

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.513.27** Parcel number(s):
- 2. Temporary resource number: **032** **525425007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Nichols, Wilbur Fisk, Duplex**
- 6. Current building name: **428-420 West 12th Street Apartments**
- 7. Building address: **428-430 W 12th Street**
- 8. Owner name: **Neighborhood Services, Inc.**
- Owner organization:
- Owner address: **3937 Ivywood Ln**
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**
NW 1/4 of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533894** Northing: **4236512**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **north 80 feet of Lot 8; Block 27**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,500 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Synthetics/Vinyl
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Porch**
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this apartment building rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar beneath the front (north) façade and random ashlar beneath other elevations. A large addition across the rear elevation has a concrete foundation. Basement windows are 1-light, fixed frame. A red-brick veneer, with thin, pink mortar, clads the exterior walls of the original (north) half of the building. Cladding the newer (south) half of the building is white, vinyl siding. Most windows are 1-over-1-light, double-hung sash, with brown or white aluminum frames. Those windows opening within brick portions of the building have sandstone sills and segmental arches, except for the larger window openings, with have sandstone lintels. The sidelights of all tripartite windows now have single-light, fixed-frame windows. Picture windows are also located on either end of the principal (north) elevation's first story. The rear elevation hosts only small, square, fixed-frame windows. A hipped-roof porch spans the entire façade. Its supports have been wrapped in sheets of white vinyl, as has the frieze of the central pediment. Beneath this pediment, 6 concrete steps approach the porch. A black, wrought-iron railing flanks the steps and surrounds the porch. Opening in the center of the symmetrical facade are a pair of identical doorways. Both host 6-panel metal doors, beneath segmental arches. Another identical door provides access to a basement stairwell on the west end of the rear (south) elevation. This door opens behind a white, aluminum-frame storm door. Brown asphalt shingles cover the hipped roof, and white vinyl boxes the eaves.
22. Architectural style: **No Style**

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Other architectural styles:

Building type: **Foursquare**

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. This property is situated on the southeast corner of West 12th and North Greenwood streets. A gravel-covered strip separates the sidewalk from the street. Gravel, interspersed with shrubs and flowering bushes, also covers the entire yard. A concrete parking lot is located behind (north of) this apartment building.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1910**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: **Wilbur Fisk Nichols**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 records and other sources, this building was constructed in 1910. An analysis of the form, style, and materials corroborates this date. A large, two-story addition was constructed across the rear elevation, essentially doubling the size of the original building, sometime in the 1990s. Window and door replacements appear to have occurred at this time.

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:

The original owner of this duplex and initial resident of the eastern half, addressed 428 West 12th Street, was Wilbur Fisk Nichols. He was born in Vermont in either 1854 or 1856, depending on the source, and settled in Pueblo in 1903. He was co-founder and vice president of the Krille-Nichols Wool & Hide Company, a wholesale leather and wool dealer. Nichols had three children: Mrs. George W. Campbell, Ollie, and Roy. Nichols lived here until about 1920. He died in June 1931.

Purchasing the property and residing in the eastern half of the duplex after Nichols was Mack Jackson Bell and his wife, Julia G. Bell. Mack Bell was born in Tennessee in 1881. He was a fur dealer and president of the Colorado Raw Fur Dealers Association. The Bells attended the Southern Methodist Church. The couple resided here for more than 20 years, until Mack's death on April 9, 1945.

In 1950 Claude A. Bean resided in this unit, followed by George Holden, who also briefly owned the building, in 1955. Residents in 1960 were Ruth A. Courts and Lavina B. White.

Residents of the western half of the duplex, addressed 430 West 12th Street, were Ruth Colbin (circa 1914); W.T. Isbell (1919);

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Ermine H. Henry (circa 1925-circa 1930); Elizabeth L. Neary and Joseph M. Neary (circa 1935-circa 1945); Frank P. Schranz and John Hardy (circa 1950); and Normand O. Martin and Harry Weber (circa 1955). Reinhold Weber, who actually owned the property, resided in this unit around 1960.

Hultsman St. Clair purchased the property in 1984, selling it to Neighborhood Services, Inc., the current owner, in 1989. This company continues to operate the building as rental units, with at least 5 apartments.

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.

U.S. Census of 1920. Precinct 3, Pueblo, Pueblo County, Colorado. Series T625, roll 170, p. 136.

"Bell (Mack Jackson)" [obituary]. Pueblo Chieftain, 10 April 1945, p. 10.

