

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.5629** Parcel number(s):
- 2. Temporary resource number: **058** **525319005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Rushmer, Gorton, House**
- 6. Current building name: **Mulvihill, Kelli T.**
- 7. Building address: **720 W 12th Street**
- 8. Owner name: **Kelli T. Mulvihill**
- Owner organization:
- Owner address: **720 W 12th St**
- Pueblo, Colorado 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: **533521** Northing: **4236505**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 4; 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): **Cross-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **975 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Asbestos** Other wall materials:
18. Roof configuration: **Hipped Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the north, this house rests on a sandstone foundation, largely concealed behind concrete stucco. Gray, asbestos shingle siding clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white vinyl frames and red-painted wood surrounds. The window opening in the first story of the front (north) elevation has a narrow bottom sash. A single-light casement window appears in the west side of the façade's second story and between the stories in the west elevation. A hipped-roof front porch spans the facade. It has a concrete floor, and wrought iron supports and railing. Extending from red-painted, wood pilasters on either end of the porch are elaborate scrolled brackets. A pediment dominates the western half of the porch. The porch fascia and the pediment feature a red-painted, heavy dentiled cornice. Beneath the pediment, approaching the porch, are 2 concrete steps. The principal doorway opens in the west side of the facade, in a recess west of the front-gabled bay that projects forward from the east side of the façade. The doorway hosts a 2-panel, 1-light, glass-in-wood-frame door, painted white, opening behind a back, security storm door. Another doorway opens near the center of the rear (south) elevation. It is a wood slab door with a single, diamond-shaped light. Gray, interlocking asphalt shingles cover the hipped roof. The 2-story bays projecting from the center off the east and west elevations have clipped gables. Red-painted wood soffit and fascia, with projecting cornice, box the broadly overhanging eaves.
22. Architectural style: **Late Victorian/Edwardian**

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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 south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 718 W 12th Street, to the east, and 722 West 12th Street to the west. A grass strip, planted with a large catalpa tree, separates the sidewalk from the street. Mulch covers the front yard, interspersed by rock-lined flowerbeds. A combination of chain-link and wood privacy fences encircles the planted-grass backyard. Behind (south of) the house is a brick patio.

24. Associated buildings, features or objects:

1: Type:

Garage

Describe:

A garage is located south of the house. Oriented to the south, the garage rests on a concrete foundation. A combination of gray-painted asbestos siding and sheets of particleboard clads the exterior walls. Dominating the front (south) elevation are 2 sets of paired, beadboard doors, opening on metal strap hinges. The rear (north) elevation hosts 2, single-light casement windows. Opening in the east end of the same elevation is a 5-panel wood door. Gray asphalt sheets covers the front-gabled roof. The gables are clipped.

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate: **1900** Actual:

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:

28. Original Owner:

Gorton Rushmer

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 and other sources, this building was constructed around 1900. An analysis of the form, style, and materials corroborates a circa 1900 date of construction. The building appears to have been remodeled in the 1940s, when the asbestos siding was installed and the original front porch largely replaced. The current owner was performing a complete renovation of this house at the time of this survey. There have been no notable additions made to this building.

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):

Single Dwelling

34. Site type(s):

Residence

35. Historical background:

The first owner and resident of this house, constructed around 1900, was Gorton Elwell Rushmer, founder and manager of the Rushmer Jewelry Company. He was born in December 1860 in Ohio. In 1886, he married his wife, Anne, who was born in Iowa in March 1865. They had two daughters and a son. Residing with them was Gorton Rushmer's brother, John T. Rushmer, an

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optician at the jewelry store. The family remained here until around 1904, when they moved to a new house at 1827 North Elizabeth Street (5PE.5843).

Hugh E. Clucas, a master mechanic for the Atchison, Topeka, & Santa Fe Railway, resided here around 1909. He worked for the Santa Fe for more than 50 years and was vice president and treasurer of the Railway Savings & Building Association. Living with him was R. Milton Clucas, a clerk for the Santa Fe Railway. Hugh Clucas had three children, a daughter and two sons. The family moved from this address prior to 1914. Hugh Clucas died in August 1943.

In 1914, the resident was Lewis Pinkerton. Around 1923, Daniel E. Boyle arrived in Pueblo and initially resided in this house. He was originally a farmer in the Avondale area. Upon settling in Pueblo, Boyle operated a cabinet shop at 715 West 13th St. With his wife, Charlotte Boyle, Daniel had five children: Daniel E. Boyle, Jr.; George A. Boyle; Evelyn Vanata; Kathyn Bruce; and Margaret Atkins. By 1930, the family had moved, eventually residing at 1919 Grand Avenue. Daniel Boyle, Sr., died in April 1953.

After 1930, property owners operated this dwelling as a boarding house, accommodating 3 unrelated residents. By 1950, city directories list this address as an apartment building, with at least 4 units. Each upstairs bedroom had its own sink and built-in cabinet.

