

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5656** Parcel number(s):
- 2. Temporary resource number: **525311001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Footman, Lawrence and John, House**
- 6. Current building name: **Duran, Xavier J., House**
- 7. Building address: **712 W 13th Street**
- 8. Owner name: **Xavier J. Duran**
- Owner organization:
- Owner address: **1630 Moore Ave., Ste. 1**  
**Pueblo, CO 81005**

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

## Architectural Inventory Form

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**SW** 1/4 of **NE** 1/4 of **NE** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533563** Northing: **4236602**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1; Block 2**  
Addition: **Craig's Addition** Year of addition: **1871**
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): **1,155 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Window/Segmental Arch**  
**Fence**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the north, this house rests on a foundation entirely obscured behind concrete and stucco. Tan stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with brown-painted wood frames and aluminum-frame storm windows. They open beneath segmental arches, some of which are projecting, and dressed sandstone sills, painted brown. A front-gabled bay protrudes from the south end of the west elevation. It hosts a pair single-light hopper or awning windows, with multi-light sidelights and transoms. Enclosing the front porch is a pair of 1-over-1-light, double-hung sash windows and a band of clerestory windows. The enclosed front porch fills the inside (northeast-facing) corner. It provides access to the principal doorway, which opens in the east face of the corner. It hosts a 4-panel, white-painted wood door, with transom. Another doorway opens in the south elevation of the front-gabled bay projecting from the west elevation. Brown, interlocking asphalt shingles cover the gable-on-hip roof. Boxing the eaves are brown-painted wood fascia and soffit. A stucco-covered chimney protrudes from the roof's west-facing slope.**
22. Architectural style: **Late Victorian**  
Other architectural styles:

## Architectural Inventory Form

Page 3

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 and commercial buildings. Setbacks from West 13th Street, the busy, principal east-west thoroughfare through this area, are generally the same on this block. This property is situated on the south side of West 13th Street, between 706 West 13th Street to the east and 714 West 13th Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the lot. Obscuring the front (north) façade of the house a pair of hugh cedars. A wood privacy fence encircles the backyard.**

## 24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A single-car garage is located on the southwest corner of the lot. Oriented to the south, the building rests on a concrete slab. Unpainted sheets of particleboard clad the exterior walls. Dominating the front (south) elevation are paired, gray-and-white-painted, beadboard doors. While they once opened on metal strap hinges, they have now been fixed shut. Appearing in the center of the east elevation is a single-light awning window. A 2-panel, brown-painted wood door opens in the south end of the east elevation. The north end of the same elevation hosts a 5-panel, brown-painted wood door. An open, shed-roofed structure spans the east elevation. Brown, interlocking asphalt shingles cover the front-gabled roof.**

## IV. ARCHITECTURAL HISTORY

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

26. Architect: **unknown**  
Source of information:

27. Builder: **unknown**  
Source of information:

28. Original Owner: **Lawrence and John Footman**  
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, and city directory listings for this address date to 1890, suggesting a circa 1890 date of construction. The front porch and a porch on the south end of east elevation have been enclosed, while another open porch was constructed on the north end of the east elevation. The front-gabled bay on the south end of the west elevation is also an addition. Based on Sanborn maps, these modifications appear to date to after 1952. The stucco, which covers the original brick wall cladding, dates to after 1952 or even more recently.**

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:  
**The first residents of this house, constructed around 1890, were brothers John and Lawrence J. Footman, house painters. They**

**Architectural Inventory Form**

Page 4

resided here with their widowed mother, Elizabeth Footman. The family came to Colorado from Ohio. Lawrence was born in September 1838. John was born in 1843 and served in the Civil War with Company I of the 60th Ohio Volunteers Infantry. Another brother, Lewis E. Footman, was a Pueblo-area farmer.

By 1900, the owner and resident was druggist Charles Wells. He was born in Indiana in May 1859. He was widowed only a few years into his marriage, leaving him to raise two young daughters, Hazel D. and Gladys I. Assisting him was a domestic servant, Margaret Schiller. The family lived here through 1909.

Charles E. Johnson owned this property and resided in the house beginning around 1914. He was born around 1871 and, with his wife, had three children: Pearl, Helen, and Kendall Johnson. Charles Johnson was an engineer at the Pope Block. Charles Johnson died on February 16, 1921.

Around 1925, Paul W. Jones, a lifetime resident of Pueblo, purchased this property and resided here for approximately 50 years. He had two children, Harold L. Jones and Pauline M. Somes. Shortly before his death, on July 24, 1978, Paul Jones moved to the University Heights Nursing Home.

Mike J. and Aurora T. Gonzales purchased this property in 1978, selling it to Xavier J. Duran, the current owner, in 2002. Duran operates the property as a rental unit.

## 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 1900. Precinct 15, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 151.

