

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.5631** Parcel number(s):
- 2. Temporary resource number: **062** **525311014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Rouen, Timothy, House**
- 6. Current building name: **Valdez, Timio S. and Fedalina, House**
- 7. Building address: **725 W 12th Street**
- 8. Owner name: **Timio S. and Fedaline Valdez**
- Owner organization:
- Owner address: **725 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: **533509** Northing: **4236539**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 8; 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): **1,162 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl** 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**  
**Porch**  
**Ornamentation/Decorative Shingles**  
**Roof Treatment/Dormer**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the south, this house rests on a concrete foundation (or a concrete sill poured sometime after construction). Blue vinyl siding clads the exterior walls. White-painted, octagon wood shingles covers the gables. Windows are generally 1-beside-1-light, sliding sash, with brown aluminum frames. Dominating the front (south) façade is a 1-over-1-light, double-hung sash window, with a round-arch top sash and flanking, stained-glass, single-hung sidelights. Another double-hung sash window, with stained glass, pierces the center of the front (south-facing) gable. It has a broad, blue-painted, fluted architrave, with projecting cornice. A similar-styled hopper or awning window appears in a shed-roofed dormer protruding from the center of the main, hipped-roof's south-facing slope. A hipped-roof porch wraps around the southeast corner of the house. It has a wood floor and white, aluminum supports. Three concrete steps approach the porch on its west end. The principal doorway actually opens in the east elevation of a front-gabled bay protruding from the west end of the front façade. It hosts a 3-panel, 1-light door, with stained-glass, diamond-shaped glazing. It opens behind an aluminum-frame storm door. Another doorway opens in the center of a hipped-roof bay projecting from the rear (north) elevation. It hosts a 4-panel, 1-light, glass-in-wood-frame door, opening behind an aluminum-frame storm door. Gray, interlocking asphalt shingles cover the cross-gabled roof. White-painted**

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**wood soffit and fascia, with projecting cornice, box the eaves. The gables feature decorative verge boards and eave returns. Paired scroll brackets appear beneath the eave returns.**

22. Architectural style: **Late Victorian/Edwardian**

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 north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 721 W 12th Street, to the east, and 727 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 parking area is located on the northeast corner of the lot. Encircling portions of the back yard is a chain-link fence.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **Located directly north of the house is a 1-car garage. Oriented to the south, the building rests on a concrete slab. The walls consist of unusually thin concrete blocks. Dominating the front (south) elevation are paired, plywood doors, opening on metal strap hinges. The same doors open in the rear (north) elevation. Sheet of asphalt cover the shed roof, which a parapet surrounds.**

2: Type: **Shed**

Describe: **A modular or prefabricated storage shed is located northwest of the house and west of the garage. Oriented to the south, the building rests on a wood sill. The walls consist of white-painted sheet metal. Dominating the front (south) elevation are paired, sheet-metal, sliding doors. The front-gabled roof also consists of sheet metal.**

### 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.**

**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: **Timothy C. Rouen**

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 only structural modification was the replacement of a small porch on the northwest corner with an enclosed room. The date of this change is unclear. Also, vinyl siding covers the original exterior wall cladding, some windows have been replaced, and the original porch balustrade and supports have been removed.**

30. Location: **original** Date of move(s):

### V. HISTORICAL ASSOCIATIONS

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**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 was Timothy C. Rouen (also spelled Rowen), a telegrapher for the Atchison, Topeka & Santa Fe Railway. He was born in Canada in March 1860. In 1885 he married his wife, Eva D., who was born in October 1875 in California. Timothy Rouen resided here with two daughters from a previous marriage, Florence and Evelyn, and, with his second wife, a son, Philip.

By 1909, the resident was John C. Osborne, a railroad conductor. Wayne A. Torrey lived here around 1914. In 1919, Peter Schultz lived here. The Minneapolis native was the owner and manager of Schultz Engraving Company. J.P. Glynn and A.J. Nichols lived here in 1925. In 1930, the owner was Albert Rule, who lived here with his wife, Alama G. Rule. During this time, meetings of the Women's Christian Temperance Union were conducted in this house. Joseph Wilshire lived here in 1935.

By 1940, Mary Riggs owner this property and resided here. As well, she operated her Twelfth Street Beauty Shop in this house. Riggs remained here until prior to 1950.

By 1950, the owner was Thomas M. Hudson. He had come to Pueblo in 1918 and later became a fireman for the Pueblo Ordinance Depot. With his wife, Harriett E. Hudson, Thomas had 10 children, 9 of whom were Rev. Peter Hudson, Rev. Gregory Hudson, Rev. Francis Hudson, Edith Wiseman, Mary Flanders, William J. Hudson, Leo J. Hudson, Agnes Underwood, and John V. Hudson. The family attended Sacred Heart Cathedral. The Hudson family moved from this house prior to 1955.

