

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.517.31** Parcel number(s):
- 2. Temporary resource number: **061** **525319007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Gregory, Gilbert D., House**
- 6. Current building name: **Abeyta, Gerald A. and Linda C., House**
- 7. Building address: **724 W 12th Street**
- 8. Owner name: **Gerald A. and Linda C. Abeyta**
- Owner organization:
- Owner address: **724 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 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: **533496** Northing: **4236504**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 6; 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): **975 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
Wood/Vertical Siding
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
Balcony
Chimney
Tower
Porch
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
Window/Stained Glass
21. General architectural description:
Oriented to the northwest, this house appears to rest on a sandstone foundation encased in cream-painted concrete. Basement windows are three-light hopper. Cream-painted, horizontal wood siding, with 1-by-4-inch cornerboards, clads most of the exterior walls. However, a band of variegated wood shingles extends upward to approximately 3 feet above the foundation. These same variegated shingles cover the gables. Cladding the surface of some bay windows is vertical board-and-batten siding. Windows are generally 1-over-1-light, double-hung sash, with cream-painted wood frames and pink surrounds. The surrounds have projecting cornices and, at their bottoms, rosettes. A window piercing a slightly projecting, front-gabled wall dormer, has a three-sided transom. The south end of the west elevation's first story has a single-light, fixed frame window. A

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similar window opens in the center of the same elevation, both horizontally and vertically, most likely corresponding to an interior staircase. It hosts an elaborate stained-glass window with a fleur-de-lis pattern. A hipped-roof bay window projects from the first story, just north of the stained-glass window. This bay has scrolled brackets beneath the eaves. A hipped-roof porch extends northwestward from a tower at the northwest corner of the house. The porch features a simple, wood balustrade and elaborate, turned friezes spanning between the porch supports. The supports are square, with chamfered edges and, at their tops, brackets. Approaching the porch more from West 12th Street than Craig Street, are two concrete steps. The principal doorway opens in the northwest corner of the house. It hosts a 6-panel, white, metal door, opening behind a white, aluminum-frame storm door. Another doorway opens above it, providing access to a small balcony. It has a 1-light, white-painted wood slab door, opening behind a wood-frame storm door. A two-story, shed-roofed porch extends across the western portion of the south elevation. Cream-painted beadboard and bands of single-light windows enclose the porches, which obscure any doorway that might provide access to them. Brown, interlocking asphalt shingles cover the cross-gabled roof. Pink-painted wood soffit and mauve-painted wood fascia, with a projecting cornice, box the eaves. A red-brick chimney, with corbelled cap, protrudes near the center of the north-south oriented roof ridge.

22. Architectural style: **Late Victorian**

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 situated on the southeast corner of West 12th and Craig streets. Running parallel to both streets is a sidewalk of pink-colored sandstone. A grass-covered strip separates the sidewalk from 12th Street, while the strip is gravel-covered along Craig Street. Surrounding the house is a planted-grass yard, with mature landscaping. Encircling the backyard is a chain-link fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located along the south edge of the property. Oriented to the west, the building appears to lack a formal foundation. Cream-painted wood weatherboard, with pink-painted, 1-by-4-inch cornerboards, clads the exterior walls. Dominating the front elevation are paired, beadboard doors, opening on metal strap hinges. A pair of vertical plank doors opens east of center in the north elevation. Brown, interlocking asphalt shingles cover the front-gabled main roof and the shed-roof of an addition to the rear (east) elevation.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** 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.**

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: **unknown**

Source of information:

28. Original Owner: **Gilbert D. Gregory**

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 corroborates a circa 1890 date of construction, which may have been even earlier. The original house appears to have been an L-shaped plan, with the inside corner facing southeast. A single-story addition was constructed within the L prior to 1893. The only other

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notable addition, the 2-story rear porch, was constructed prior to 1951. Photographs from a 1981 survey reveal that the façade of this building has not been significantly altered, other than repainting, since that time.

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 original owner and resident of this house, constructed around 1890, was Gilbert D. Gregory (also spelled Greggory). He was born in Vermont, in October 1822, and was a farmer in Mills County, Iowa, through at least 1880. In 1859, he married his wife, Maria C., who was also born in Vermont, in January 1836. In 1900, they resided here with granddaughters Ethel and Gladys Somers, who were both teachers. Gilbert died around 1905. Maria continued to live here with her granddaughters through 1914.

Purchasing this property from the Gregory family was Lucian Mortimer Nelson, son of prominent Pueblo cattleman Edward V. Garnet. He was born on January 14, 1881, in Missouri, and worked as a shipping clerk for the Sunville Baking Company and was also a farmer. With his wife, Ethel S. Nelson, Lucian had a daughter, Lucia. The Nelsons remained here through at least 1960.

Henry R. and Euna J. Wells purchased the property in 1967, selling it to Robert E. and Lillian S. Abeyta in 1975. The current owners, Gerald A. and Linda C. Abeyta, acquired the house and lot in 2003.

36. Sources of information:

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

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

World War I Draft Registration Card for Lucian Nelson, serial no. 2316, order no. 984.

