

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.5627**
- 2. Temporary resource number: **053**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Geist, Daniel H., House**
- 6. Current building name: **Warren, James I. and Mary B., House**
- 7. Building address: **715 W 12th Street**
- 8. Owner name: **James I. and Mary B. Warren**
- Owner organization:
- Owner address: **7124 Waterbarrel Rd**  
**Beulah, CO 81023**

Parcel number(s):

**525311011**

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: **533543** Northing: **4236537**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 11; Block 2**  
 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): **1,011 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the south, this house rests on a sandstone foundation, covered with tan-painted stucco. Tan-painted stucco clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white vinyl frames. Most are smaller than the original window openings, with brown-painted plywood compensating for the difference. The larger window openings appear between brown-painted concrete sills and segmental arches. A porch extends across nearly the entire front (south) façade. A hipped roof covers the porch corresponding the front- (south-) facing gable. It has a concrete floor, and wrought-iron supports and railing. Approaching the porch at the center of its roofed portion are 2 concrete steps, with rounded corners. The principal doorway opens in the center of the portion of the house below the front (south-facing) gable. It hosts a brown-painted wood slab door, opening behind a white, aluminum-frame storm door. The transom above the door has been boarded shut. Another doorway opens east of center in the rear (north) elevation. It has a brown-painted, wood-framed storm door, which has been boarded shut with plywood. Above the door is a front-gabled hood, on simple knee brackets. This doorway provides access to a concrete patio. Brown-gray asphalt shingles cover the front-gabled roof, and the eaves are boxed, with brown-painted wood fascia and soffit. Brick chimneys protrude from the center of the main roof and at the center of a front-gabled room protruding from the rear (north) elevation.**

## Architectural Inventory Form

Page 3

22. Architectural style: **Other Style**  
 Other architectural styles: **Front-Gabled, Masonry Box**  
 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 711 W 12th Street, to the east, and 717 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. A gravel and packed-earth driveway from West 12th Street leads to parking area at the southeast corner of the house. Enclosing the back yard is a combination of woven-wire, chain-link, and wood privacy fences.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** 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.**
26. Architect: **unknown**  
 Source of information:
27. Builder: **Daniel H. Geist**  
 Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
28. Original Owner: **Daniel H. Geist**  
 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. However, city directories and Sanborn insurance maps suggest that this building existed around 1890. An analysis of the form, style, and materials corroborate a circa 1890 date of construction. This house was originally constructed as a front-gabled box with a longer and narrower front-gabled wing to the north. Flanking either side of this wing were porches. By 1904, the northeast portion of the east-facing porch was enclosed. Prior to 1951, the side-gabled addition was constructed on the west elevation. The original front porch and many of the windows were replaced sometime after 1970. Stucco was most over the original masonry walls at most likely the same time (after 1970).**

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

**This house was originally addressed as 713 West 12th Street and was constructed around 1890 by its first resident, contractor Daniel H. Geist. He was born in Pennsylvania in 1822. In 1877, he married his wife, Jane, who was born in New York in 1834.**

**Around 1905 the owner and resident was attorney Judson A. Wann. He lived here with his wife, Ella Wann, and son, Ralph J. Wann. Judson Wann appears to have died prior to 1910, when Ralph became head of the household. Ralph Wann was a reporter for the Pueblo Chieftain newspaper.**

**Architectural Inventory Form**Page 4

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In 1914, George W. Ray lived here. The resident from 1919 through 1925 was H.A. Hiler. Hiram W. Hammond lived here around 1930. Around 1935, the address changed from 713 West 12th Street to 715 West 12th Street. At that time, Addie Asher lived here. She died in this house on April 1, 1936.

In 1940, the resident was James E. Spell, followed by Charles A. Murrow in 1945. By 1955, the owner was Donald L. Robert, who resided here through the 1960s.

Ralph G. Ruybal purchased the property in 1978, selling it to George F. and Nancy E. Brooks. Stephen Eugene and E. Ann Mace bought the house and lot from the Brookses in 1989. Stephen Mace sold the property to Alexander Phillip Bonata in 1995. The A.P. and M.L. Bonata Trust sold the house and lot to James I. and Mary B. Warren, the current owners, in 2003.

## 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.

"Asher (Addie)" [obituary]. Pueblo Chieftain, 2 April 1936, p. 2.