Timio S. and Fedalina Valdez, the current owners, purchased this property in 1960 and have resided here since that time.

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.

Rouen, Timothy. Interview by Adam Thomas, 20 June 2005.

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

"Hudson (Thomas M.)" [obituary]. Pueblo Chieftain, 27 June 1957, p. 8.

"Rule (Alma G.)" [obituary]. Pueblo Chieftain, 4 January 1952, p. 10.

"Peter Schultz" [obituary]. Pueblo Chieftain, 18 September 1975, p. 6B.

"Wayne A. Torrey" [obituary]. Pueblo Chieftain, 5 May 1933, p. 2.

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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. 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, this house 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 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. Newer exterior wall cladding, and replaced windows and porch features, have concealed or removed some 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): 12thstw725  
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

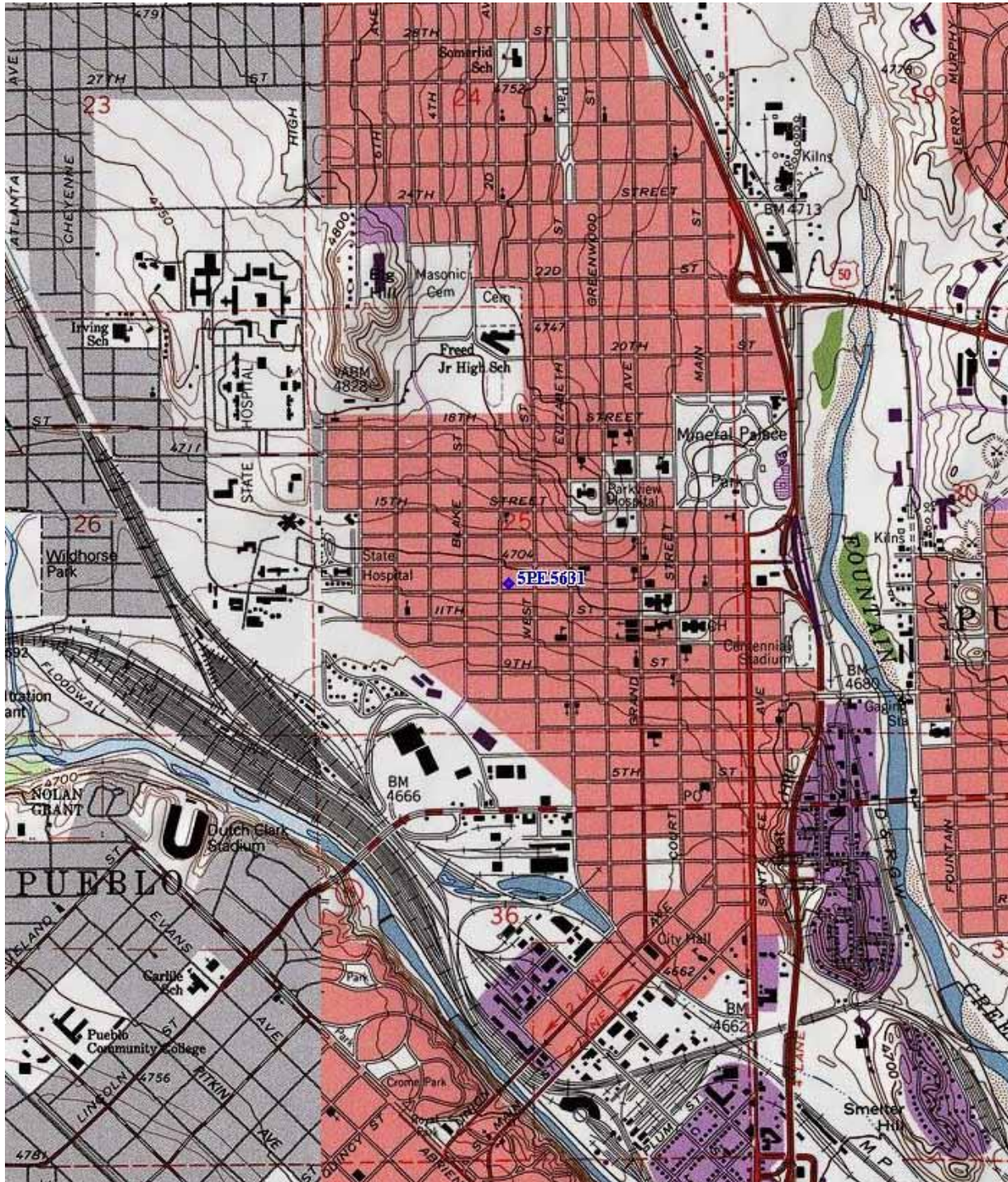
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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