

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6643** Parcel number: **525124006**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Robert C. Innes House**
- 6. Current building name: **Becky G. Hahne House**
- 7. Building address: **1912 West Street**
- 8. Owner name: **Becky G. Hahne**
- Owner organization:
- Owner address: **1912 West 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	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 SW 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533609** Northing: **4237326**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 11 and 12 of Rgles Subdivision of Lots 1 through 16; Block 23**
Addition: **Dundee Place** Year of addition: **1888**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **692 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
Oriented to the west, this house rest on a concrete foundation, covered in beige stucco. The same stucco clads the exterior walls. Beige-painted, square-cut wood shingles cover the gables. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames. Dominating the asymmetrical front (west) facade, offset north of center, is a tripartite window. At the center of the windows is single-light crowned by an 11-light, beveled-glass transom. Flanking this window and transom are 1-over-1-light windows. All have green-painted wood frames. Flanking the hearth and chimney at the west end of the north elevation are 5-light casement windows, arranged in a 4-over-1 pattern. The eastern ends of the north and south elevations have replacement windows, with white vinyl frames. Piercing the east- and west-facing gables are 3-light hopper or awning windows, with battered, green-painted wood surrounds. A cutaway porch occupies the southwest corner of the house. It has a concrete floor; a stucco-covered kneewal;, and a single, battered wood pier at its southwest corner. Approaching the porch on its west side are three concrete steps. The principal doorway opens in the south face of the corner and hosts a white-painted, 4-panel door. A secondary doorway opens near the center of the rear (east) elevation, and hosts a white-painted slab door. Gray-green asphalt shingles cover the front-gabled roof, and the gables are clipped. The rafter and perlin ends are exposed. A stucco-covered hearth and chimney are engaged to the west end of the north elevation.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located on terrain sloping downward from west to east, with an elevation of around 4,700 feet above mean sea level. This residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West Street are generally the same on this block. This property is situated on the east side of the street, between 1916 West Street to the north and 1908 West Street to the south. Separating the street from the concrete sidewalk is a gravel-covered strip. Gravel also covers much of the yard.
24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1921** Actual Estimate

Source of information: **Pueblo County Assessor Property Profile.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Robert C. Innes**

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 house was constructed in 1921. An analysis of the style, materials, and historical records corroborates this date. It is unclear whether the building had been originally stuccoed. Notable alterations include the replacement of some windows and both doors. These modifications appear to date to after 1980.

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

V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): **Domestic/Single Dwelling**

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

35. Historical background:

The original owner and resident of the house, constructed in 1921, was Robert C. Innes. He was a lifelong Puebloan, born there on March 20, 1887. Innes was a professional painter and interior decorator. He lived here with his wife, Rachel H. Innes. She was born around 1877 in Lawrence, Kansas. She received both a bachelor's degree and master's degree from the University of Kansas, then moved to Pueblo, where she was a public school teacher. Rachel Innes died on July 10, 1961, and Robert on September 16, 1964.

Kenneth B. and Heesoo Fouts purchased this house and lot in 1971. Frederic J. and Rosemarie Geremia acquired the property in 1980, selling it to Allan and Maril Blunn in 1987. Richard A. and Mary Lee Flores purchased the property in 1993, selling in 1999 to R.J. Bloomer and L.M. Pike. David A. Swiderski purchased the property in 2002, but ownership soon transferred to the Federal National Mortgage Association. Current owner Becky G. Hahne purchased this property in 2005.

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 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6A.

"Innes (Robert C.)" [obituary]. *Pueblo Chieftain*, 17 September 1964, p. 6B.

"Innes (Mrs. Rachael)" [obituary]. *Pueblo Chieftain*, 11 July 1961, p. 6A.

