, appears to have always been a rental unit associated with the principal building. The following is a sampling of residents in the second house: A.G. Johnson, 1925; Merrill W. West, 1930; Alda Elliott, 1935; Floyd V. Grabner, 1940; George Ail, 1945; Robert L. Hoffman, 1950; Carrol C. Norman, 1955; and Virgil V. Herren, 1960.

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.

"Holden (George Otis)" [obituary]. Pueblo Chieftain, 29 March 1963, p. 17A.

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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: **1904**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 (Pueblo Local Landmark criterion 2A) as an example of a style from the Late-19th and Early 20th Century American Movements. 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 in 1904, this house exhibits a moderate 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 notable structural modification has been an addition isolated to the rear elevation and completed within the period of significance. However, the replacement of the original porch does diminish a character-defining feature. 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): 12thstw626**
- 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

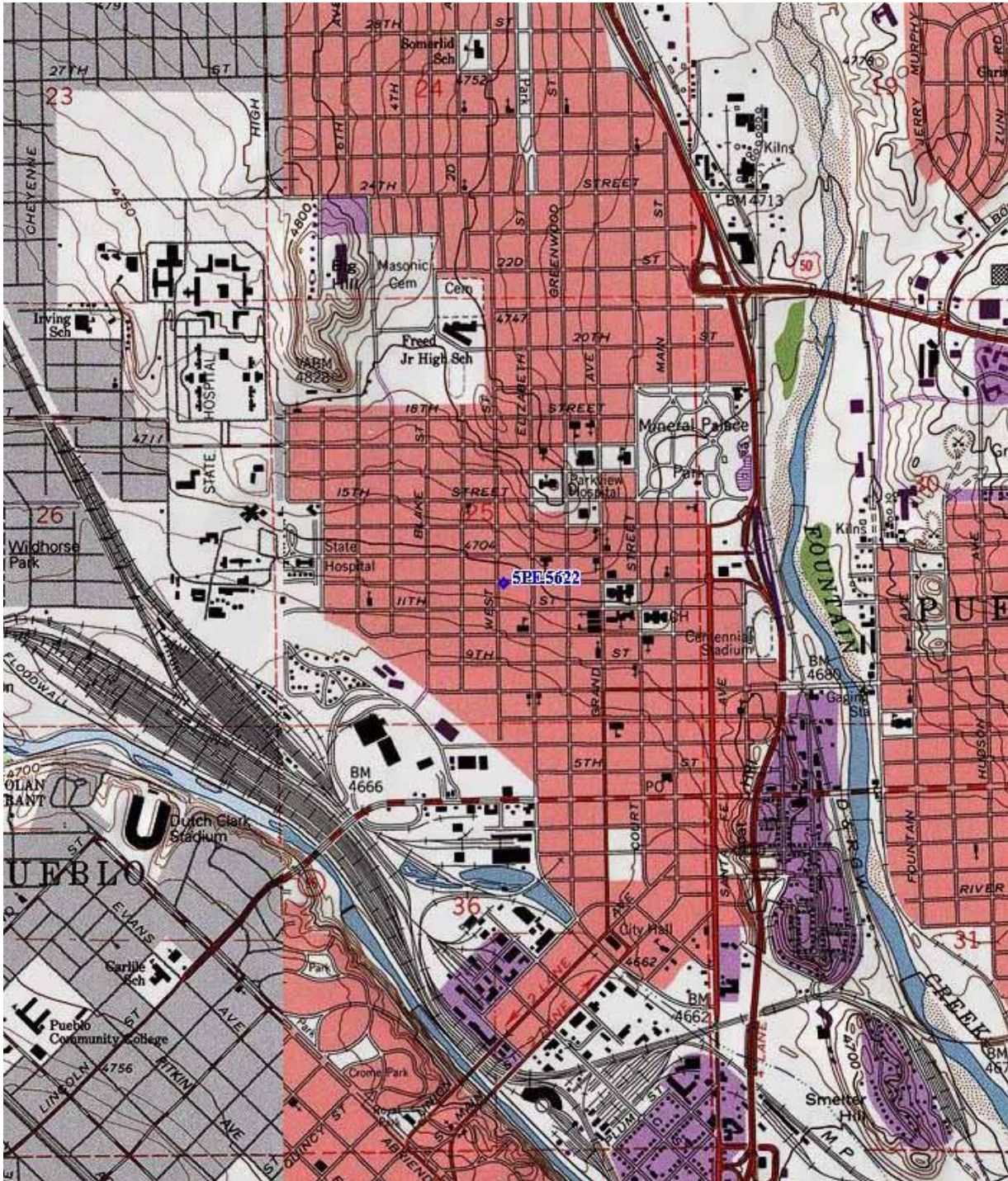
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SITE SKETCH MAP



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## LOCATION MAP



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