U.S. Census of 1900. Precinct 3, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 15.

"Paul W. Jones" [obituary]. Pueblo Chieftain, 26 July 1978, p. 8B.

"John Footman" [obituary]. Pueblo Chieftain, 11 September 1922, p. 8.

"Charles E. Johnson" [obituary]. Pueblo Chieftain, 17 February 1921, p. 10.

## Architectural Inventory Form

Page 5

## 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

## Architectural Inventory Form

Page 6

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 example of late Victorian-era domestic architecture. 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 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. While additions and modifications probably date to within the period significance, they have removed or concealed some important character-defining features, particularly the front porch and brickwork. Nonetheless, the building remains in its basic form, retaining sufficient physical integrity to convey its architectural and historical 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): 13thstw712**
- 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): **06/28/05**
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

Page 7

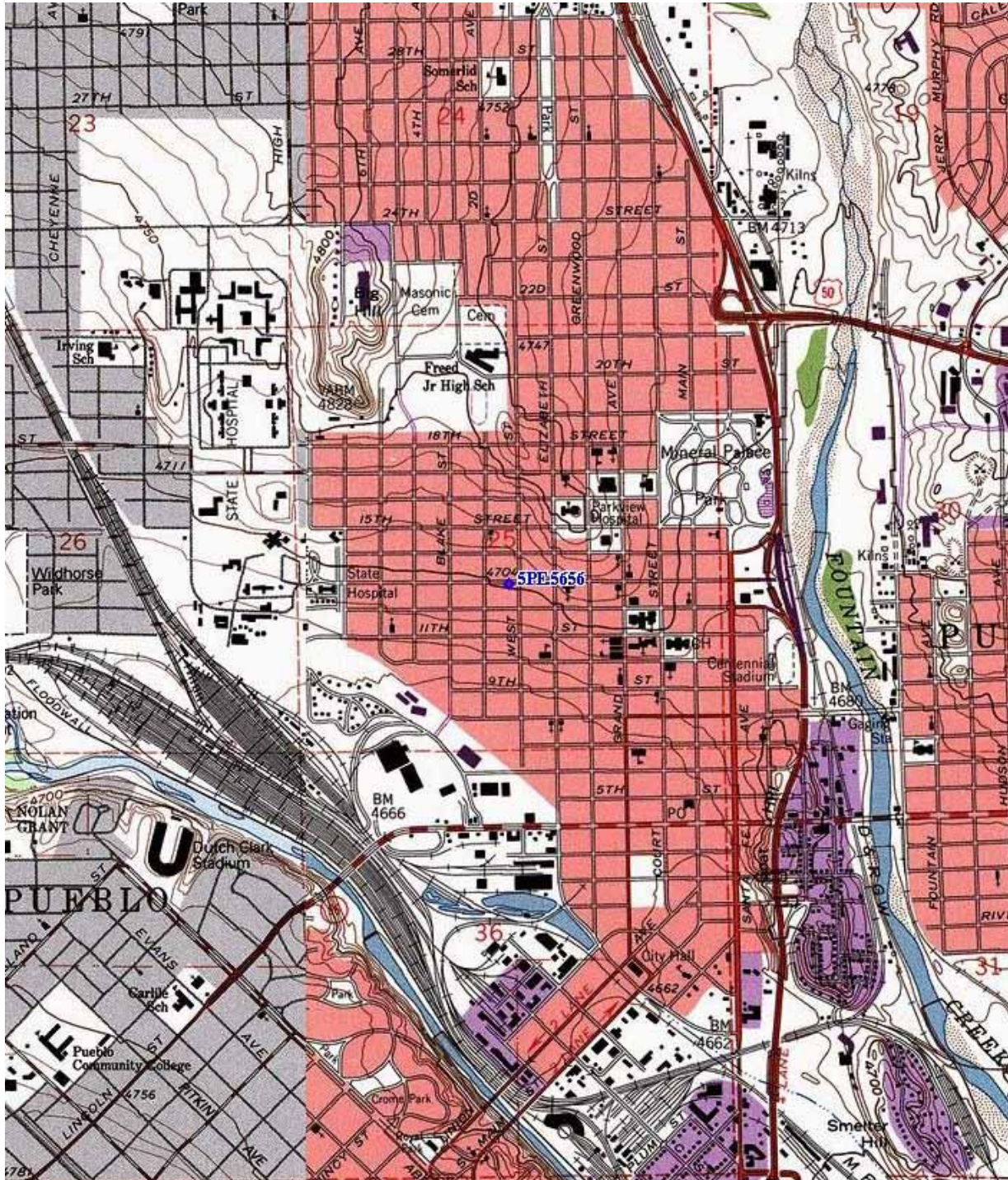
SITE SKETCH MAP





# Architectural Inventory Form

## LOCATION MAP



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