Mary Lee Jones purchased the property in 1970. She transferred it to Teen Challenge in 1988. This organization sold the house and lot to Frank J. and Tammy M. Woelfle in 1990. Geraldine M. Carrigan acquired the property a year later. Dorothy D. Smith purchased the house and lot in 1996, selling it to Kelli T. Mulvihill in 2001. The family of the current owner is currently restoring the house to a single-family dwelling.

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.

Mulvihill, Kelli T. Interview by Adam Thomas, 21 June 2005.

"Clucas (Hugh E.)" [obituary]. Pueblo Chieftain, 17 August 1943, p. 8.

"Boyle (Daniel E.)" [obituary]. Pueblo Chieftain, 9 April 1953, p. 14.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 11.

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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: **ca. 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, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. It also represents the transition from large, single-family homes to multi-family dwellings constructed or remodeled during the 1920s and '30s. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Edwardian Style. 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 house 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. A remodeling project in the 1940s concealed the original wall cladding and replaced much of the front porch. A 2005 renovation removed the original windows. Nonetheless, this 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): 12thstw720
- 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**

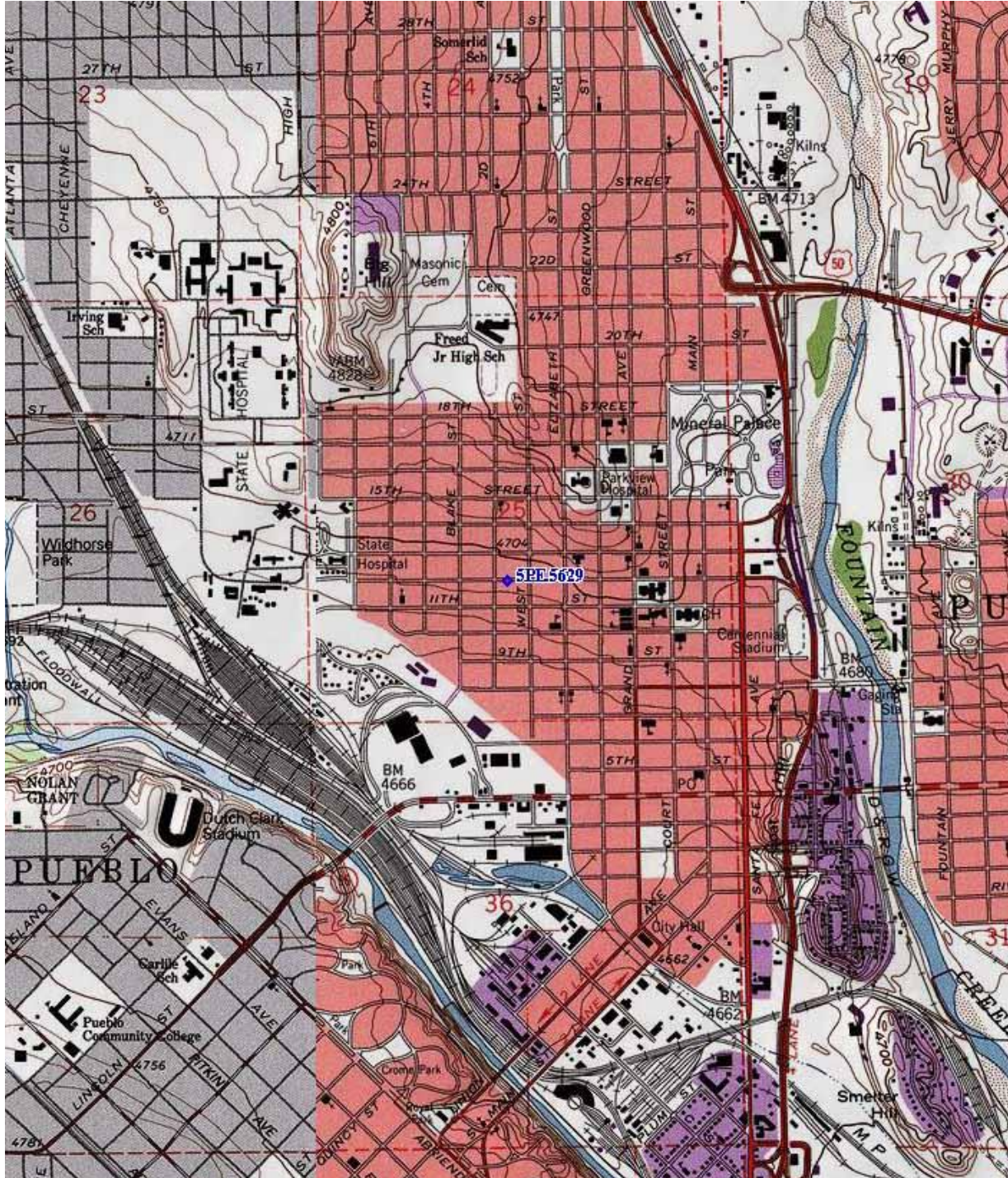
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SITE SKETCH MAP



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LOCATION MAP



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