

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5626** Parcel number(s):
- 2. Temporary resource number: **052** **525319002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Thompson Grocery Store**
- 6. Current building name: **Sullivan, Michael Sean, House**
- 7. Building address: **714 W 12th Street**
- 8. Owner name: **Michael Sean Sullivan**
- Owner organization:
- Owner address: **714 W 12th St**  
**Pueblo, CO 81004**

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

## Architectural Inventory Form

Page 2

## 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: **533555** Northing: **4236498**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **west half of Lot 1; Block 1**  
 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): **Rectangular Plan**  
 Other building plan descriptions:
15. Dimensions in feet (length x width): **553 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard** Other wall materials:  
**Wood/Shingle**
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**
21. General architectural description:  
**While this house is situated on the south side of West 12th Street, it is actually oriented to the west and rests on a concrete slab. White-painted wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. White-painted, square-cut wood shingles cover the gables. White-painted plywood sheets entirely enclose a front-gabled porch across the north elevation. Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames and surrounds. Other windows are 1-beside-1-light, sliding sash, with ether white vinyl or natural aluminum frames. The south elevation hosts a 6-light casement window, opening behind an aluminum-frame storm window. A doorway opens south of center in the front (west) façade. It hosts a 6-panel, white, metal door. A single, concrete step approaches the door. Gray, interlocking asphalt shingles cover the side-gabled roof. The shaped perlin ends are exposed. However, a fascia board, painted blue, caps the exposed rafter ends. A white-painted, stucco-covered, engaged chimney protrudes near the north end of the façade. Another brick chimney protrudes from the center of the roof's east-facing slope, near the roof ridge.**
22. Architectural style: **Late 19th And Early 20th Century American Movements**  
 Other architectural styles:  
 Building type:
23. Landscape or special setting features:

## Architectural Inventory Form

Page 3

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 712 W 12th Street, to the east, and 716 West 12th Street to the west. Running parallel to the street is a sidewalk of pink-colored sandstone slabs. A grass strip separates the sidewalk from the street. Surrounding the house is a small yard. A chain-link fence encloses the narrow backyard.

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

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **n/a**
- 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 1900. An analysis of the form, style, and materials corroborates this date. It was originally a small grocery store located on the northeast corner of the lot, addressed as 712 West 12th Street. Around 1920, the owner constructed a new grocery store at the same location (5PE.5625), moving this building to the west half of the lot and remodeling it as a private residence. Sometime after 1955, the original front porch and principal entrance, which faced north, were removed or enclosed. A porch on the southwest corner was also enclosed after 1955.**
30. Location: **moved** Date of move(s): **ca. 1920**

### V. HISTORICAL ASSOCIATIONS

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

**Originally, this building was a small, neighborhood grocery store, built around 1900, when it was the James M. Thompson Grocery Store. By 1914, this enterprise became Cummins & Company. Around 1920, Edwin H. Wolff purchased the property, moved this building to its current location, and constructed a new grocery store. This old building became a private residence, with Mary Wetzig as the first owner. In 1935, the resident was LeRoy "Bud" Morris. He was a city bus driver. LeRoy Morris and his wife, Frances Morris, were parents of three children: Raymond Hatton, Virginia Turner, and Patricia Bowland. LeRoy Morris resided here only few years, eventually moving to 1204 Kennedy. He died on November 7, 1977.**

**Bryan J. Williams resided here around 1940, during which time he operated the adjacent grocery store. In 1945, John H. Pricer owned this property and resided here. T. Leon Case lived here in 1950, and the owner in 1955 was William F. Elkins. By 1960, the resident was Daisy E. Moreland. She was born in 1890 and had two sons: Samuel O. Moreland and Elgin G. Moreland. Daisy Moreland later moved from this house to the Fowler home of her son, Samuel. She died on October 2, 1972.**

**William Michael Lyon purchased this property in 1979, selling it to Charles Edward Spooner, III, in 1997. Michael Sean Sullivan, the current owner, bought the property in 2001.**

## Architectural Inventory Form

Page 4

---

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.**

**"LeRoy 'Bud' Morris" [obituary]. Pueblo Chieftain, 8 November 1977, p. 6B.**

## Architectural Inventory Form

Page 5

## 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. 1900-ca. 1920**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

