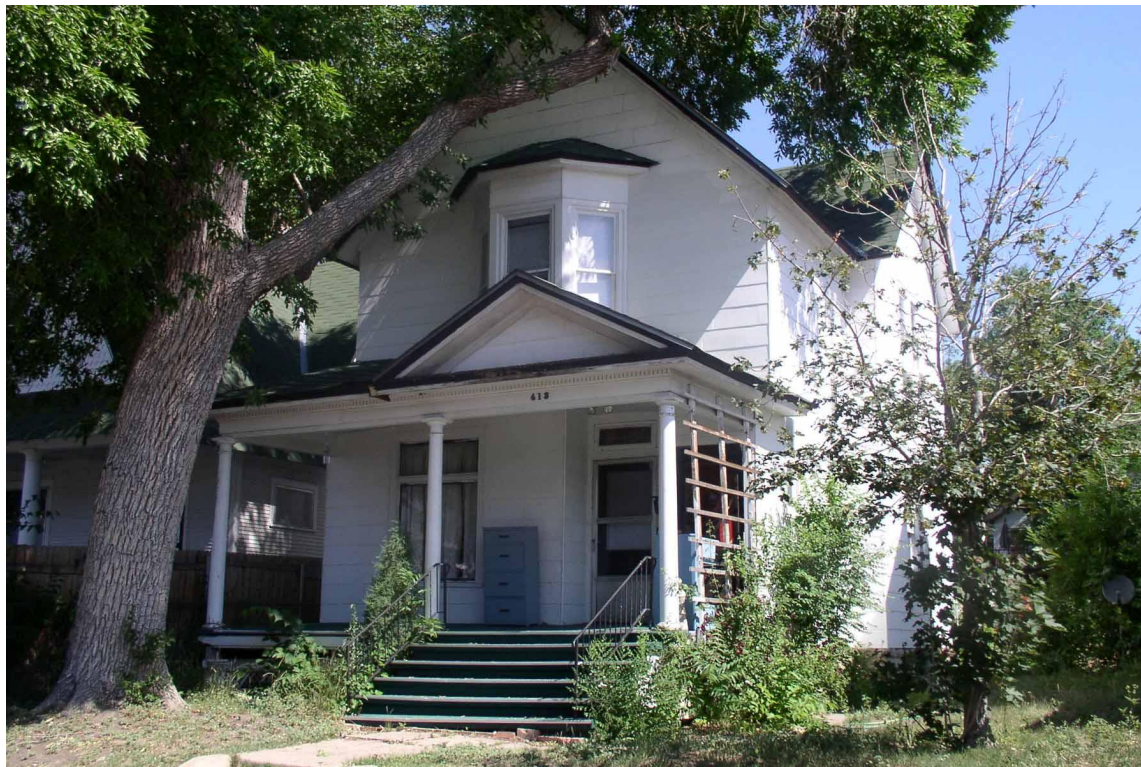


COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5639** Parcel number(s):
  - 2. Temporary resource number: **071** **525411008**
  - 3. County: **Pueblo**
  - 4. City: **Pueblo**
  - 5. Historic building name: **Roberts, Juila H., House**
  - 6. Current building name: **Karonis-Worthington House**
  - 7. Building address: **413 W 13th Street**
  - 8. Owner name: **Peter Karonis and Gregory M. and Petrina Worthington**
- Owner organization:
- Owner address: **413 W 13th 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**  
**SE 1/4** of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533904** Northing: **4236640**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 10: Block 25**  
Addition: **County Addition** Year of addition: **1869**
13. Boundary description and justification:  
**The boundary, 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): **T-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **813 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Asbestos** 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**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the south, this house rests on a coursed, sandstone ashlar foundation. White-painted, asbestos shingle siding covers the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. Protruding from the center of the front (south) façade's second story is a 3-sided, canted bay window. It has its own hipped roof. The windows are paired beneath the 2-story, front-gabled bays protruding from the east and west elevations. A window opening in the west side of the front (south) façade's first story has a single-light, fixed-frame window, with a single-light transom above it. Bands of single-light hopper windows enclose the upper story of a hipped-roof porch across the rear (north) elevation. A single-light window also opens between the stories in the east elevation, corresponding to an interior staircase. A hipped-roof porch spans the entire façade. White-painted latticework fills the area between the ground and the porch's wooden floor. The porch has white-painted, wood Doric columns. A dentiled cornice marks the junction of the porch's soffit and fascia. A pediment rises above the eastern half of the porch. Below it rise 5 wood steps, flanked on either side by wrought-iron railings and covered in green carpet. Two doorways open in the façade beneath the pediment. Both have 1-panel, 1-light, glass-in-wood-frame doors, painted black. The doors feature an engraved panel and head rail, and pilasters flanking the light. The eastern door provides direct access to an interior staircase. The western door opens into the first story. It opens behind an aluminum-frame storm door and, above it, is a single-light transom. Another doorway opens in the west side of the north elevation of a hipped-roof porch across the rear (north) elevation. Green, interlocking asphalt shingles cover the cross-**

