

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.5624** Parcel number(s):
- 2. Temporary resource number: **051** **525311015**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Unfug, Charles O., House**
- 6. Current building name: **Russell-Perkins Apartments**
- 7. Building address: **711 W 12th Street**
- 8. Owner name: **Michael P. Russell and Delores S. Perkins**
- Owner organization:
- Owner address: **865 Bayfield Dr**
Colorado Springs, CO 80906

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 **SE 1/4** of **NE 1/4** of **SW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533568** Northing: **4236542**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 12; Block 2 and Lot 3; Block 52**
Addition: **Craig's Addition** Year of addition: **1871**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,459 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
18. Roof configuration: **Truncated Hip**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
Ornamentation/Decorative Shingles
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on a sandstone foundation, largely concealed behind cream-painted concrete. A cream-painted brick veneer clads the exterior walls of the original house. Cream-painted stucco covers an addition to the rear (north) of the building. Variegated wood shingles, painted in bands of mauve and teal, cover the gables. Windows are generally 1-over-1-light, double-hung sash, with green- or white-painted wood frames and aluminum-frame storm windows. Windows open between teal-painted, dressed sandstone sills and segmental arches, highlighted in mauve. Between the top sash and the bottom of the arch is a wood panel engraved with a symmetrical, ornamental pattern. The gabled addition to the rear (north) elevation has 4-light, sliding-sash; single-light awning; and 1-over-1-light, double-hung sash windows. A porch extends from the inside (southeast-facing) corner of the house and across the eastern portion of the front (south) façade. It has a concrete floor, concrete-block kneewall, and a combination of wrought-iron railings and simple, wood balustrades. A concrete planter extends southward from the front (south) of the porch. The porch has a shed roof and simple, mauve-painted, square wood supports. The porch provides access to the principal doorway, which opens in the east face of the inside corner. It hosts a 2-panel, 1-light door. Beneath the protruding locking rail are a row of 3, engraved rosettes. A single-light transom appears above

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the door. A sleeping porch is above the main porch. Fixed-frame and sliding-sash windows enclose the porch. Teal-painted scroll brackets appear beneath the eaves. These brackets also appear beneath the corners of the pedimented gables. Another doorway opens near the center of the rear (north) elevation. Interlocking, brown asphalt shingles cover the truncated hipped roof. Wood fascia and soffit box the coved eaves. The soffit is painted teal and the fascia is mauve, with a protruding cornice. A louvered attic vent pierces the front (south-facing) gable. Around it is a teal-painted, pedimented architrave, with a rosette beneath the pediment. Brick chimneys emerge from the ridges of the east-facing and west-facing gables and the ridge of the single-story addition.

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 located on the north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 1203 West Street, to the east, and 715 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. Remnants of a concrete, 2-track driveway extend from West 12th Street, along the west side of the house, to what was a garage on the northwest corner of the property. A large parking lot is located east of the house, partially surrounded by a stucco-covered wall.

24. Associated buildings, features or objects:

1: Type: **Apartment-Garage Complex (northwest)**

Describe: **Another building, also a combination of a garage and a living unit, is located on the northwest corner of the house. The western portion of the structure was a former garage, approached from West 12th Street via a concrete, 2-track driveway along the west side of the house. It appears this garage has been converted into more living area. Because of inaccessibility to this building, it was not fully surveyed.**

2: Type: **Garage (east)**

Describe: **A 3-car garage is located east of the house. Oriented to the west, the building rests on a concrete foundation. Cream-tinted stucco clads the exterior wall. Dominating the front (west) elevation are 2 garage doorways. The southern doorway hosts a 1-car, white, 16-panel, overhead-retractable garage door. To the north is a 2-car, white, 32-panel, overhead-retractable garage door. Above each doorway is a tile-covered, hipped-roof hood. A white, 6-panel, metal door opens in the east end of the south elevation. A parapet surrounds the shed roof.**