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 1900, 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. While most buildings that have been moved from their original locations lose their integrity, this building was only moved a matter of few feet, generally retaining integrity of location. Yet modifications after the period of significance obscured or eliminated some character-defining features. Nonetheless, the building retains sufficient integrity to convey its significance, particularly as a contributing resource within a potential historic district rather than as an individually eligible property.**

## 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): 12thstw714**
- 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**

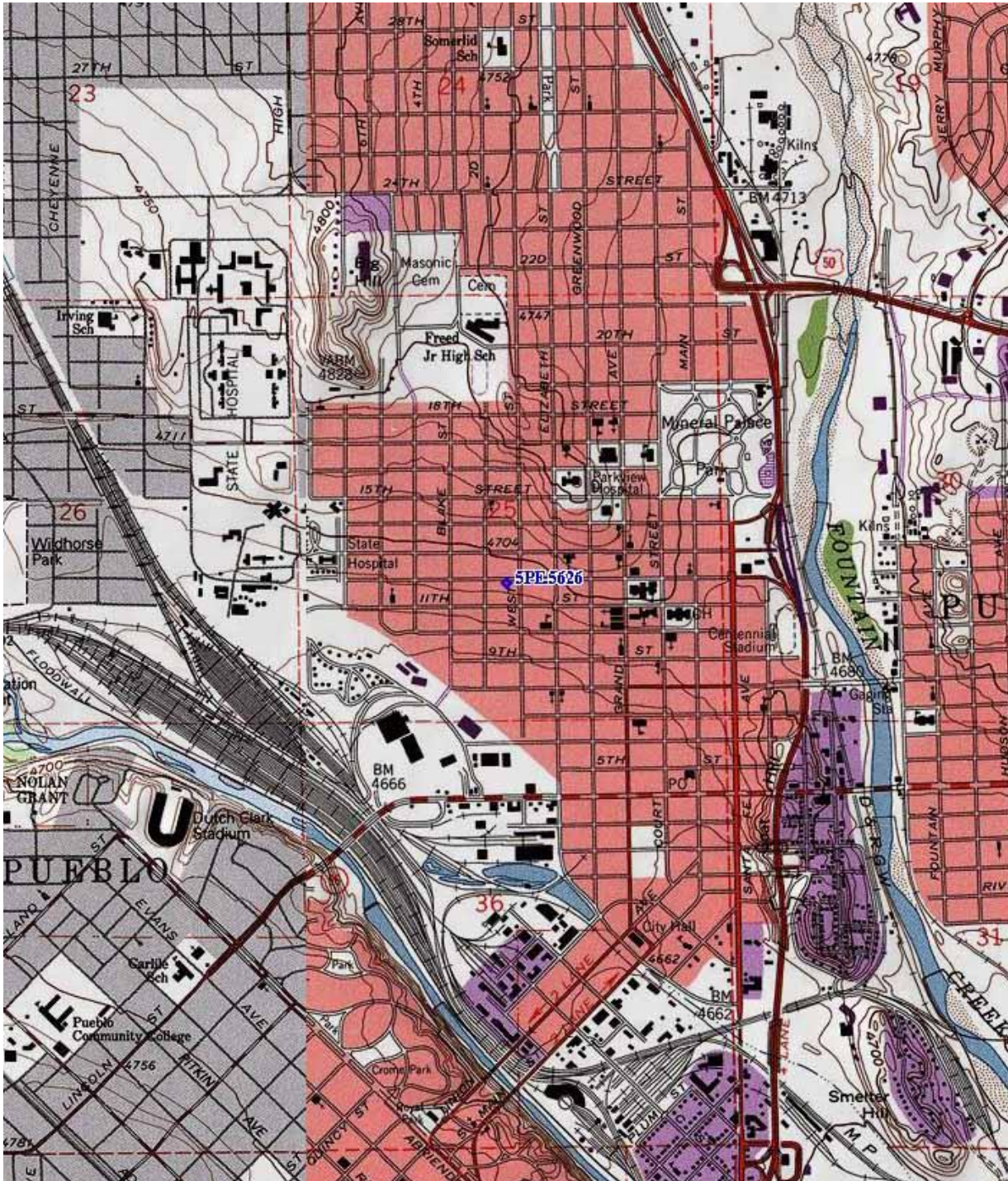
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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