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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 1a. History: Have direct association with the historical development of the city, state, or nation; or
- 1b. History: Be the site of a significant historic event; or
- 1c. 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; or
- 2b. Architecture: Be a significant example of the work of a recognized architect or master builder, or
- 2c. 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, or
- 3b. Geography: Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- 3c. Geography: Make a special contribution to Pueblo's distinctive character.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1921; Social History, 1921-1958**

41. Level of Significance: National State Local

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

42. Statement of Significance:

This property is historically significant for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. Longtime residents included interior decorator Robert Innes and educator Rachel H. Innes. As well, the house is architecturally significant as an example of a bungalow, minimally expressing the influences of the Craftsman style. Character-defining features include the exposed rafter and perlin ends, the clipped gables, and the battered porch pier. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property could 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1921, 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. Modifications include the replacement of some windows and both doors. However, the building retains other character-defining features, such as the exposed rafter and perlin ends, clipped gables, and the battered porch pier. The house retains sufficient physical integrity to express its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

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.**

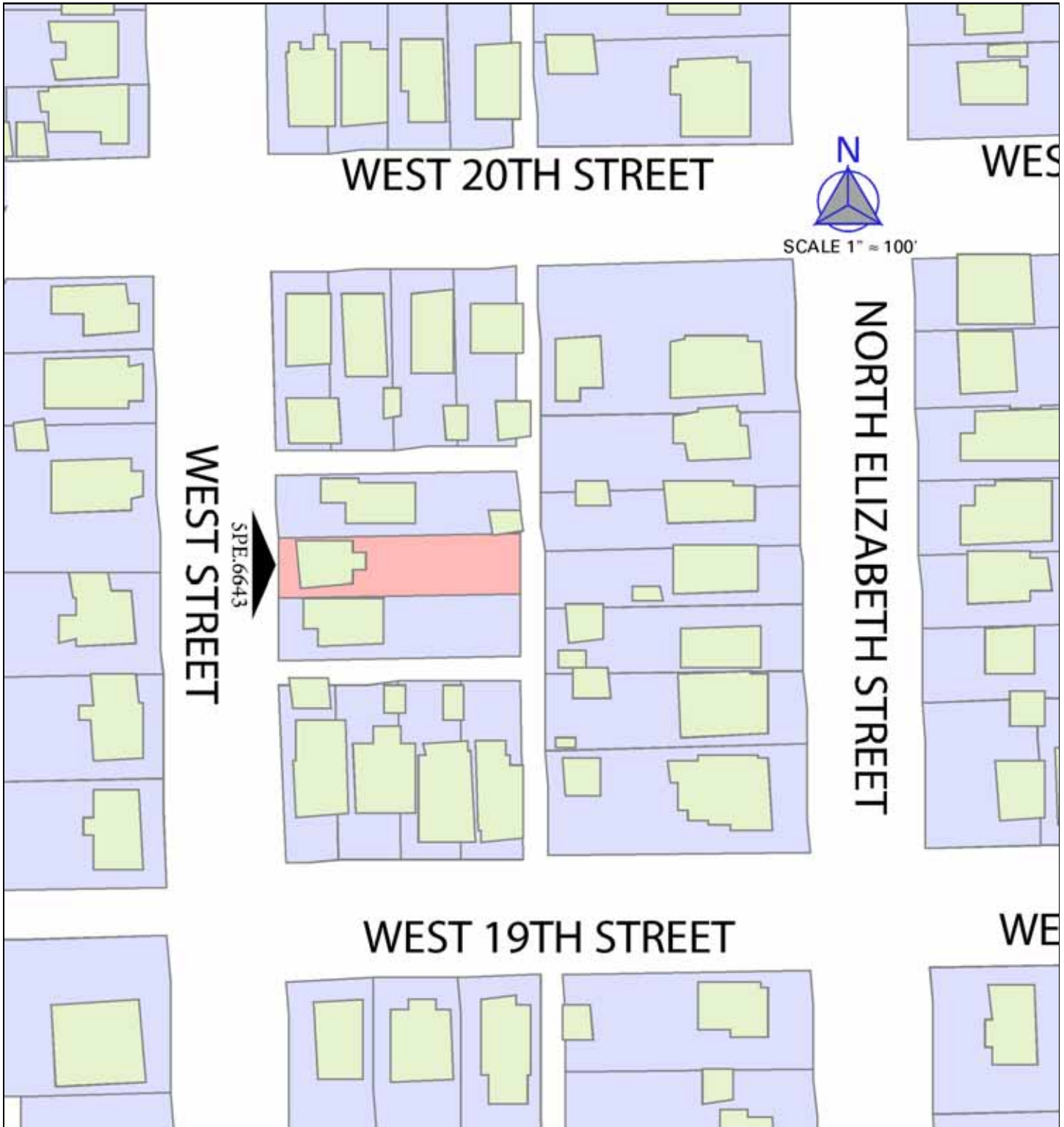
If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