"Wilbur Fisk Nichols" [obituary]. Pueblo Chieftain, 22 June 1931, p. 9.

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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: **1910**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. It also represents the transition from large, single-family homes to apartments. As well, this building is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a classically styled duplex that is replicated frequently in the neighborhood. 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. Nonetheless, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1910, this building 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 most notable alteration has been the addition of a two-story structure across the rear elevation, essentially doubling the size of this building. However, the addition is isolated to the rear elevation and is clearly differentiated from the historic portion of the building. Windows and doors have also been replaced.

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): 12thstw428-430
- 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): **06/14/2005**
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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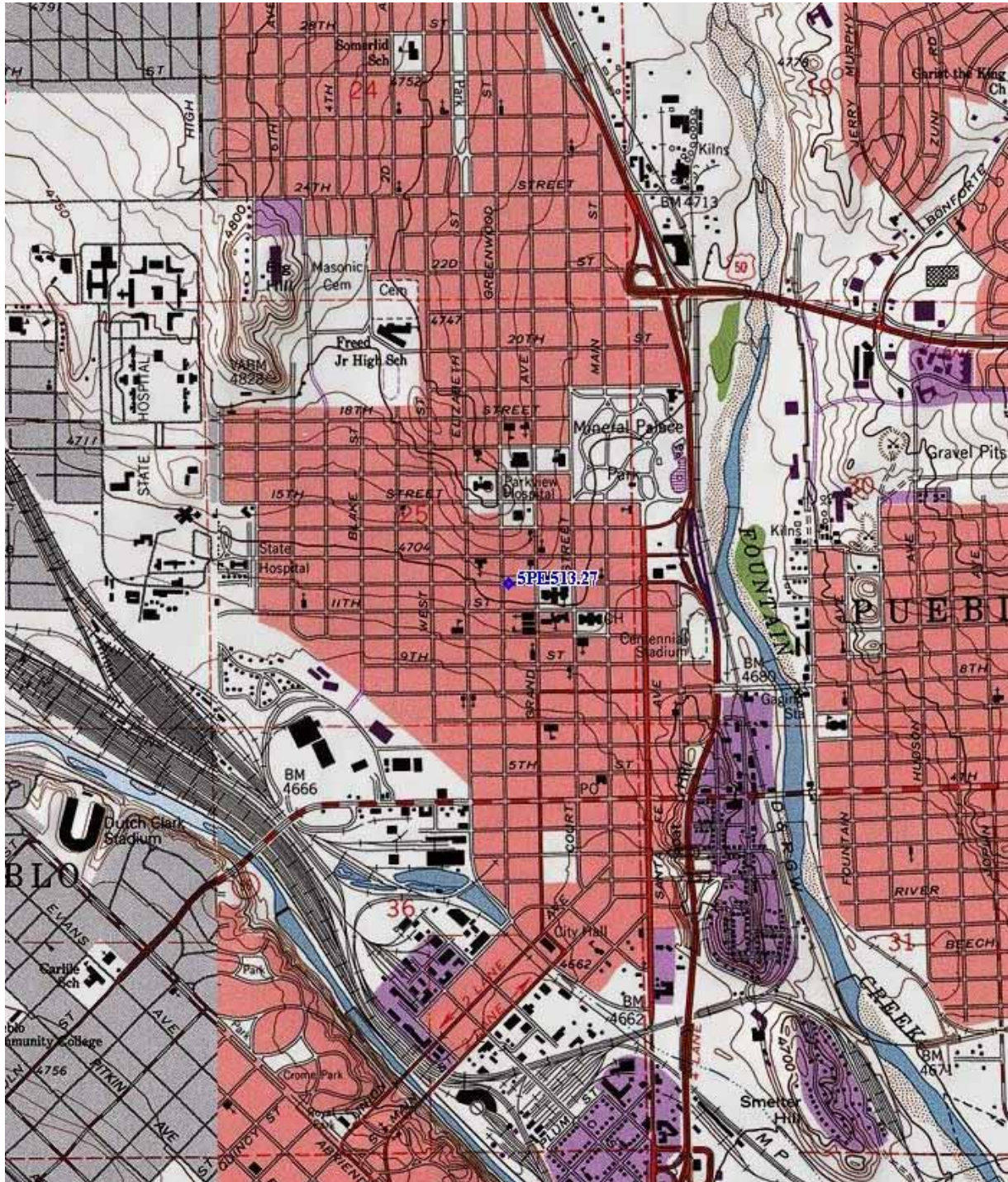
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SITE SKETCH MAP



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LOCATION MAP



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