

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.5662** Parcel number(s):
- 2. Temporary resource number: **093** **525311004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Cleghorn, John, House**
- 6. Current building name: **722 West 13th Street**
- 7. Building address: **722 W 13th Street**
- 8. Owner name: **JP Morgan Chase Bank (Trustee)**
- Owner organization:
- Owner address: **9350 Waxie Way**
San Diego, CA 92123

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: **533521** Northing: **4236602**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 40 feet of Lot 4; 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): **925 square feet**
16. Number of stories:
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Plywood/Particle Board
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
Garage/Attached Garage
Chimney
Porch
Window/Stained Glass
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this house rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar. The walls consist of cream-painted brick. Plywood sheets, pressed into a vertical-plank pattern, cover the exterior walls of an enclosed porch wrapping around the house's northeast corner. The plywood is painted cream, with green-painted cornerboards. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames. These windows open between green-painted, rock-faced sandstone sills and segmental arches. The segmental arch above the window opening in the second story of the front (north) elevation, beneath the gable, has a sandstone keystone and springers. Above it, in the gable, is a corbelled pattern of rounded bricks. The enclosed porch hosts 1-beside-1-light, sliding-sash windows, with brown aluminum frames. Near the center of the east elevation's first floor is a stained-glass hopper window. A pair of doorways opens into the porch, on the east side of the north elevation and the south side of the east elevation. Both host 4-panel, metal doors, with fanlights. The door in the north elevation is white, approached by a single concrete step. The door in the east elevation is

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painted green and is approached by a two-step wood stoop, sheltered beneath a shed roof. Another doorway opens in the north elevation of a gabled wing protruding from the south end of the east elevation. It hosts a 6-panel, white-painted wood door, opening behind a white, aluminum-frame storm door. Approaching it are 2 concrete steps. A doorway opens near the center of the rear (south) elevation. It hosts a 2-panel, 1-light, white-painted metal door, opening behind an aluminum-frame storm door. Approaching it is a small, uncovered wood deck, with simple wood balustrade. A shed-roofed, 1-car garage is attached to the southwest corner of the house. A gravel driveway approaches it from West 13th Street. Dominating its front (south) elevation are paired, three-panel wood doors, painted cream. A 16-panel, white, steel, overhead retractable garage door consumes the rear (south) elevation of the garage. Gray, interlocking asphalt shingles cover the cross-gabled roof, and green-painted wood soffit and fascia, with protruding cornice, boxes the eaves. A white-painted, corbelled brick chimney protrudes near the northwest corner of the house and another emerges at the junction of the roof ridges.

22. Architectural style: **Late Victorian/Edwardian**

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 716 West 13th Street to the east and 724 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. Dominating the back yard is a gravel parking area and driveway to the attached garage. A wood privacy fence delimits the eastern edge and the eastern half of the southern edge of the property.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **John Cleghorn**

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 this date. It was one of four nearly identical and neighboring houses: 722 (5PE.5662), 724 (5PE.5663), 726 (5PE.517.39), and 738 (5PE.517.4) West 13th Street. The attached garage was not an original feature but, based on Sanborn maps, was constructed before 1952. The enclosed front and rear porches, replaced windows, and the paint applied over the original brick exterior wall cladding appear to date to sometime after 1990, based on the building materials.

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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35. Historical background:

The first owner and resident of this house, constructed around 1900, was John Cleghorn, founder and president of John Cleghorn & Company, a grocer and seed distributor. He was born in Canada in May 1852. He married his wife, Anna M., around 1882. She was born in Illinois in January 1863. They had at least three children: Willard V., Miriam A., and Madeline G. They resided here with a domestic servant, who in 1900 was Mesia Jones, and remained at this address until prior to 1909.

The owner and resident from around 1909 through 1919 was James Wimmer, vice president of the S.C. Gallup Saddlery Company. From around 1925 through 1935, the resident and owner was Aldred B. Shurtz. The residents in 1940 were Cecil W. Calhoun, Thomas V. Latta, and George Drake.

Melvin L. Shafer purchased the property around 1945 and resided here through 1950. He served in the U.S. Army in France during World War I and came to Pueblo in 1931. Shafer's wife was Florence B. Shafer, and he had two children, Carol Morse and Frederick Baker. Melvin Shafer died on October 10, 1986.

In 1955, the resident was Francis Forsythe, followed by Lela A. Jones and Fannie Dawson in 1960. Myrtyl M. Jackson purchased the property prior to 1981, when she transferred it to John M. Jackson. Elden W. Burchard acquired the house and lot in 1991, selling it to Todd S. Levine in 1996. In 1999, Levine sold the property to Thomas Moriarty. J.P. Morgan Chase Bank, the current owner, obtained the house and lot in 2004.

