

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.1179**
- 2. Temporary resource number: **065**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **James, Joseph A., House**
- 6. Current building name: **Pineda-Mondragon**
- 7. Building address: **802 W 12th Street**
- 8. Owner name: **Paula Regina Pineda and Stephanie Carmen Mondragon**

Parcel number(s):

525318001

Owner organization:

Owner address: **802 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**
NW 1/4 of **SE** 1/4 of **NE** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533457** Northing: **4236495**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1; Block 8**
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): **1,490 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Chimney
Porch
Roof Treatment/Dormer
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the north, this house rests on a black-painted, concrete foundation, with single-light, hopper basement windows. White, vinyl siding, with black-painted, wood cornerboards, clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white vinyl frames. Windows in the front (north) façade have black-painted wood surrounds, and those in the façade and north end of the east elevation have black, louvered, vinyl shutters. A 3-sided bow window protrudes from near the center of the east elevation. Hipped roof dormers, which emerge from the roof's east- and north-facing slopes, have paired hopper, awning, or casement windows, with diamond-shaped glazing. A rounded, hipped-roof porch wraps around the northeast corner of the house. The porch has a concrete floor and white-painted, square, wood supports. A single step approaches the porch at its west end. The principal doorway opens in the center of the façade, which would be symmetrical except for the offset of the porch. The doorway hosts a white, 8-panel, metal door, with a single light. A white, aluminum-frame storm door protects this door. Above the door is a single-light transom. A small, shed-roofed porch is located in the inside (southeast-facing) corner. Beneath it is another doorway. It hosts a 3-panel, 1-light, glass-in-wood-frame door, painted white. A shed-roofed addition is attached to the west side of the rear (south) elevation. The addition's east elevation hosts sliding, plate-glass doors. Black

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asphalt shingles cover the hipped-roof. White vinyl soffit and black-painted wood fascia box the flared eaves. A red-brick chimney emerges at the apex of the roof's south-facing slope.

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**

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 southwest corner of West 12th and Craig streets. A gravel-covered strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, with mature landscaping. A chain-link fence encircles the property.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1904**

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: **Joseph A. James**

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 1904. An analysis of the form, style, and materials corroborates this date. The most notable alteration has been the installation of vinyl siding and replacement of the original windows, porch supports, and porch balustrade. These modifications appear to date to the 1980s or later. A photograph from a 1990 survey reveals that the façade of this house has not been significantly altered, other than being repainted, 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):

35. Historical background:

The original owner and resident of this house, constructed in 1904, was Joseph A. James, a clerk for the Railway Mail Service. He was born in Michigan in December 1857. In 1887 he married his wife, Katie R., who was born in 1870 in Kansas. The Jameses remained here through 1915.

In 1918, John P. Pixley moved to Pueblo and purchased this house as a residence. With his wife, Lizzie A. Pixley, John had four children: Edith L. Clark, Walter H. Pixley, Paul D. Pixley, and Carl A. Pixley. John Pixley died on August 11, 1924. Lizzie remained here through 1925.

In 1930, the owner and resident was Nathaniel H. Champion, a trainman with more than 40 years of service. His wife was Mayme G. Champion and he had three children: Mrs. N.S. Strauss, Harold Hinde, and Nathaniel Champion. The family remained here

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only a few years. The elder Nathaniel Champion died on September 26, 1941.

Herbert F. Sperry purchased the house around 1935 and resided here into the 1960s. He was born on September 6, 1880, in Iowa City, Iowa. Sperry served in the Spanish-American War and World War I. In 1911, he moved to Pueblo with his wife, Dorothy Alice Sperry. Herbert Sperry was a locomotive engineer for the Atchison, Topeka, and Santa Fe Railway for 38 years. Dorothy died on March 19, 1962, and Herbert on August 10, 1967.

Edgar Hall Realty, Inc., acquired the property in 1976, selling it to Gale G. Wachholtz in 1986. A little more than a year later, Wachholtz sold the property to Gary D. and Cheryl S. Phillips. Barbara D. Racker purchased the house and lot from the Phillipses in 1989. Paula Regina Pineda and Stephanie Carmen Mondragon, the current owners, acquired the property in 1992.

36. Sources of information:

Wallace, Roger (Neighborhood Housing Services). Colorado Historical Society, Historic Building Inventory Record, 15 June 1990.

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.

"Sperry (Herbert F.)" [obituary]. Pueblo Chieftain, 11 August 1967, p. 19A.

"James (Joseph)" [obituary]. Pueblo Chieftain, 24 February 1950, p. 10.