U.S. Census of 1900; Census Place: Pueblo, Pueblo, Colorado; Roll: T623 128; Page: 7A; Enumeration District: 94.

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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. 1890**41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under Pueblo Local Landmark criterion 1A (history) for its association with the development of Pueblo's North Side Neighborhood. This house is a very early residence and, unlike most other properties in the neighborhood, was built and occupied by farmers—not merchant princes. As well, the house is particularly significant under National Register criterion C (Local Landmark criterion 2A and 2C—architecture) as an intact example of the a Late Victorian-era style. It represents an attempt by a skilled builder to replicate the intricate details of a high-style Victorian home, albeit on a smaller scale. This is similar to the Carpenter Gothic seen in Colorado mining towns. Particularly notable are the decorative elements, such as the tower and front balcony, designed to make the building appear as two full stories, or even higher, rather than its actual one-and-a-half stories. 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 or the Colorado State Register of Historic Properties. Nonetheless, it could be individually eligible as a City of Pueblo Landmark. This house 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 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 house has had additions made to it, all of them date to within the period of significance and are isolated to secondary elevations. 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): 12thstw724
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**

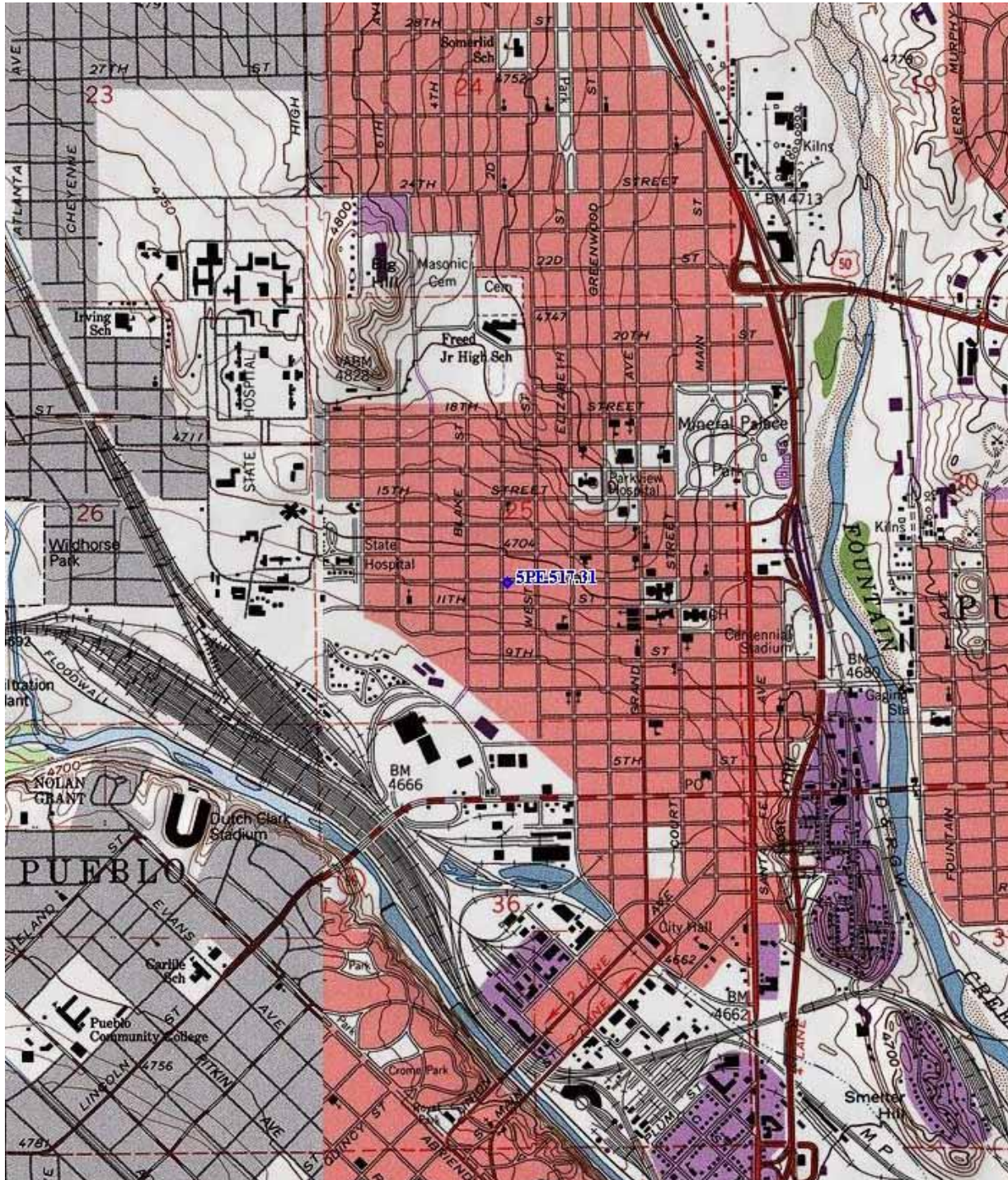
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SITE SKETCH MAP



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LOCATION MAP



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