## Architectural Inventory Form

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**gabled roof. White-painted wood soffit and green-painted wood fascia box the eaves. The rafter ends are exposed beneath the hipped roof of the rear (north) porch. A tall, pink-brick chimney emerges from the roof's east-facing slope, just south of the west-facing gable. A red-brick chimney protrudes from the west-slope of the rear, 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. 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 411 West 13th Street to the east and 417 West 13th Street to the west. A planted-grass yard, with mature landscaping, surrounds the house, while a large elm off the southwest corner of the dwelling shades much of its roof. A chain-link fence encircles the backyard, and a macadam parking area is situated at the northeast corner of the lot.**

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A single-car garage is located directly north of the house. Oriented to the north, the building lacks a formal foundation. White-painted wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. Dominating the front (north) elevation is a 16-panel, wood, overhead-retractable garage door, painted white. It is offset to the east. Window openings have been boarded shut. Green, interlocking asphalt shingles cover the front-gabled roof; while-painted wood soffit and green-painted wood fascia box the eaves.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **Julia H. Roberts**  
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 Assessor records, this building was constructed in 1900. Sanborn maps and city directories corroborate a circa 1900 date of construction. The only major structural alteration was the enclosure of the two-story, rear (north) porch. The asbestos shingle siding most likely dates to the 1940s.**

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:

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The first owner and resident of this house, constructed around 1900, was most likely Julia H. Roberts. She was born in Kentucky around 1872. Roberts was a clerk for the L.C. Jones Mercantile Company and was later a nurse. She resided here with her mother, Sue Janeson, and sisters Ada J. Hardin and Nellie Janeson. Hardin offered music lessons in the house. Boarders included Nellie M. Higman, a teacher at the nearby Centennial High School, and Lillie Rice, a clerk at the Mutual Benefit Association. Julia Roberts lived here the rest of her life, dying in November 1938.

In 1940, residents were Thomas B. Stavely and Jack Brittain. In 1945, the owner was Scott C. Barr, who resided here with Jess C. Cunningham. Frank E. Wolther was the owner and resident in 1950. He lived here with his wife, Helen W. Wolther. They had two sons, Jack and Frank Wolther, Jr. The Wolthers resided here at least through the death of Frank, Sr., on May 31, 1965.

Toby and Zulema Cordova purchased the property in 1979. They sold it to Donald A. and Esther Garcia in 1986. In 2001, Peter Karonis and Gregory M. and Petrina Worthington, the current owners, purchased the house and lot from Esther Garcia in 2001.

## 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.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 124.

"Roberts (Julia H.)" [obituary]. Pueblo Chieftain, 5 November 1938, p. 2.

"Wolther (Frank F.)" [obituary]. Pueblo Chieftain, 1 June 1965, p. 6A.

