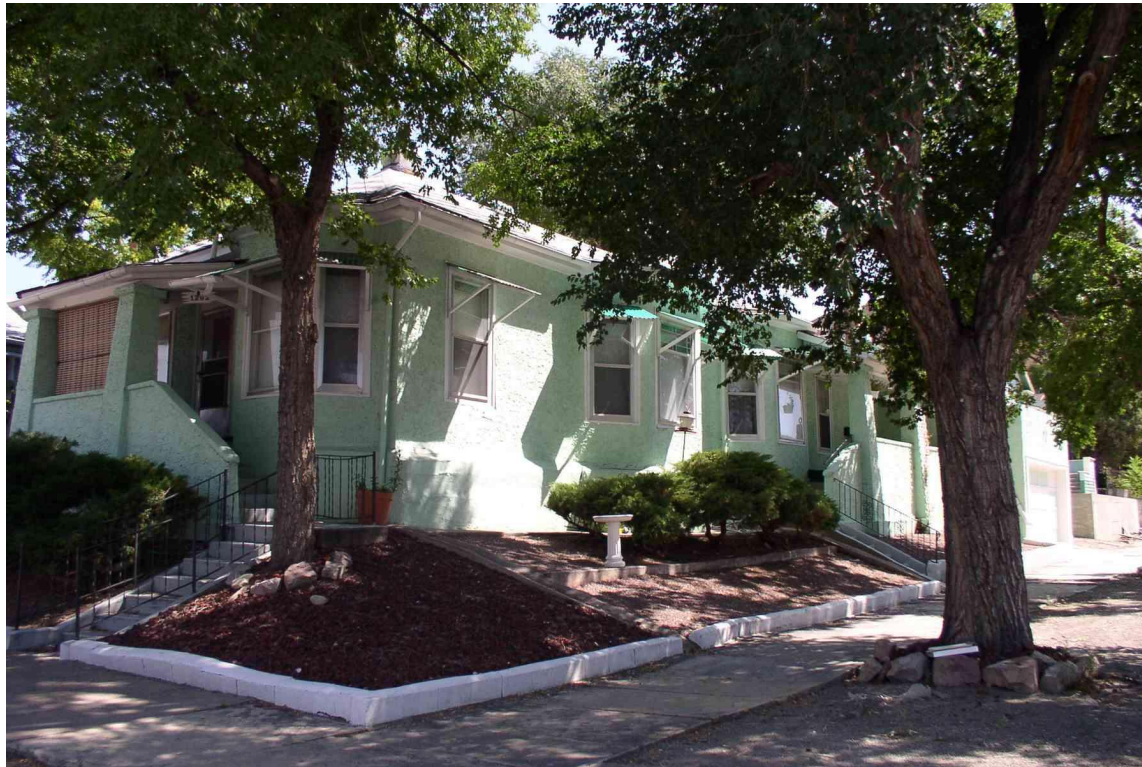


COLORADO CULTURAL RESOURCE SURVEY

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.5825** Parcel number(s):
- 2. Temporary resource number: **525419005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Campbell, Arthur, Duplex**
- 6. Current building name: **Sonksen, Leon E. and Beverly Ann, Duplex**
- 7. Building address: **1202 N Elizabeth Street**
- 8. Owner name: **Leon E. and Beverly Ann Sonksen**
- Owner organization:
- Owner address: **519 W 12th 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