"John P. Pixley" [obituary]. Pueblo Chieftain, 12 August 1924, p. 10.

"Champion (Nathaniel H.)" [obituary]. Pueblo Chieftain, 28 September 1941, p. 8.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 18.

U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 138.

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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: **1904**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 Classic Cottage. 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. In 1990 the Colorado Historical Society, Office of Archaeology and Historic Preservation, determined this property a contributing resource within a potential historic district. This survey concurs with that determination.

43. Assessment of historic physical integrity related to significance:

Constructed in 1904, 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 wall cladding conceals the original exterior wall surface treatment. However, the original form and many character-defining features remain intact. 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): 12thstw802
- 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**

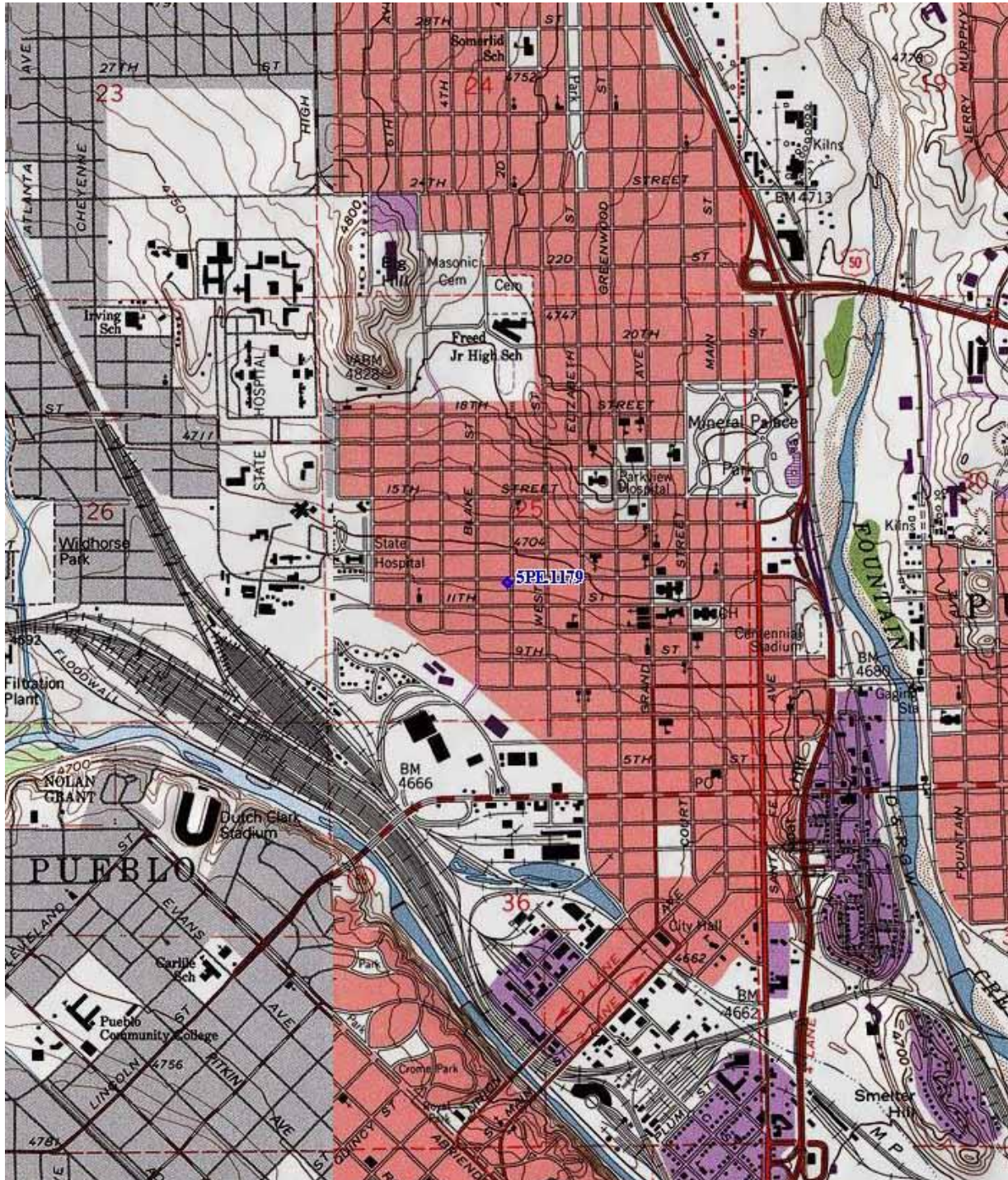
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SITE SKETCH MAP



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LOCATION MAP



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