

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.5633**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Rettberg-Stanchfield Duplex**
- 6. Current building name: **Stewart, Madeline J., Duplex**
- 7. Building address: **405-407 W 13th Street**
- 8. Owner name: **Madeline J. Stewart**
- Owner organization:
- Owner address: **407 W 13th St**
Pueblo, CO 81003

Parcel number(s):

525411011

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**
SE 1/4 of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
 Easting: **533948** Northing: **4236644**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 13: Block 25**
 Addition: **County Addition** Year of addition: **1869**
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): **2,160 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Vertical Siding
18. Roof configuration: **Shed Roof**
 Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Fence
Chimney
Porch
Window/Segmental Arch
21. General architectural description:

Oriented to the south, this duplex rests on a random-laid sandstone foundation. A red, pressed-brick veneer, with thin, pink mortar, clads the exterior walls. The brickwork features a projecting watertable with a rough-faced sandstone cap. A projecting belt course corresponds to the second-story windowsills. This belt course also has a sandstone cap. The corners of this cap have been carved into a floral pattern. The second story of the front (south) façade features elaborate corbelling, dividing the facade into 4, shallowly recessed bays. The façade also has an elaborately corbelled parapet with sandstone cap. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, all opening above rough-faced sandstone sills. The large windows opening in either side of the facade's first story have white-painted wood surrounds, with protruding cornices. Above these windows, in the second story, are paired window openings with unusually broad and elaborate surrounds. These surrounds feature heavy, dentiled cornices. Between these windows, in the center of the façade's second story, is a pair of windows with flat arches topped by sandstone, carved on the ends with the same floral pattern as the belt course. Single-story bays shallowly protrude north of center on both of the side elevations. These bays host paired windows beneath round arches. Between the upper sash and the bottom of the arch is a white, wood panel, carved with a floral pattern.

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All other windows have sandstone lintels or open beneath segmental arches. Some window openings in the rear (north) elevation have been bricked shut. A porch spans the entire facade. It consists of pedimented sections at either end, with a shed-roofed structure connecting them. Blue-painted, round, wood shingles cover the friezes of the pediments. The porch features a kneewall covered in blue, wooden composition siding. Stout, white-painted, square, wood supports, with chamfered edges, rest on the kneewall and support either corner of the pediments. In the center of the porch is a turned support. Approaching the porch at its center are 3 concrete steps. These provide access to a pair of doorways opening in the center of the facade. Both host multi-panel wood doors with a single, frosted light each. These are protected behind wood-frame screen doors. Above the doors are single-light transoms. The north ends of the east and west elevations host shed-roofed porches, which have been enclosed with white-painted, horizontal wood siding or beadboard. The narrow, north elevations of these porches each contain a doorway. A light-gray rubber roof covers the main shed roof, and gray, interlocking asphalt shingles cover the porch roofs. Red-brick chimneys emerge from near the center of the east and west elevations, and at the center of the rear elevation.

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

Other architectural styles:

Building type: **Terrace 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. Most of the houses here have an unusually shallow setback from West 13th Street, the busy, principal east-west thoroughfare through this area. This property is situated on the north side of West 13th Street, between 403 West 13th Street to the east and 409 West 13th Street to the west. Gravel covers the sloping front yard. Encircling the back yard is a wood privacy fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 3-car garage is located behind (directly north of) the duplex. Oriented to the north, on an east-west oriented alley, this building rests on a concrete slab. Tan stucco clads the exterior walls. The front (north) façade hosts 2 garage-door openings. The eastern opening is for a single automobile but is unusually tall; the western opening is not as tall but is wide enough for 2 vehicles. The doorways host white-painted, steel, overhead-retractable garage doors. Another doorway opens in the west end of the rear (south) elevation. Gray asphalt shingles cover the front-gabled roof. Boxing the eaves are white painted wood fascia and soffit.**

IV. ARCHITECTURAL HISTORY

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

Source of Information: **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: **unknown**

Source of information:

29. Construction history:

According to Pueblo County Tax Assessor records, this building was constructed in 1900. However, it appears in nearly its current form on an 1893 Sanborn map. Modifications since that time have been extremely minimal, isolated to the removal or replacement of a few windows and newer cladding on some of the porches. The garage was recently constructed, probably not before 1995.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**

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31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **duplex**
35. Historical background:

The original owner of this duplex, constructed around 1890, is unclear. However, in 1900, the residents in the eastern half (405 West 13th Street) were Eugene Biddison and Otto T. Rettberg, a clerk at the post office. Boarding with them were John W. Beal, Harry Biddison, and Jeannie Rettberg, who gave music lessons at this address. Living in the western half (407 West 13th Street) was Orville O. Stanchfield. Boarding with him were Evelyn Griffin, a teacher at the nearby Centennial School, Albert H. Skankey, a window trimmer for Bergerman Brothers, and a domestic servant. Orville O. Stanchfield was born in December 1866 in Illinois and was chief clerk for the Denver & Rio Grande Railroad. He resided here with his wife, Lillian, and son, Orville J.

Prior to 1909, Frank F. and Luella Rantschler purchased this duplex. Frank resided in the western half (407) until his death more than 40 years later. He was born in Pueblo county to Mr. and Mrs. John Rantschler, pioneers in the Huerfano district. Frank spent many years in the ranching and cattle business with his father. He was later an employee of the Platt Rogers Construction Company, which built many of the homes in this neighborhood. Rantschler had a son, Frank S. Rantschler, and three daughters, Mrs. W.V. Slack, Mrs. W.E. Roller, and May Gittings.