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

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

## 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: **Architecture**40. Period of Significance: **ca. 1890**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

42. Statement of significance:

**This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the initial development of Pueblo's North Side Neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a front-gabled, masonry form once common to the area and among the earliest domiciles constructed 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, it is most likely a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed around 1890, this house exhibits a moderate 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. Additions date to within the period of significance and are largely sympathetic of the original design, materials, and workmanship. However, the original porch and most windows have been replaced, removing 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): 12thstw715**  
 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**

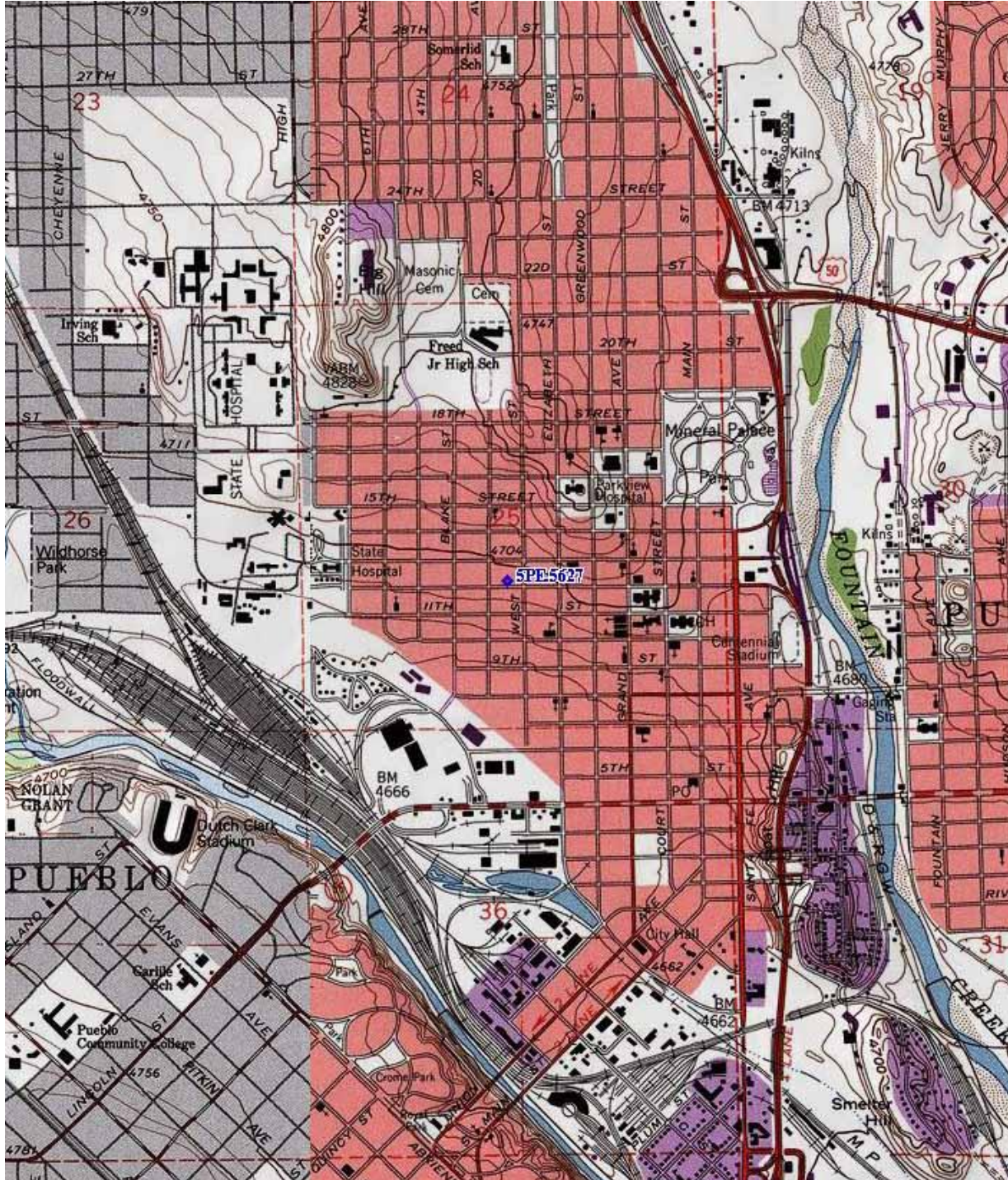
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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