3: Type: **Apartment-Garage Complex (northeast)**

Describe: **This combination garage and apartment unit is located on the northeast corner of the property. Oriented to the south, the building consists of two distinct portions (east and west). The eastern portion rests on a concrete foundation and has brown stucco exterior wall cladding. A pair of 6-beside-6-light, sliding-sash windows flank a central doorway. It hosts a white-painted, 6-panel metal door. The western portion of the building is a garage, clad in cream-colored stucco. It hosts a pair of white, 16-panel, overhead-retractable garage doors. A parapet surrounds the shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1890**
 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:

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28. Original Owner: **Charles O. Unfug**
 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:
City directories and Sanborn insurance maps indicate that this building was constructed in 1890. An analysis of the form, style, and materials corroborates this date. The replaced front porch and rear addition date to after 1955. Originally, the house was most likely not painted. The northwest apartment-garage complex appears to date to around 1900. The northeast apartment-garage was completed in 1939. The garage to the east was completed no earlier than 1990.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
 32. Intermediate use(s): **Multiple Dwelling**
 33. Current use(s): **Multiple Dwelling**
 34. Site type(s): **Apartments**
 35. Historical background:

The first resident of this house, constructed in 1890, was prominent real estate developer and insurance broker Charles O. Unfug. He was born in July 1846 in Germany, coming to the United States prior to 1863. He resided here with his wife, Katie, and children, William O. Unfug, Inez D. Unfug, and August W. Unfug. While residing at this address, William was a bookkeeper for the McCrod-Bragdon Grocer Company and August was a carrier for the Pueblo Chieftain newspaper. The family remained here until about 1905

By 1909 the resident was William E. Baker, a railroad conductor. He was born around 1869 in Ohio. He and his wife, Blanche, had three children. They also resided here with members of Blanche's family: Frank, Grace, and Clara Gates. The families later moved down the block, to 727 West 12th Street.

W.L. McCormick resided here in 1919. Around 1920, the house appears to have been divided into at least 3 apartments. In 1925, the residents were Hoyt W. Moore, a contractor; H.W. Hammond; and H.H. Schlegel. In 1930 they were James E. Patterson, Lawrence Johnson, and Harold F. Manning.

Around 1935, Garfield Crichton Beaman purchased the property and resided in one of the apartments. Beaman came to Pueblo in 1892 and was owner of the Athey-Beaman Roofing Company. With his wife, Margaret Beaman, G. Crichton had two children: Mrs. Robert E. Brace and James R. Beaman. They attended Ascension Episcopal Church. G. Crichton Beaman owned this property through 1950. It was formally listed in city directories as an apartment building, with 4 units, around 1945.

The owner in 1955 was Marie Hartman. At this time, the building gained a fifth apartment unit.

In 1980, Gail W. Megenity purchased the property, selling it to Stephen E. and Elizabeth A. Mace in 1987. Elizabeth sold the house and lot to William J. Sova in 1994. In 1998, Michael Russell and D.S. Perkins, the current owners, purchased the property from Sova. They continue to operate it as rental units.

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.

"Gates (Frank E.)" [obituary]. Pueblo Chieftain, 9 September 1928, p. 12.

"Beaman (Garfield Crichton)" [obituary]. Pueblo Chieftain, 9 March 1956, p. 18.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 10.

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U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 136.