## Architectural Inventory Form

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NE 1/4** of **SW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533761** Northing: **4236552**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **South 40 feet of Lots 9 and 10, and the south 40 feet of the west 4 feet of Lot 11; Block 37**  
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): **1,792 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Garage/Attached Garage**  
**Chimney**  
**Porch**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the west, this house rests on a high, green-painted concrete foundation. The northwest and southwest corners of the building are canted at a 45-degree angle. Green-painted stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and thin, white-painted wood surrounds. Sheltering windows in the asymmetrical front (west) façade and across the south elevation are shed-roofed awnings consisting of green, translucent, corrugated fiberglass sheets. Some of these windows open in 3, 3-sided, canted bays: 1 protrudes from the south end of the façade and 2 protrude on the south elevation. The window opening in the north end of the facade has a narrow upper sash, with cottage-style leaded glass. The central window openings of the bays on the south elevation host windows with narrow, stained-glass upper sashes. A small, shed-roofed porch protrudes from the north half of the façade. It has stucco-covered kneewalls and supports. Concrete steps approach it from the south. The principal doorway opens near the center of the façade. It hosts a paneled, single-light, white-painted wood door, opening behind an aluminum-frame storm door. Another shed-roofed porch protrudes from the east end of the south elevation. Concrete steps approach it on its west end. Another doorway, addressed for 519 West 12th Street, opens in the east end of the south elevation. It also hosts a white-painted, paneled, single-light door, opening behind a white, aluminum-frame storm door. A single-car garage is**

## Architectural Inventory Form

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attached to the southeast corner. Its south elevation hosts a 16-panel, wood, overhead retractable garage door. Two more doorways open in the rear (east) elevation, both hosting wood slab doors. Gray, interlocking asphalt shingles cover the hipped roof. White-painted wood fascia and soffit box the eaves. Brick chimneys protrude from either end of the roof.

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 northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest one- and two-story houses. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the northeast corner of North Elizabeth and West 12th streets. Separating the streets from the sidewalks is a gravel-covered strip. The sidewalk parallel to West 12th Street is comprised of buff-colored sandstone slabs. A gravel and lava rock yard, with mature landscaping, covers the property. Low concrete retaining walls line the southern and western portions of the property.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1907**  
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Arthur Campbell**

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 1907. An analysis of the style, materials, and historical records corroborates this date. The most notable alteration has been the application of stucco over the exterior walls. The date of this modification is uncertain.**

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

## V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): **Multiple Dwelling**

34. Site type(s): **Residence**

35. Historical background:

**This building was constructed in 1907 as a duplex, with one half addressed as 1202 North Elizabeth Street and the other as 519 West 12th Street (previously addressed as 521 West 12th Street).**

**The first owner of this duplex and resident in the 1202 half was real estate agent Arthur Campbell. He was born in England in February 1840 (some sources say around 1836). His wife, Lizzie Campbell, was also born in England, in March 1838. They resided here through 1914.**

**The resident in the 1202 half in 1919 was A.L. Koonts, followed by John Power in 1925 and Peter L. Dolson in 1930. In 1935, the**

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resident was nurse Cecilia Hanagan. Leland W. Lally lived here in 1940, prior to serving in World War II. He was a weighmaster for the Colorado & Wyoming Railroad. In 1945, the resident was Franklin W. Biggs, followed by Lenora Edna Berry in 1955. Grace Blakely lived here in 1960.

Residents in the 519 (521) half included accountant Howard Weldon Gault, who was a bookkeeper for the YMCA. He was born around 1875 in Ohio. His wife, Eva Gault, was also born in Ohio, around 1890, and worked as a cashier for a local dry goods company. They had three children: Howard Weldon Gault Jr., Katherine S. Gault, and Lanita E. Gault. The Gaults resided here from around 1925 through at least 1935.

Other residents in the 519 (521) half were Eva Thompson and Lawrence Goodbar, 1940; Max P. Kortz, who also owned the duplex, 1945; Myrtle Crull, 1950-55; and Hazel Peters, 1960.

Leon E. and Beverly Ann Sonksen, the current owners and residents in the 519 half, purchased this duplex in 1979.

36. Sources of information:

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

Pueblo County Office of Tax Assessor. Property information card [internet].

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.

"Lally (Leland W.)" [obituary]. Pueblo Chieftain, 23 December 1963, p. 6B.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 9B.

U.S. Census of 1920. Precinct 7, Pueblo, Pueblo County, Colorado. Sheet 4B.

U.S. Census of 1930. Precinct 8, Pueblo, Pueblo County, Colorado. Sheet 7A.