Residing in the eastern half of the duplex was the elder Frank Rantschler sister, Luella S. Rantschler. She was a teacher in Pueblo schools from 1903 until her retirement in 1945. She died on June 2, 1950, and Frank died on October 22 of the same year.

Following the death of the Rantschlers, Benjamin H. Hake purchased the property and resided in the western half (407). He was born on April 9, 1887, at Harper, Kansas. He served in World War I and settled in Pueblo following his discharge. He worked for the United States Postal Service in Pueblo. He married Katherine Schreiber and had a son, Lawrence Hake. Benjamin remained here until his death on June 8, 1972. Madeline J. Stewart, the current owner, purchased the property in 1983. She resides in the western unit (407).

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.

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.

"Rantschler (Luella S.)" [obituary]. Pueblo Chieftain, 3 June 1950, p. 8.

"Rantschler (Frank F.)" [obituary]. Pueblo Chieftain, 22 October 1950, p. 8.

"Hake (Benjamin H.)" [obituary]. Pueblo Chieftain, 9 June 1972, p. 10B.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 23.

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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 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 joined the smaller, plainer dwellings originally constructed here. Many of these newer buildings were multi-family homes. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Terrace-form duplex. 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1890, this duplex exhibits a 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. Only a few windows have been removed or replaced. 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): 13thstw405-407
- 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): **06/22/05**
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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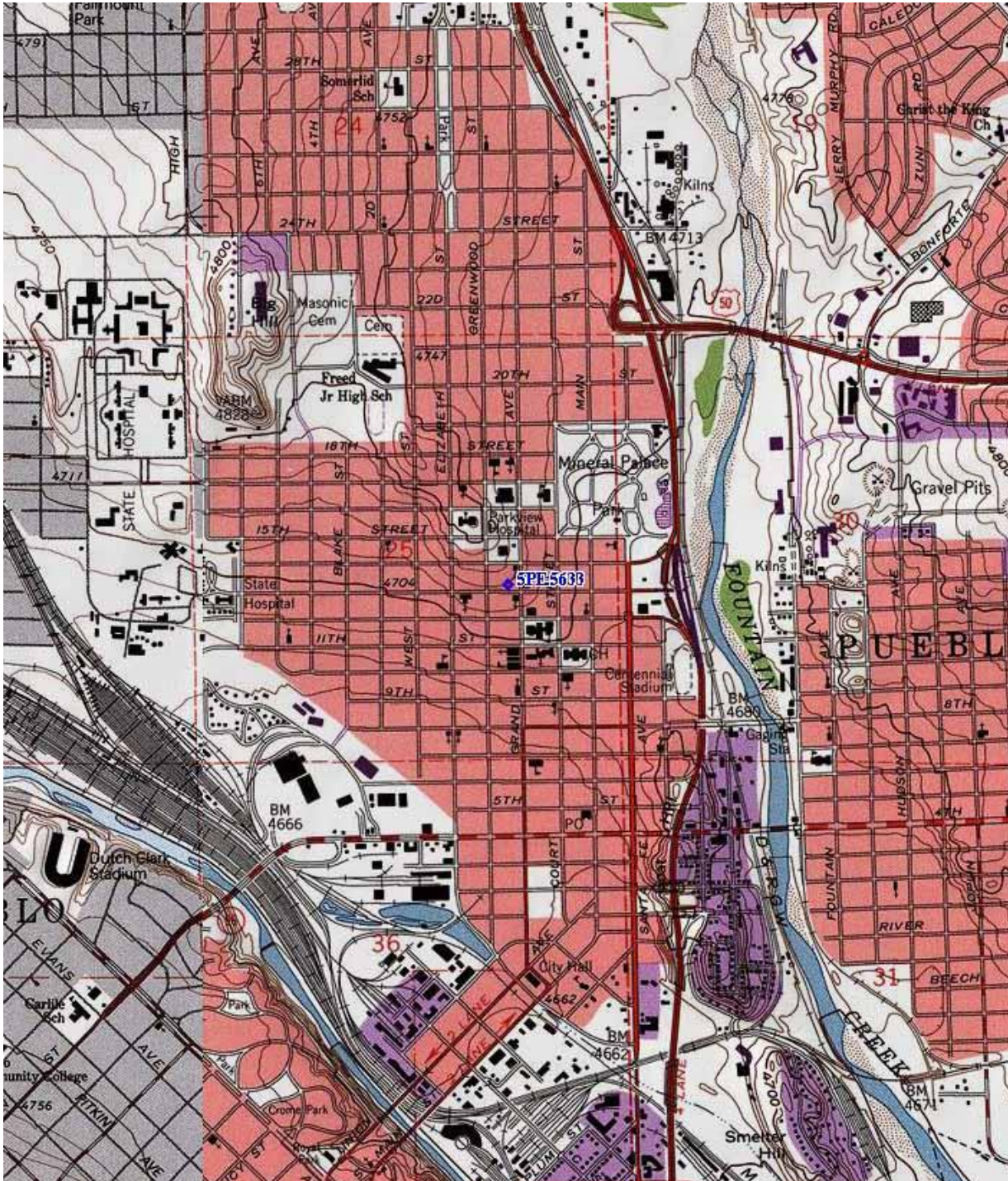
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SITE SKETCH MAP



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LOCATION MAP



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