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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 architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a modest, Late Victorian-era house. 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 1900, 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. The only structural modification was the enclosure of the 2-story rear porch. Also, asbestos shingle siding conceals the original exterior wall cladding. Otherwise, the building has not been significantly altered.**

## 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): 13thstw413**
- 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**

### Architectural Inventory Form

SITE SKETCH MAP

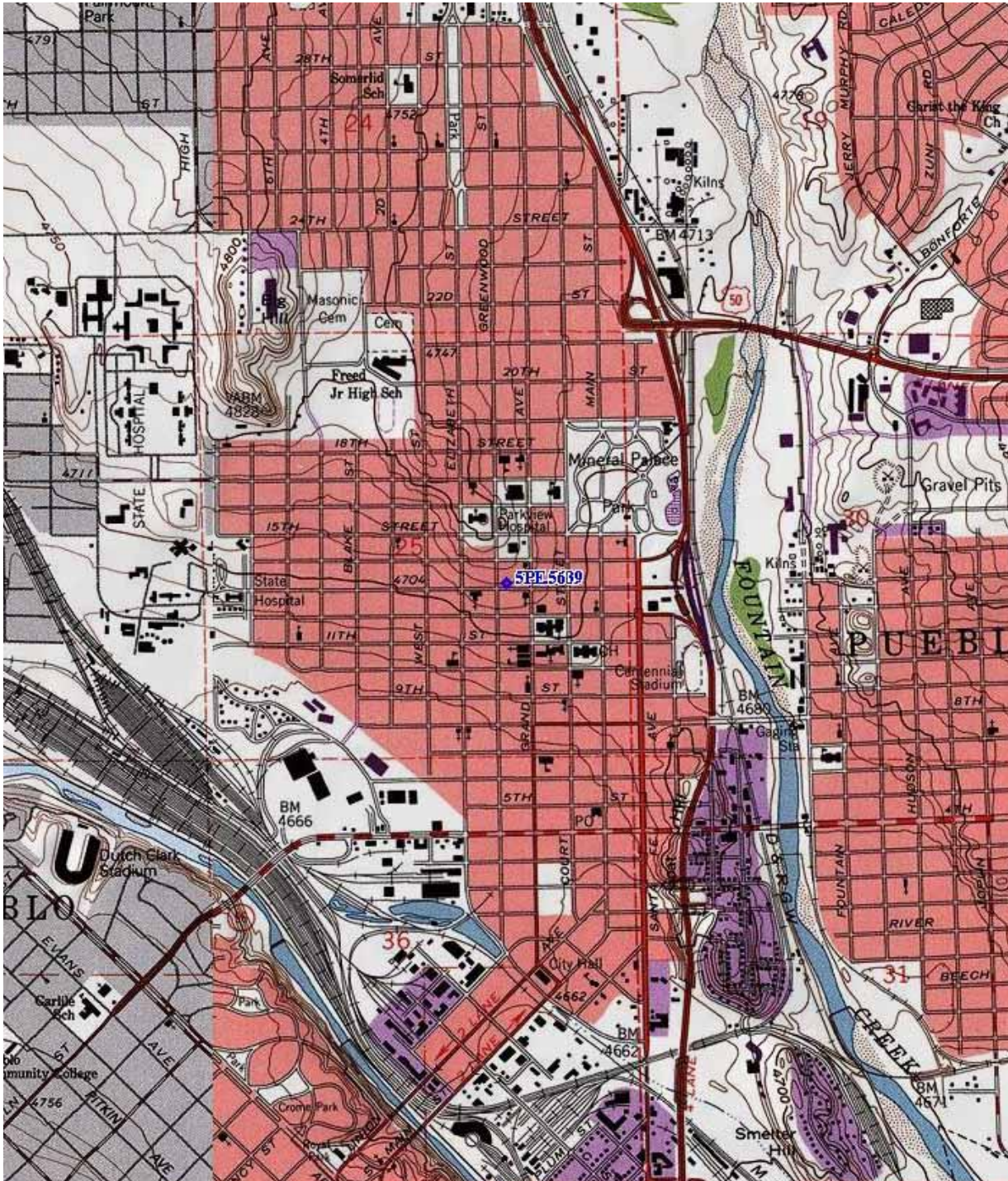




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## LOCATION MAP



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