

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.517.29** Parcel number(s):
- 2. Temporary resource number: **054** **525319003**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Collins, William H., House**
- 6. Current building name: **Laas, Merrilee V., House**
- 7. Building address: **716 W 12th Street**
- 8. Owner name: **Merrilee V. Laas**
- Owner organization:
- Owner address: **716 W 12th St**  
**Pueblo, CO 81003**

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: **533540** Northing: **4236498**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 2; 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): **1,035 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle** Other wall materials:
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**  
**Porch**
21. General architectural description:  
**Oriented to the north, this house rests on a concrete foundation, with 3-light hopper basement windows. Brown-painted, square-cut wood shingles clad the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. The surrounds have projecting, dentiled cornices. Those windows opening in the front (north) façade and at the center of the east elevation have narrow upper sashes. Appearing in the upper story of a 2-story addition to the rear (south) elevation are 3-(vertical)-over-1-light, double-hung sash windows. A single-light hopper or awning window opens in the north end of the east elevation. Piercing the center of the front (north-facing) gable is a round window. A pediment is situated within the east corner of this gable. At its center is a half circular window. A hipped-roof porch spans the entire façade. It has a white-painted wood balustrade between wood, Tuscan columns. The porch has a dentiled cornice. Opening east of center in the façade is the principal doorway. It hosts a 3-panel, 3-light, wood door, opening behind a wood-frame screen door. Another doorway opens low in the south end of the east elevation. Gray, interlocking asphalt shingles cover the front-gabled main roof and the side-gabled roof of the 2-story addition. White-painted wood fascia and soffit box the eaves, and the rafter ends are exposed beneath the roof of the 2-story addition.**
22. Architectural style: **Late 19th And 20th Century Revivals**  
Other architectural styles:

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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 south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 714 W 12th Street, to the east, and 718 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 and low hedgerow separates the sidewalk from the front yard. Surrounding the house is a planted-grass yard, with mature landscaping. A chain-link fence encircles the back yard.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A garage is located adjacent to the southeast corner of the house. A 2-track, packed-earth driveway, running along the east side of the house, approaches the garage from West 12th Street. Oriented to the north, the building rests on a concrete foundation. Brown-painted, square-cut wood shingles, with white-painted, 1-by-4-inch cornerboards, clad the exterior walls. Windows are 6-light awning, with white-painted wood frames and surrounds. Dominating the front (north) elevation is an overhead-pivot type garage door, constructed of white-painted beadboard with X-shaped bracing. A doorway opens in the north end of the west elevation. Gray-green, interlocking asphalt shingles cover the front-gable roof, and the rafter ends are exposed.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1903**  
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: **William H. Collins**  
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 1903. An analysis of the form, style, and materials corroborates this date. This was originally nearly identical to 626 West 12th Street (5PE.5622). The only notable alteration has been the construction of the 2-story addition to the rear elevation. Given this addition's Craftsman-style elements, it most likely dates to between 1910 and 1930.**
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:  
**The first owner and resident of this house, constructed in 1903, was William H. Collins, a manager for the Pressey-Tanner Company. In 1914, the resident was Elmer E. Wilson.**

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Around 1925, James W. Hubbard purchased this property, residing here through 1940. He served in World War I and was a conductor for the Atchison, Topeka & Santa Fe Railway, where he worked for 50 years. With his wife, Elizabeth Hubbard, James had one son, James H. Hubbard. The family attended First Presbyterian Church. The elder James and Elizabeth Hubbard later moved from this house to 2714 Cascade. James died on August 19, 1971.

Prior to 1945, Victor C. Herlacher bought the house and lot, residing here until his death in 1979. He came to Pueblo around 1938 and was owner and manager of both the Herlacher Motor Company and Western Coal Supply. With his wife, Ernestine Herlacher, Victor had three children: Dr. Victor D. Herlacher, Karen Kasel, and Linda Gentry. The family attended Belmont Church of the Nazarene. Victor Herlacher died on June 18, 1979. Ernestine Herlacher sold the property to Merrilee V. Laas, the current owner, in 2003.

36. Sources of information:

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

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.

"Victor C. Herlacher" [obituary]. Pueblo Chieftain, 19 June 1979, p. 6A.

"Hubbard (James W.)" [obituary]. Pueblo Chieftain, 21 August 1971, p. 13A.

