

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.5658** Parcel number(s):
- 2. Temporary resource number: **525311002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Langdon, John J., House**
- 6. Current building name: **714 West 13th Street**
- 7. Building address: **714 W 13th Street**
- 8. Owner name: **Neighborhood Services, Inc.**
- Owner organization:
- Owner address: **3937 Ivywood Lane**
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

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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: **533549** Northing: **4236607**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 2; 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,044 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
Asphalt
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
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this house rests on a sandstone foundation, almost entirely concealed beneath blue-painted stucco. Behind (south of) the original cross-gabled core of this house are additions with a hipped roof, flat roof, and shed roof. Blue-painted stucco also clads the exterior walls. Gray asphalt shingle siding covers a shed-roofed addition across the rear (south) elevation. Windows are generally 1-over-1-light, double-hung sash, with brown aluminum frames. A large window opening in the west end of the front (north) façade has been filled in and covered with stucco. A single-light hopper window opens near the center of the east elevation. The rear addition has single-light, fixed-frame windows. The windows generally open above blue-painted, rough-faced sandstone sills. The segmental arches above them have been filled in and covered in stucco. A small, shed-roofed porch fills the inside (northeast-facing) corner of the house. It has a concrete floor. The porch supports consist of brick pedestals and stucco-covered, battered piers. The principal doorway opens beneath the porch. It hosts a blue-painted wood slab door, opening behind an aluminum-frame storm door. Another doorway opens near the south end of the east elevation. It hosts another blue-painted, wood slab door. A blue-painted, wood slab door opens low in the west end of the rear addition's south elevation. Brown, interlocking asphalt shingles cover the cross-gabled main roof and all other roof surfaces. Pink-painted wood soffit and fascia, with projecting cornice, box the eaves. A blue-painted brick chimney protrudes

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from a hipped-roof structure on the rear elevation.

22. Architectural style: **No Style**

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 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 712 West 13th Street to the east and 716 West 13th Street to the west. Gravel covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the lot, and large juniper dominates the front of the house. A gravel driveway runs along the east side of the property and a gravel parking area is located on the southern edge of the property. Surrounding the backyard is a chain-link fence.

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 lacks a formal foundation. White-painted stucco clads the exterior walls. Dominating the front (south) elevation are paired, vertical wood plank doors, opening on metal strap hinges. The doors are unpainted. Another doorway opens in the west end of the north elevation, but it appears to lack a door. Deteriorated, gray-black asphalt shingles cover the front-gabled roof. A fascia board caps the exposed rafter ends.**

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.**
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: **John J. Langdon**

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. Also based on those maps, it appears that the house achieved its current form by 1904-05. The only notable alteration since that time has been the application of stucco over the original brick wall cladding. The date of this modification, however, is unclear.

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**

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34. Site type(s):

35. Historical background:

This house, constructed prior to 1890, was the original Pueblo home of John J. Langdon, a rising businessman and patriarch of what would become one of the city's most prominent families. He was born in Illinois in September 1851. Around 1880 he married Frances G. Herron. She was born in Wisconsin in December 1850. Together, they had seven children: Genevieve, Laurence Edwin, Frank, Joseph R., Mary, Josephine, and John A. Their father was secretary of the Collier Investment Company and, later, secretary and general manager of the Pueblo Abstract of Title Company. In 1919, the elder John Langdon turned his interests toward real estate, in which he amassed a considerable fortune. Laurence Langdon served briefly as Pueblo city attorney before becoming deputy district attorney. The family resided here through at least 1900, later moving to 503 West 11th Street (5PE.517.9). (This 11th Street residence has since been razed.)

In 1914, the resident was J.E. Hibbs, followed by H.J. Cassidy. From around 1925 through at least 1940, the owner and resident was Lawrence A. Daveline. He was born on October 18, 1895, in South Bend, Indiana. He served in the U.S. Army during World War I. In 1919, he moved to Pueblo and married Mathilda Featheringham on February 8, 1921. Together, they had two daughters, Doris Daveline and Geraldine Dicks. Lawrence Daveline was an employee of White & Davis Clothiers. Around 1945 through 1950, the resident here was Lawrence Daveline's brother, Richard T. Daveline. Mathilda Daveline died in 1976 and Lawrence on March 24, 1989.

Around 1955, the resident was Richard Waggoner, followed by Wilford White and Lloyd G. Dietrich in 1960. Bernie J. and Louise Santistevan acquired the property prior to 1989, when Bank Western became the owner. Neighborhood Services, Inc., the current owner, purchased the house and lot from the bank in 1989. The company currently 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 3, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 11-12.

