

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.5625** Parcel number(s):
- 2. Temporary resource number: **525319001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Wolff Grocery Store**
- 6. Current building name: **Wells, Henry R. and Euna Jean, House**
- 7. Building address: **712 W 12th Street**
- 8. Owner name: **Henry R. and Euna Jean Wells**
- Owner organization:
- Owner address: **25335 Pleasantview Ct**
Pueblo, CO 81006

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: **533562** Northing: **4236507**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East half of Lot 1; Block 1**
 Addition: **Craig's Addition** Year of addition: **1871**
13. Boundary description and justification:
The boundary, 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): **1,260 square feet**
16. Number of stories: **1**
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**
Porch
21. General architectural description:
Oriented to the north, this building rests in a concrete slab. Cream-tinted stucco clads the exterior walls, which appear to consist of bricks or structural clay tiles. Broad, cream-painted, horizontal, wooden composition siding covers the wall beneath the integral porch. Windows are 1-beside-1-light, sliding sash, with white vinyl frames and brown-painted, wood surrounds. A shallow, integral porch dominates the front (north) façade. Opening east of center in the otherwise symmetrical façade is the principal doorway. It hosts a brown-painted wood slab door, opening behind an aluminum-frame storm door. Another doorway opens in the east end of the rear (south) elevation. It hosts a 4-panel, 1-light, glass-in-wood-frame door, painted-white. It opens behind an aluminum-frame storm door. A 2-step concrete stoop approaches the doorway. A boarded opening appears above and to the west of this doorway. Metal louvered attic vents pierce the gables. Brown asphalt shingles cover the front-gabled roof, and brown-painted wood fascia and soffit box the eaves.
22. Architectural style: **No Style**
 Other architectural styles:
 Building type:
23. Landscape or special setting features:

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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 1119 West Street, to the east, and 714 West 12th Street to the west, and has an unusually shallow setback from the street. A grass strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, with mature landscaping. A wood privacy fence encloses the back yard. Adjacent to the alley behind (south of) this building is a packed-earth parking area.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1920** 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: **unknown**

Source of information:

28. Original Owner: **James M. Thompson**

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 1912. However, city directories and Sanborn insurance maps suggest that this building existed around 1920. An analysis of the form, style, and materials corroborates a circa 1920 date of construction. It replaced an older store building, dating to around 1900, that was moved just west, to become a private residence addressed as 714 W 12th Street (5PE.5626). In the 1970s, owners converted this neighborhood grocery store into a private residence. The building appears to have originally been a concrete block or structural clay tile structure with a shed roof and false front. The stucco, replaced windows, and gabled roof date to the conversion of this storefront into a dwelling.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Grocery Store**

32. Intermediate use(s): **Grocery Store**

33. Current use(s): **Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

This store building was constructed around 1920 to replace a much smaller storefront at the same location. The owner through 1930 was the Edwin H. Wolff. Around 1935, it was known as the Penny Odd Grocery. Bryan William Jennings operated the grocery store and meat market around 1940 and resided in the house sharing this same lot, addressed 714 West 12th Street. By 1945, veteran grocer Oscar Wheeler operated this store as Wheeler Grocery & Market.

Around 1950, Arthur B. Torrey acquired the enterprise and renamed it Twelfth Street Market. He came to Pueblo in 1936. With his wife, Ruby, Arthur Torrey had two children: Mrs. Milo McClure and Charles Torrey. Arthur sold the store prior to 1955. He died in September 1958.

The new owner of the Twelfth Street Market was Lynn O. Hylton. He settled in Pueblo in 1931, and was married to Iva Le Hylton. Lynn Hylton was father of Lynn O. Hylton, Jr.; Melva June Harding; Marcella Gillespie; and Russell C. Hylton; and stepfather of

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Donald Earles, Jay Earles, Betty Hylton, and Jim Earles. After selling the sore, sometime prior to 1960, he owned and operated Belmont Pizza Village until his death in September 1964.

This building continued to house the Twelfth Street Market through the 1960s. By the 1970s, it had been converted into a single-family home. Henry R. and Euna J. Wells and R.J. Kochen purchased the property in 1979. They sold it to George E. Langosh in September 1981. Later that month, Henry R. and Euna Jean Wells, the current owners, repurchased the house and appear to operate it as a rental unit.

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.

"Hylton (Lynn O.)" [obituary]. Pueblo Chieftain, 18 September 1964, p. 8A.