"Wilson (Elmer E.)" [obituary]. Pueblo Chieftain, 24 January 1928, p. 8.

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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: **1903**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. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a classically styled dwelling. 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 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 1903, this house exhibits a moderately high 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 the only notable addition is a full story higher than the original structure, it is isolated to the rear elevation and was constructed within the period of significance. 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): 12thstw716**
- 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**

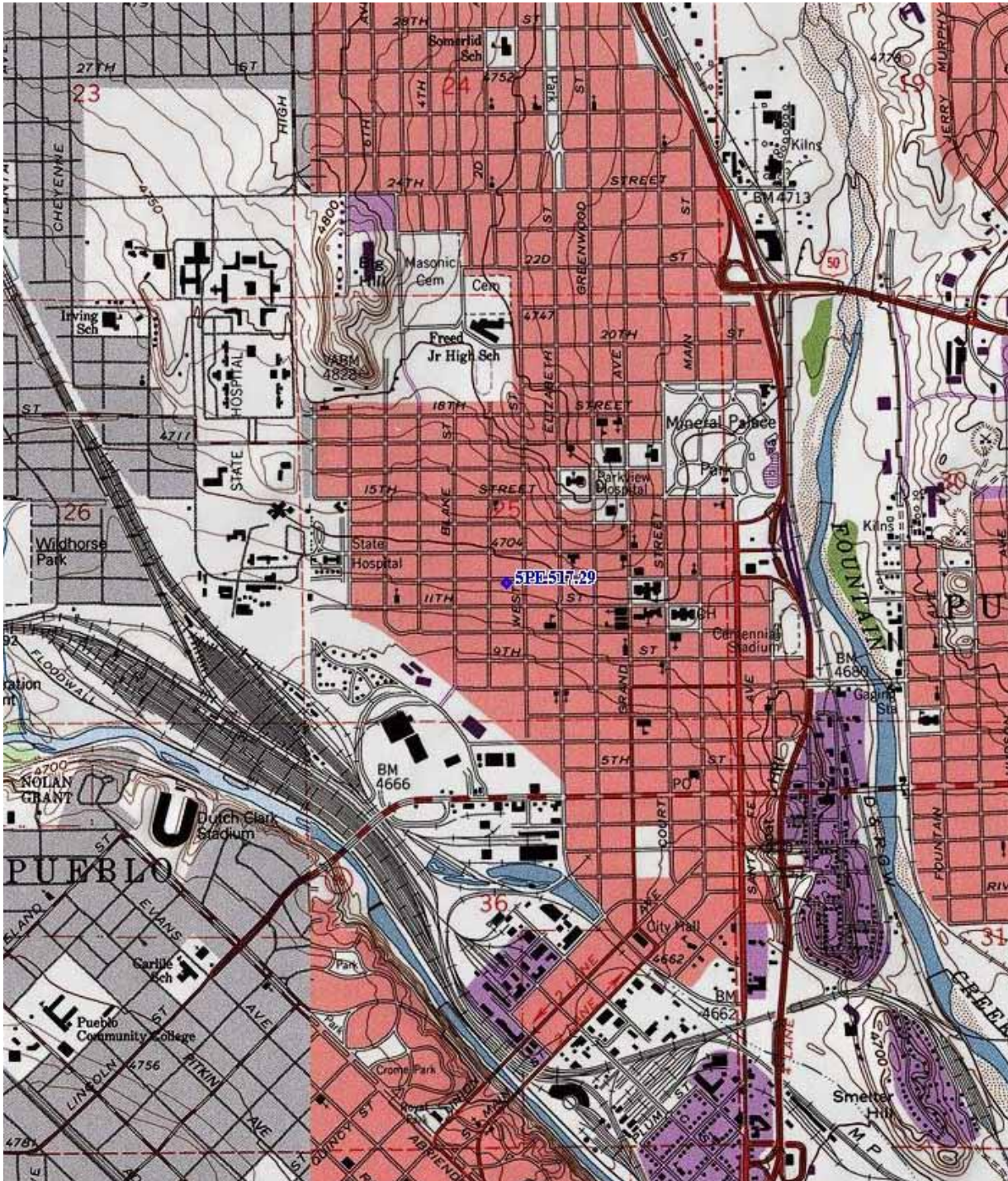
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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