

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.5640** Parcel number(s):
- 2. Temporary resource number: **072** **525418005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Johnson, J. Will, House**
- 6. Current building name: **Hipp-Hinders House**
- 7. Building address: **414 W 13th Street**
- 8. Owner name: **Roy L. Hipp and Donna J. Hinders**
- Owner organization:
- Owner address: **611 W 22nd 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: **533907** Northing: **4236608**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 7: Block 26**  
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,880 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:  
**Wood/Shingle**
18. Roof configuration: **Other Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Roof Treatment/Dormer**  
**Fence**  
**Chimney**  
**Porch**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the south, this house rests on a combination of low sandstone and concrete foundations. Light-green-painted stucco clads the exterior walls. The same color, square-cut wood shingles cover the dormers. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames; white-painted, wood-frame screens; and dark-green-painted wood surrounds. A 3-sided, hipped-roof bay protrudes from north of center on the west elevation. Dominating the center of the front (north) façade is a large, fixed-frame window, with round-arch transom. An elaborate wood architrave surrounds the window. It features scroll brackets and 2 levels of dentil molding. A half-round, stained-glass window pierces the north end of the east elevation. Enclosing the western portion of the front, wraparound porch is a band of 15-light windows. A rounded, hipped-roof porch spans the entire façade and wraps around the northwest corner of the house. The porch features a stucco-covered kneewall and round supports. A pediment rises above the porch's easternmost quarter. The pediment features an elaborately carved bargeboard. A 4-step concrete stoop approaches the porch beneath the pediment. The principal doorway opens in the east end of the façade. It hosts a 5-panel, 1-light, oak door. The glass is beveled. It opens behind a white-painted, wood-frame screen door. Above the doorway is a single-light transom. Another doorway opens near the center of the rear (south) elevation.**

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It hosts a 4-panel, white-painted wood door, opening behind and white-painted, wood-frame screen door. It provides access to a wood stoop, protected beneath a shed roof. An identical doorway-stoop combination exists on the rear (south) elevation of a hipped-roof addition to the east end of the original core's south elevation. Gray-green asphalt shingles cover the main roof and all other roof surfaces. Green-painted wood fascia and soffit box the eaves. Front-gabled dormers emerge from the east- and west-facing roof slopes. Elaborate stickwork fills the main, north-facing gable, and the gables of the dormers. An elaborately corbelled, red-brick chimney emerges between the north-facing gable and the central, hipped roof. Simpler chimneys protrude from the east elevation and near the south end of the 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 south side of West 13th Street, between 412 West 13th Street to the east and 416 West 13th Street to the west. A planted-grass yard, with mature landscaping, surrounds the building. Encircling a portion of the backyard is a chain-link fence. A gravel parking area is situated at the southwest corner of the lot.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the southeast corner of the lot. Oriented to the west, the building rests on a concrete slab. Light-green-painted stucco clads the exterior walls. The unusual garage doorway is actually located on the southwest corner of the building, with door itself folding to enclose the corner. It is of wood construction, painted light green. A window opening in the center of the south elevation has been boarded shut with light-green-painted beadboard. Gray-green asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

### 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: **J. Will Johnson**

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. However it appears on an 1893 Sanborn map. Based on those maps, this house appears to have originally been a fairly simple hipped-roof box until around 1900, when a small interior addition and large front porch were added. The rear additions also date to this time. Stucco covers the original brick wall cladding.**

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

### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Single Dwelling**

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32. Intermediate use(s): **Single Dwelling**33. Current use(s): **Business**34. Site type(s): **retail business**

35. Historical background:

The first owner and resident of this house, constructed around 1890, was Pueblo real estate and loan agent J. Will Johnson. He was born in December 1861 in Ohio. Around 1886 he married his wife, Clara A., who was also a native of Ohio. The young couple appears to have moved initially to Kansas, where children Edith and Frederick were born. Sometime after 1888, the family moved to Pueblo. The Johnson family resided at this house with Edith Moody, Clara's mother, and Mary Bodie, a domestic servant. The family later moved to 409 West 18th Street. J. Will Johnson died in September 1932.

Following Johnson at this address was another Pueblo entrepreneur, Walter H. Haines, proprietor of Haines Book Store at 418 North Main Street. He was born in Ohio around 1868. Around 1900 he married his wife, Lillian, and had a son, Charles. Lillian was born in Cuba. The family resided here for more than 4 decades, spanning from before 1909 through 1950.

Prior to 1960, the owner and resident was Edwin R. Porter. With his first wife, Helen Porter, Edwin had a son, Edwin L. Porter, and five daughters, Sandra Kay Porter, Lillie Bouldin, Melva Walthour, Verna Wolf, and Karen Svaldi. Helen Porter died on March 26, 1962; the elder Edwin then married Eunice Lester in 1970. Edwin R. Porter initially farmed and ranched in the Boone area. He was later a caretaker at the Citadel Health Care Center. Porter organized Pueblo's Senior Kitchen Band. He appears to have remained here through the early 1970s, when he moved to an apartment at 2104 Ogden. Edwin R. Porter died on August 10, 1987.