"John J. Langdon" [obituary]. Pueblo Chieftain, 17 April 1928, p. 3.

"Lawrence A. Daveline" [obituary]. Pueblo Chieftain, 24 March 1989, p. 7D.

"Laurence Edwin Langdon." In History of Colorado, vol. II, Wilbur Fisk Stone, 671. Chicago: S.J. Clarke Publishing Co., 1918.

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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: **Not Applicable**40. Period of Significance: **n/a**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. 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 probably date to well within the period significance, the later application of stucco over the original brick wall cladding has concealed or obscured some character-defining features. Nonetheless, the building retains 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): 13thstw714**
- 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): **06/27/05**
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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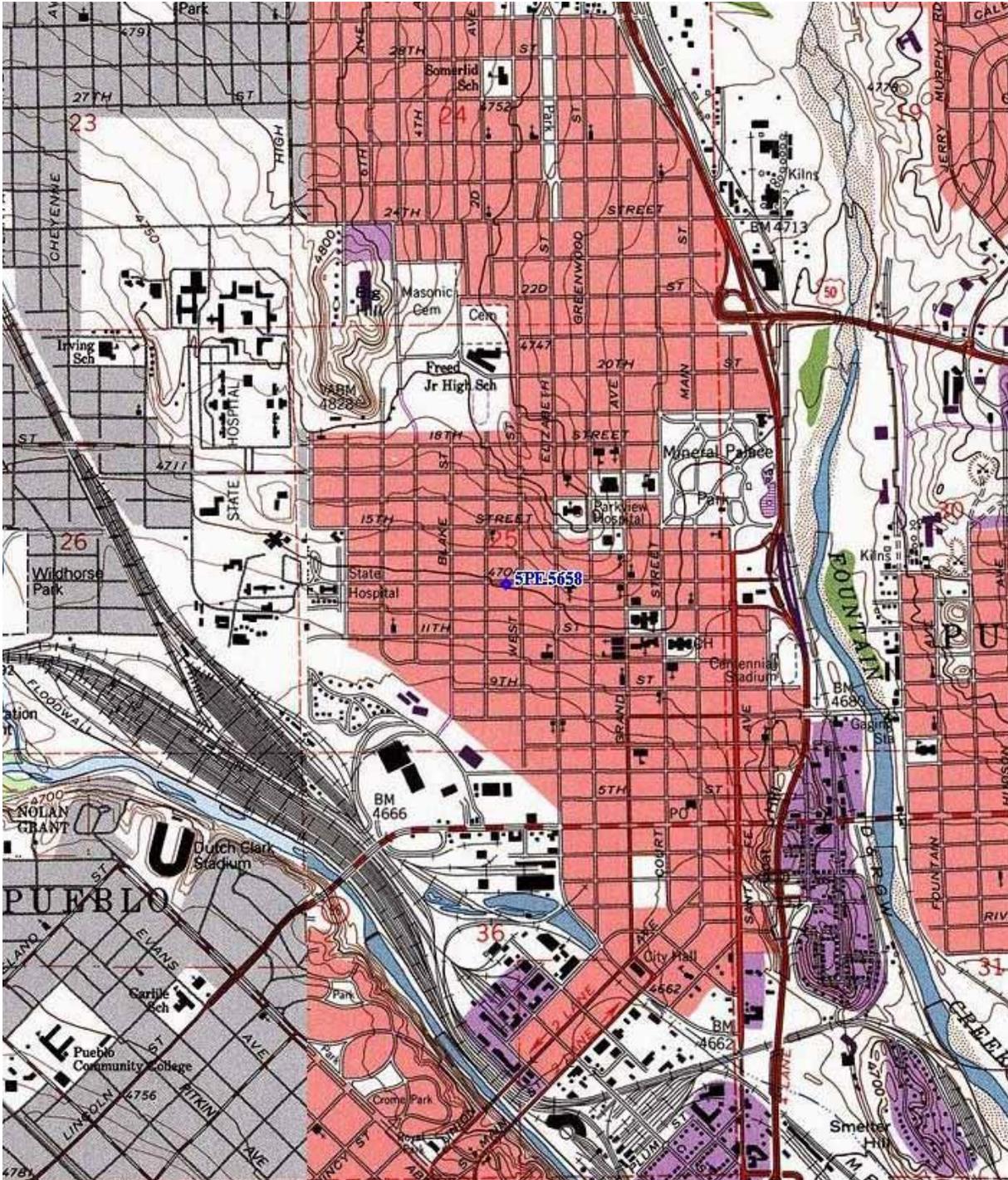
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SITE SKETCH MAP



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LOCATION MAP



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