

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.5623** Parcel number(s):
- 2. Temporary resource number: **050** **525420005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Knebel, George M. and Leo J., House**
- 6. Current building name: **631 West Twelfth Street**
- 7. Building address: **631 W 12th Street**
- 8. Owner name: **Midwest Hotel Management, LLC**
- Owner organization:
- Owner address: **PO Box 5507**
Pueblo, CO 81002

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: **533630** Northing: **4236542**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9; 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): **994 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
Brick
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:
Garage/Attached Garage
Chimney
Porch
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation, with single-light, hopper basement windows. Gray-painted stucco clads the exterior walls of the first story. Gray-painted, square-cut wood shingles cover the main gables and the sides of a hipped-roof dormer emerging from the roof's west-facing slope. Variegated wood shingles cover the smaller gable of a south-facing bay. A red-brick veneer covers an entrance on the north end of the west elevation and an attached garage to the north. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and blue-painted wood surrounds. The surrounds feature projecting cornices. The architrave surrounding the only south-facing window is pedimented. Opening in the smaller, south-facing gable is a 6-light window. Behind it, piercing the main gable, is an aluminum-frame, sliding-sash window. A small, single-light awning or hopper window opens in a shed-roofed dormer protruding from the north slope of the roof. A single-light window pierces a front-gabled dormer on the roof's east-facing slope. A small, integral porch is located within the building's southwest corner. It features a concrete floor and a kneewall of red brick, capped in concrete. The same

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brick comprises the porch supports. Approaching it from the south are 5 concrete steps. Two doorways open onto the porch, one in each face of the inside corner. The eastern doorway has a 3-panel, white-painted wood door, opening behind an aluminum-frame storm door. The western doorway is identical, except that it has a wood-frame storm door. Another doorway, addressed as 1206 West Street, opens in the north end of the west elevation. It hosts a white, 6-panel metal door. Approaching it is a 3-step concrete stoop, with brick kneewalls. North of this door is an attached garage. It has a white-painted, overhead, pivot-type garage door, constructed of beadboard. The door has 2 lights. A concrete driveway approaches the garage from West Street. Gray, interlocking asphalt shingles cover all roof surfaces, and blue-painted wood soffit and fascia, with projecting cornice, box the eaves. Framing the gables are eave returns. A red brick chimney emerges just north of the west-facing dormer.

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 situated on the northwest corner of West 12th and West streets. Running parallel to West 12th Street is a sidewalk of pink-colored sandstone. A grass-covered strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, with mature landscaping.

24. Associated buildings, features or objects:

1: Type: **Second House (1208 West Street)**

Describe: **A second house, addressed as 1208 West Street, is located on the northwest corner of this property. The small, hipped-roof box is oriented to the south and rests on a sandstone foundation encased in concrete. White, asbestos shingle siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and green-painted wood surrounds. A brick porch protrudes from the south elevation. Approaching it from the west are curved, concrete steps. Opening beneath the metal, shed roof of the porch is the principal doorway. It hosts a white-painted, 6-panel door, opening behind a white, aluminum-frame storm door. The west side of the rear (north) elevation has a small, shed-roofed porch, sheltering a secondary doorway. Its door is identical to the one in the principal doorway. Gray asphalt shingles cover the hipped roof, and green-painted wood fascia and soffit box the eaves. A red-brick chimney, with corbelled cap, protrudes to the east of the roof's apex.**

2: Type: **Shed and Incinerator**

Describe: **A combination shed and incinerator is located directly east of the second house. Constructed of red bricks, the structure features an incinerator to the east and a flat-roofed shed to the west. Oriented to the south, the building rests on a concrete slab and has a concrete roof. A vertical plank door opens in the east end of the south elevation. The chimney has collapsed. This building may have been used as a smokehouse, sauna, or hot house.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1900**
 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: **George M. and Leo J. Knebel**
 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:

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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. The attached garage was added before 1951. The brick porches and veneers were added between 1952 and 1955. The small cottage was constructed at the same time as the main house.

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): **Multiple Dwelling**
34. Site type(s): **Residence**
35. Historical background:

The first owners and residents of this house, constructed around 1900, were brothers George M. and Leo J. Knebel. They came to Pueblo as children, around 1888. While they resided here George was a clerk for the Crews-Beggs Dry Goods Company and Leo was secretary of the Pueblo Novelty Works & Manufacturing Company. They later went on to found the Knebel Sporting Goods Company, located on North Main Street. The brothers remained at this address until about 1910. Leo died in March 1932 and George in April 1936.

In 1914, the resident here was J.H. Johnston, followed by Elmer Anderson in 1919. He later moved to 608 West 14th Street. Anderson died in an automobile accident in August 1939.

R.W. Smith resided here around 1925. A decade later, the resident was Aletha L. Askew. J.C. Neil McCaffrey purchased the house around 1940 and resided here through 1955. Around 1960, the resident was Gerald K. Hughes.