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. 12.

"Melvin L. Shafer" [obituary]. Pueblo Chieftain, 10 October 1987, p. 7D.

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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 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. It is also associated with Pueblo's professional, entrepreneurial middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (local landmark criterion 2A) as an example of the Edwardian 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. 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 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. Enclosed porches, replaced window, and a newer exterior wall cladding have all removed some character-defining features. Nonetheless, this house still retains its basic form and other architectural features typical to the style.

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): 13thstw722
- 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**

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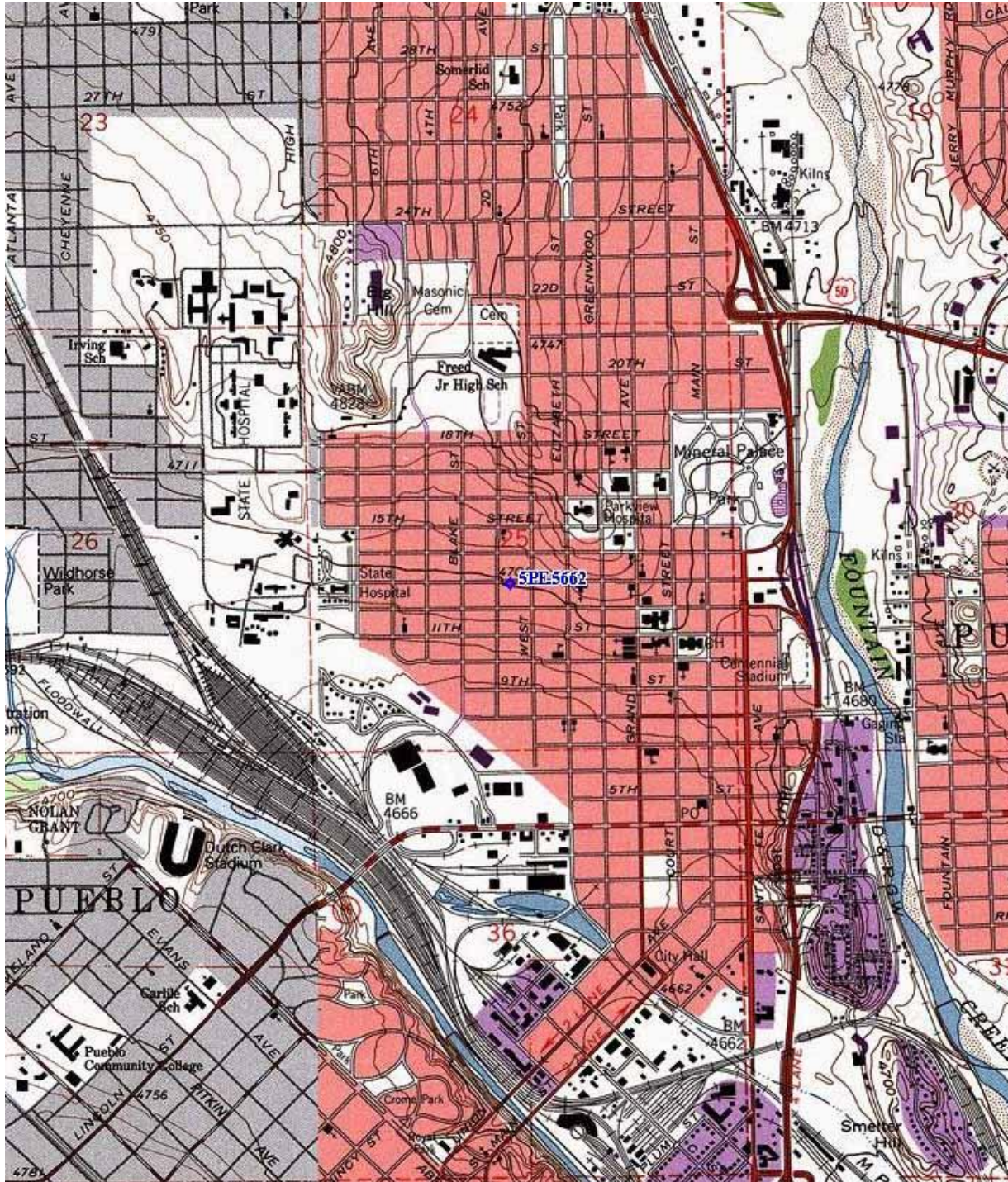
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SITE SKETCH MAP



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LOCATION MAP



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