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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: **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, reflecting a period when more architecturally sophisticated buildings joined the smaller, plainer dwellings originally constructed here. The house represents the rise of an influential merchant-entrepreneur class that chose to reside in this neighborhood. Moreover, it reflects the later movement of this class northward (beginning around 1920), forcing the owners of the large houses they left behind in this neighborhood to convert them into apartments. The house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Late Victorian-era style. 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 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 replaced porch and addition have obscured 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): 12thstw711
- 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**

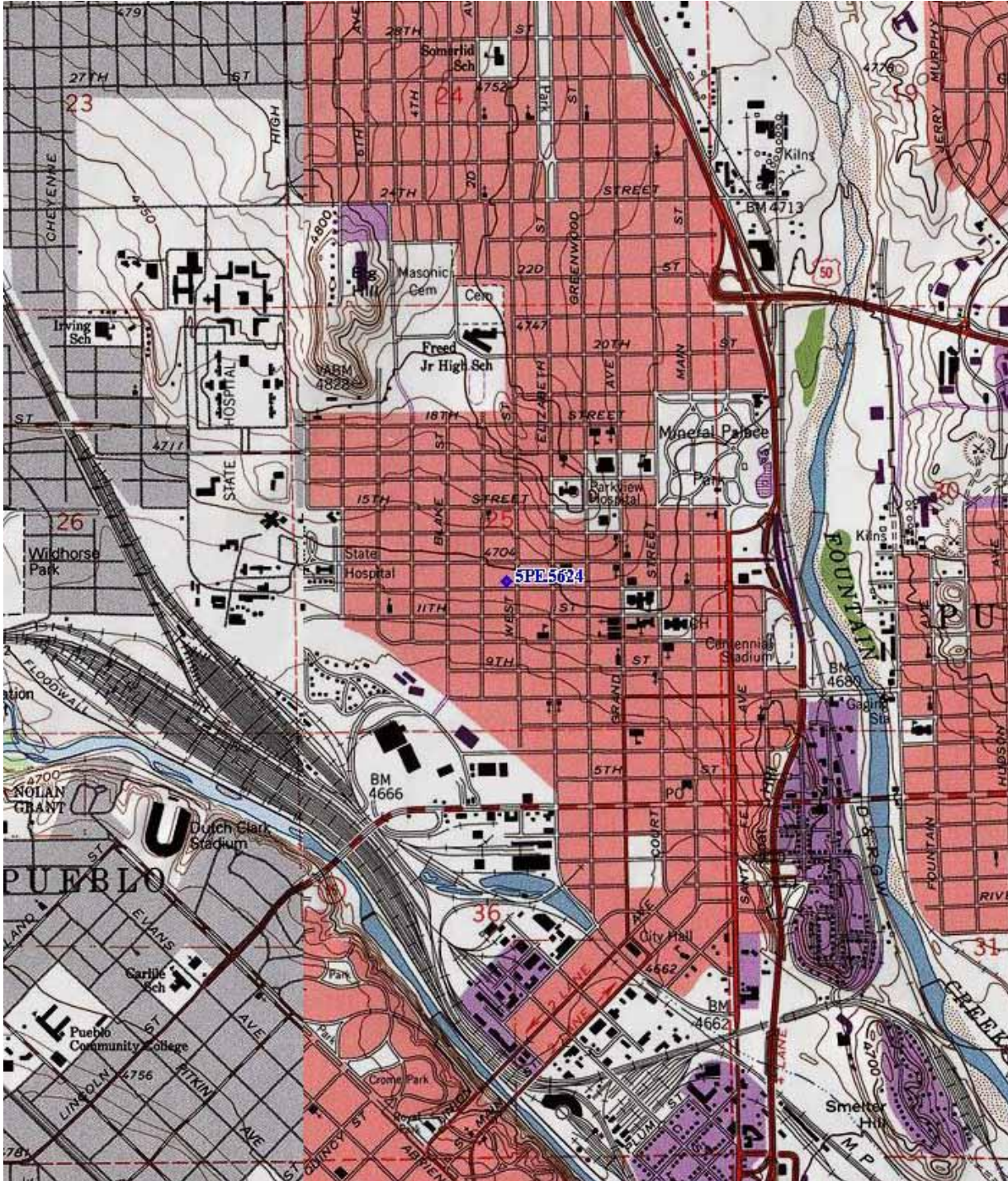
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SITE SKETCH MAP



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LOCATION MAP



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