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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: **1907**41. Level of significance: National:  State  Local

### Architectural Inventory Form

42. Statement of significance:

**This property is significant under Pueblo Local Landmark criterion 1A (history) for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, 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 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. It is, nonetheless, a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1907, this duplex 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. The application of the stucco over the exterior walls has eliminated or concealed character-defining features. However, the basic form and other stylistic elements remain intact. This property 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): elizabethstn1202**  
 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): **08/10/05**  
 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**

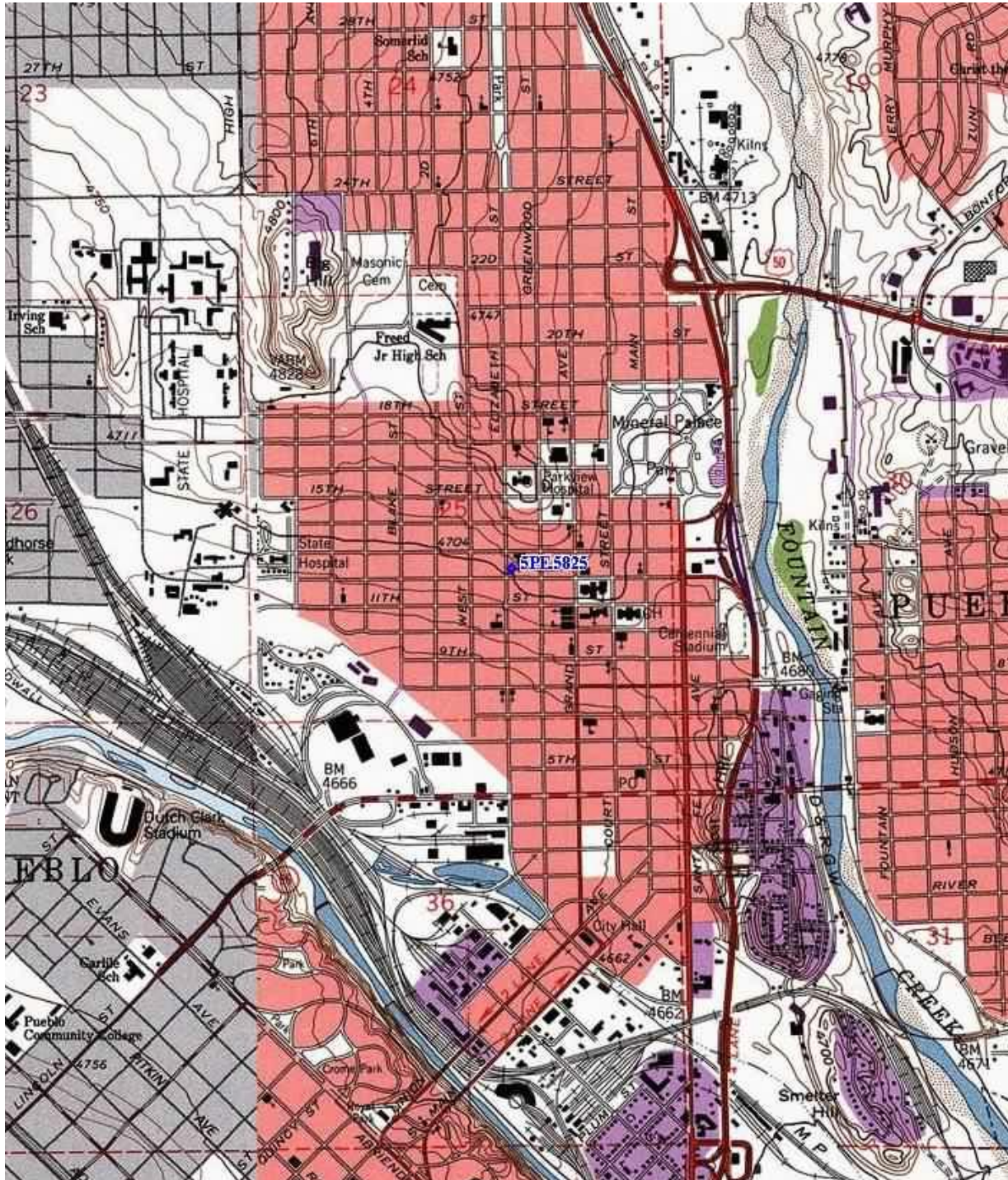
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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