Soon and Sui Kwai Fong purchased the property in 1973, transferring it to Sui Kwai Fong and Roy L. Hipp in 1999. Roy Hipp and Donna J. Hinder, the current owners, acquired the house and lot in 2005. At the time of this survey, it was operated as a retail storefront.

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.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 21.

"J. Will Johnson" [obituary]. Pueblo Chieftain, 29 September 1932, p. 7.

"Edwin R. Porter" [obituary]. Pueblo Chieftain, 12 August 1987, 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. 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 like this one joined the smaller, plainer dwellings originally constructed here. It is also associated with Pueblo's professional middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Late Victorian-era 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, it 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 there have been significant structural modifications, they occurred as early as 1900, well within the period of significance. However, stucco covers the original brick exterior wall cladding, obscuring some character-defining features.

## 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): 13thstw414**
- 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

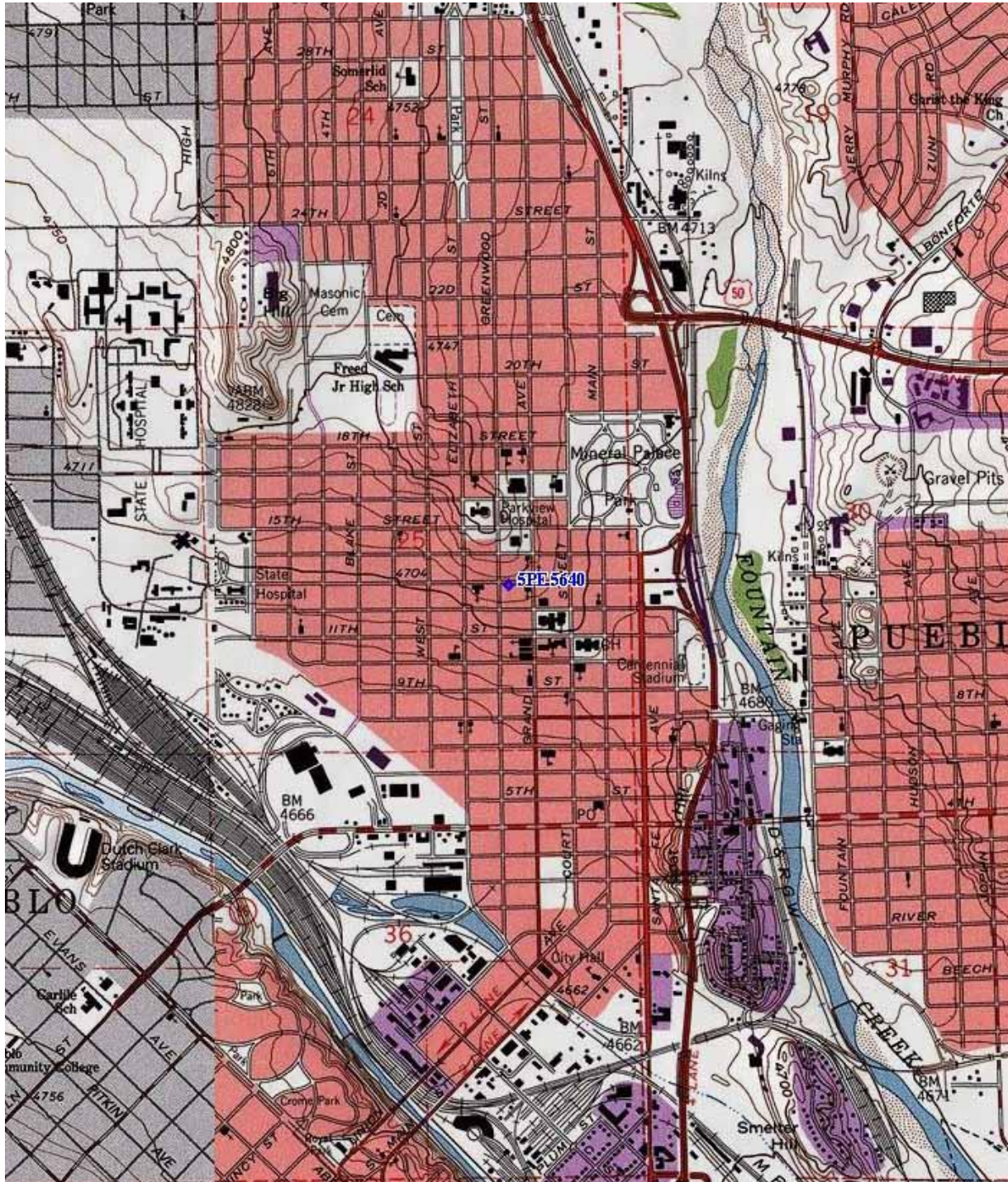
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SITE SKETCH MAP



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## LOCATION MAP



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