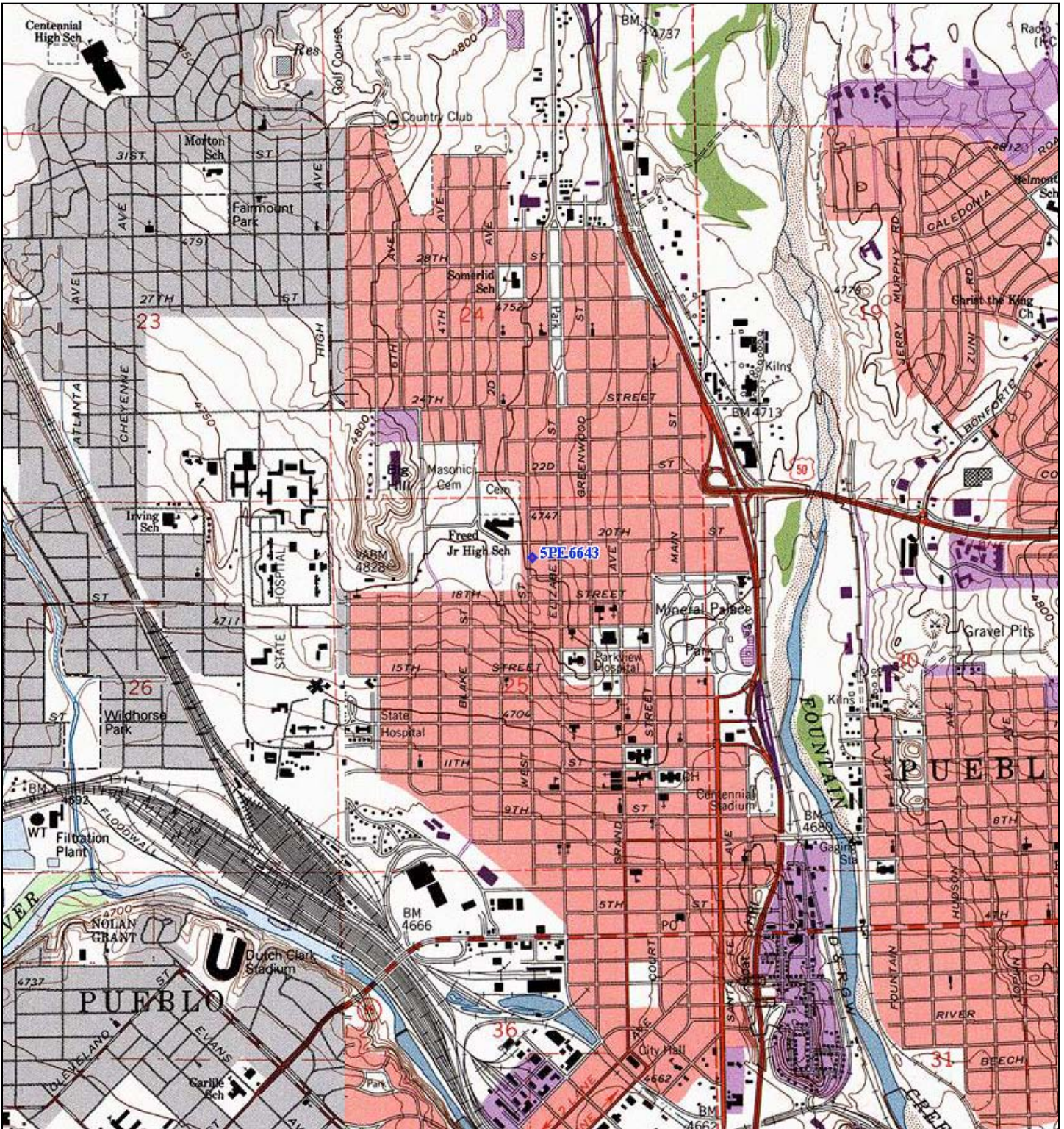
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **westst1912 - 1 to - 3**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**
- 48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
- 49. Date(s): **1/31/2008**
- 50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
- 51. Organization: **Historitecture, LLC**
- 52. Address: **PO Box 419
Estes Park, CO 80517-0419**
- 53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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