"Torrey (Arthur B.)" [obituary]. Pueblo Chieftain, 30 September 1958, p. 5.

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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: **Commerce**40. Period of Significance: **ca. 1905-1955**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) for its association with the development of neighborhood grocery stores in Pueblo. 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, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1920, this building exhibits a moderately low 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. In the 1970s, owners remodeled this former grocery store into a private residence. Yet the form and general impression of the store remain intact. 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): 12thstw712
- 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): **06/21/05**
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**

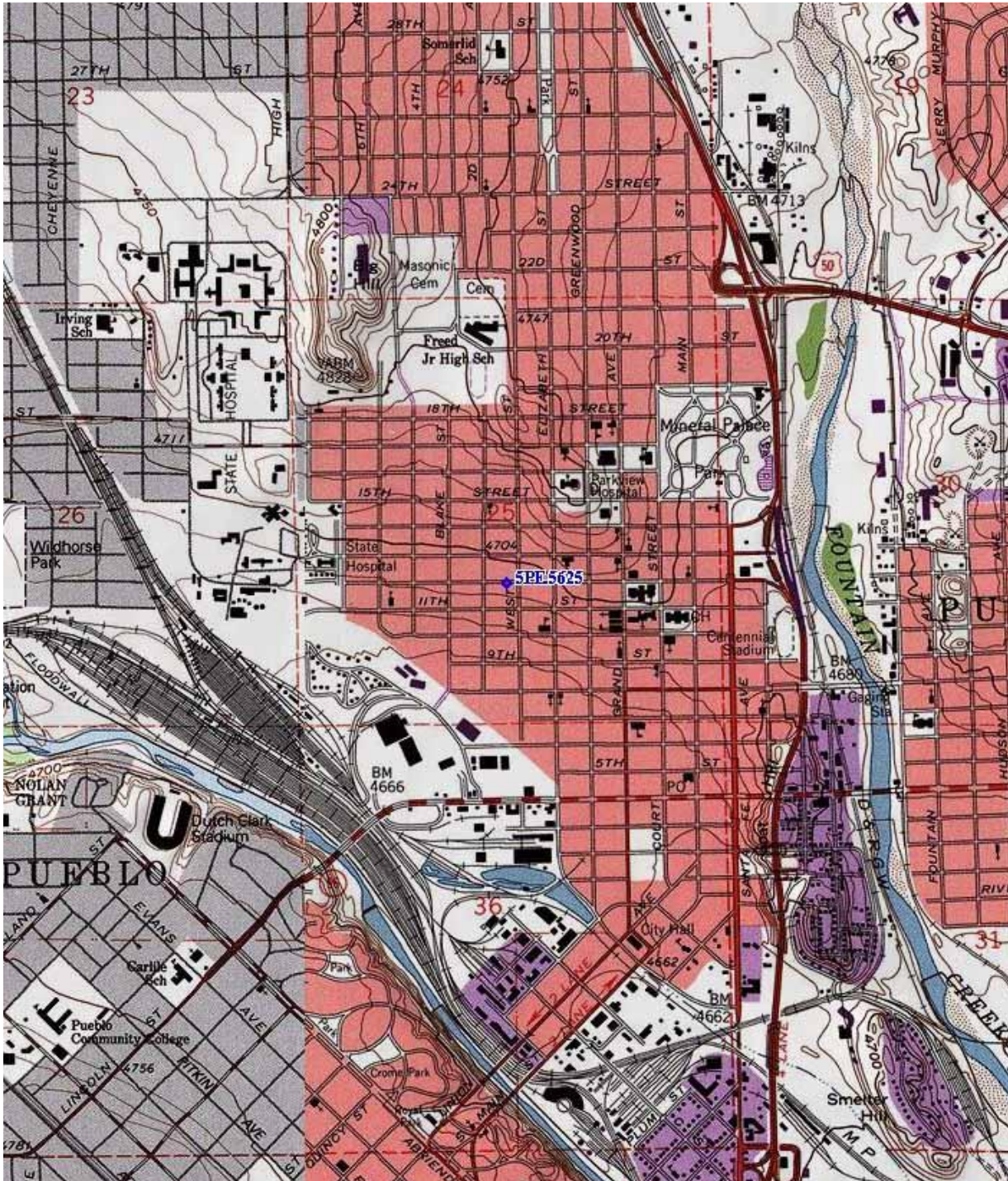
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SITE SKETCH MAP



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LOCATION MAP



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