William Goodwin and Melvin Vaught sold the property to Midwest Hotel Management, L.L.C., the current owner, in 1994. The houses on this property are operated as rental units.

The second house on this property, addressed as 1208 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: John M. James, a clerk for the Pueblo Wholesale Drug Company, 1909; W.J. Downs, 1925; Howard A. Melton, 1930; Pearl Bennett, 1935-45; Nelson M. Burch, 1950; and Brad Johnson, 1955.

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.

"Anderson (Elmer)" [obituary]. Pueblo Chieftain, 21 August 1939, p. 3.

"Leo J. Knebel" [obituary]. Pueblo Chieftain, 7 March 1932, p. 8.

"Knebel (George M.)" [obituary]. Pueblo Chieftain, 1 May 1936, p. 11.

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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: **Not Applicable**40. Period of Significance: **n/a**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. The house also represents the rise of an influential merchant-entrepreneur class that chose to reside 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, this house is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1900, 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 attached garage and reconstructed porches all date to within the period of significance. 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): 12thstw631
- 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**

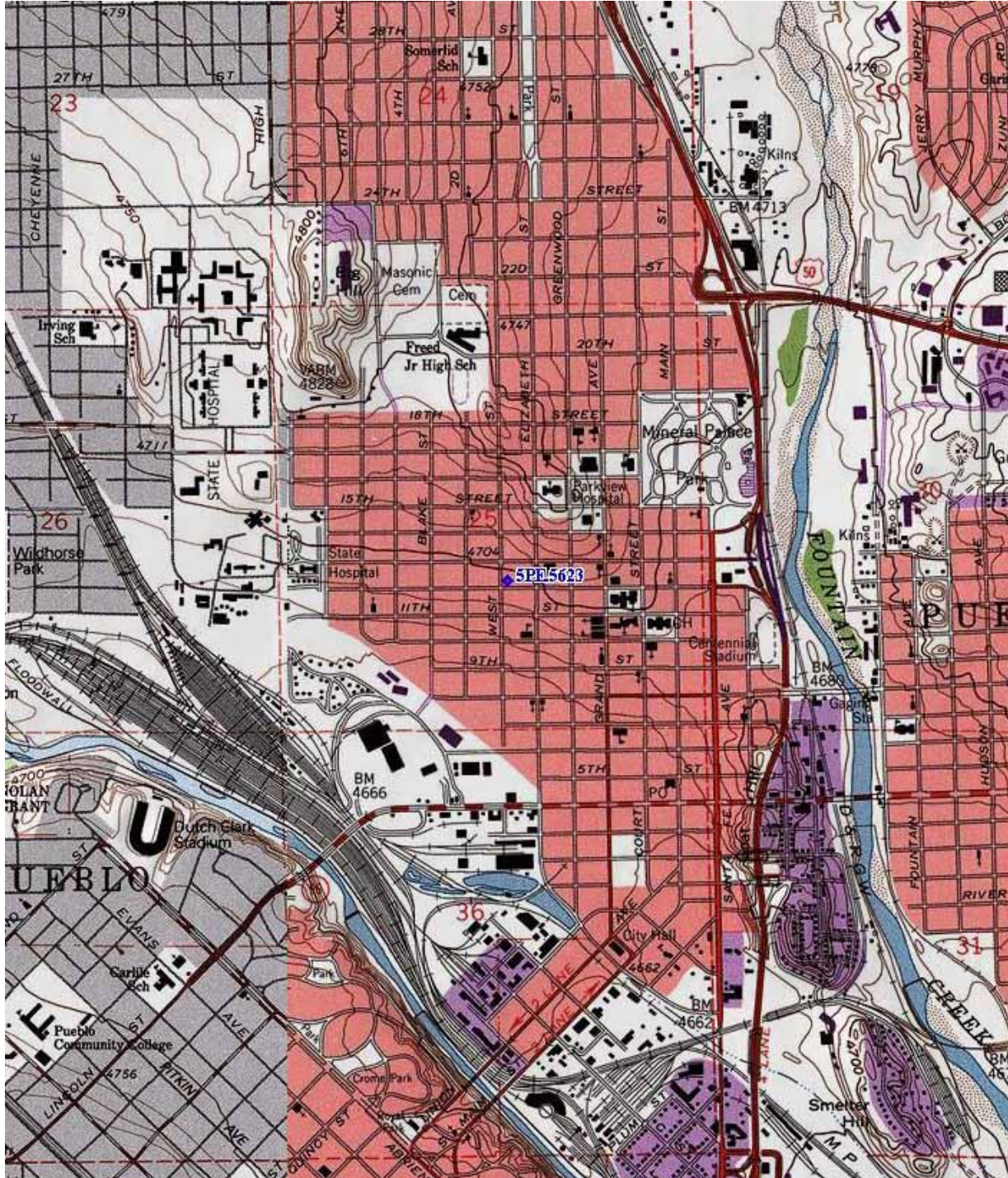
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SITE SKETCH MAP



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LOCATION MAP



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