

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.5618**
- 2. Temporary resource number: **045**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **616 West Twelfth Street**
- 6. Current building name: **616 West Twelfth Street**
- 7. Building address: **616 W 12th Street**
- 8. Owner name: **Karen A. Harrington**
- Owner organization:
- Owner address: **311 Bennett Dr**  
**Pueblo, CO 81004**

Parcel number(s):

**525423004**

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 **SW** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533670** Northing: **4236506**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **east 37 feet of Lot 5; Block 43**  
Addition: **County Addition** Year of addition: **1869**
13. Boundary description and justification:  
**The parcel, 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): **1,200 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Fence**  
**Porch**
21. General architectural description:  
**Oriented to the north, this house rests on a concrete foundation, largely covered in cream-tinted stucco. The same stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and thin, aluminum surrounds. The center and south end of the east elevation hosts 1-beside-1-light, sliding-sash windows of the same style. These windows also appear on either end of the rear (south) elevation. The south end of the west elevation has a similar window. A small, front-gabled porch protrudes from the west end of the front (south) façade. It has a concrete floor and sage-green-painted, wood supports. Opening beneath the porch on the west end of the façade is a single-light picture window. East of it, but still beneath the porch roof, opens the principal doorway. It hosts a sage-green-painted, 6-panel metal door, opening behind a black, security-type storm door. Another doorway opens near the north end of the east elevation. It hosts a sage-green-painted, 6-panel metal door, opening beneath a small, shed-roofed hood. A shed-roof porch spans the entire rear (south) elevation. It has a concrete floor and simple, white-painted, square, wood supports. No doorway opens beneath this porch. A two-step concrete stoop approaches the doorway. Brown asphalt shingles cover the front-gabled main and porch roofs. Sage-green-painted wood frames box the shallowly overhanging eaves. An aluminum, louvered attic vent pierces the front- (north-) facing gable.**
22. Architectural style: **No Style**  
Other architectural styles:

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Building type: **Ranch 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. This property is located on the south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 612 West 12th Street, to the east, and 618 West 12th Street to the west. A concrete driveway along the east edge of the property connects the street to a parking area off the northeast corner of house. A grass strip separates the sidewalk from the street. Surrounding the house is a planted-grass yard, with mature landscaping. A high, wood privacy fence runs along the south edge of the property while a chain-link fence surrounds the rest of the property.**

## 24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A shed is located on the southeast corner of the lot. Oriented to the west, the building lacks a formal foundation. Tan-painted sheets of plywood clad the exterior walls. The same material forms the door, which is located south of center in the front (west) elevation. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed but capped by a fascia board.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1953**  
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: **unknown**  
Source of information:

29. Construction history:  
**According to Pueblo County tax records and other sources, this building was constructed in 1953. An analysis of the form, style, and materials corroborates this date. It was one of a series of 4 ranch-type houses constructed at about the same time. The other properties are 610, 612, and 618 West 12th Street (5PE.5615, 5PE.5616, and 5PE.5619). The southernmost third of the house appears to be an addition, based on a difference in windows and a seam in the stucco. As well, windows and doors have also been replaced.**

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**

## 35. Historical background:

**This house was constructed in 1953, but the original owner is unclear. In 1978, Jose E. Badial purchased the property. Roy C. and Evelyn J. Choate purchased the house and lot from a bank in 1991. They sold it to James L. and Betty J. Nunn in 1996. Karen A. Harrington, the current owner, purchased the property from a bank in January 2005.**

36. Sources of information:  
**Pueblo County Office of Tax Assessor. Property information card [internet].**

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

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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 final period in the development of Pueblo's North Side Neighborhood, representing post-World War II construction on the remaining vacant lots. 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 a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1953, this house exhibits a moderate 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. An addition on the rear elevation expanded the house by a third, and original windows and doors have been replaced. Yet the basic form and, particularly, its principal façade remain intact. This building retains sufficient physical integrity to convey its 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): 12thstw616**
- 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): **06/20/05**
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**

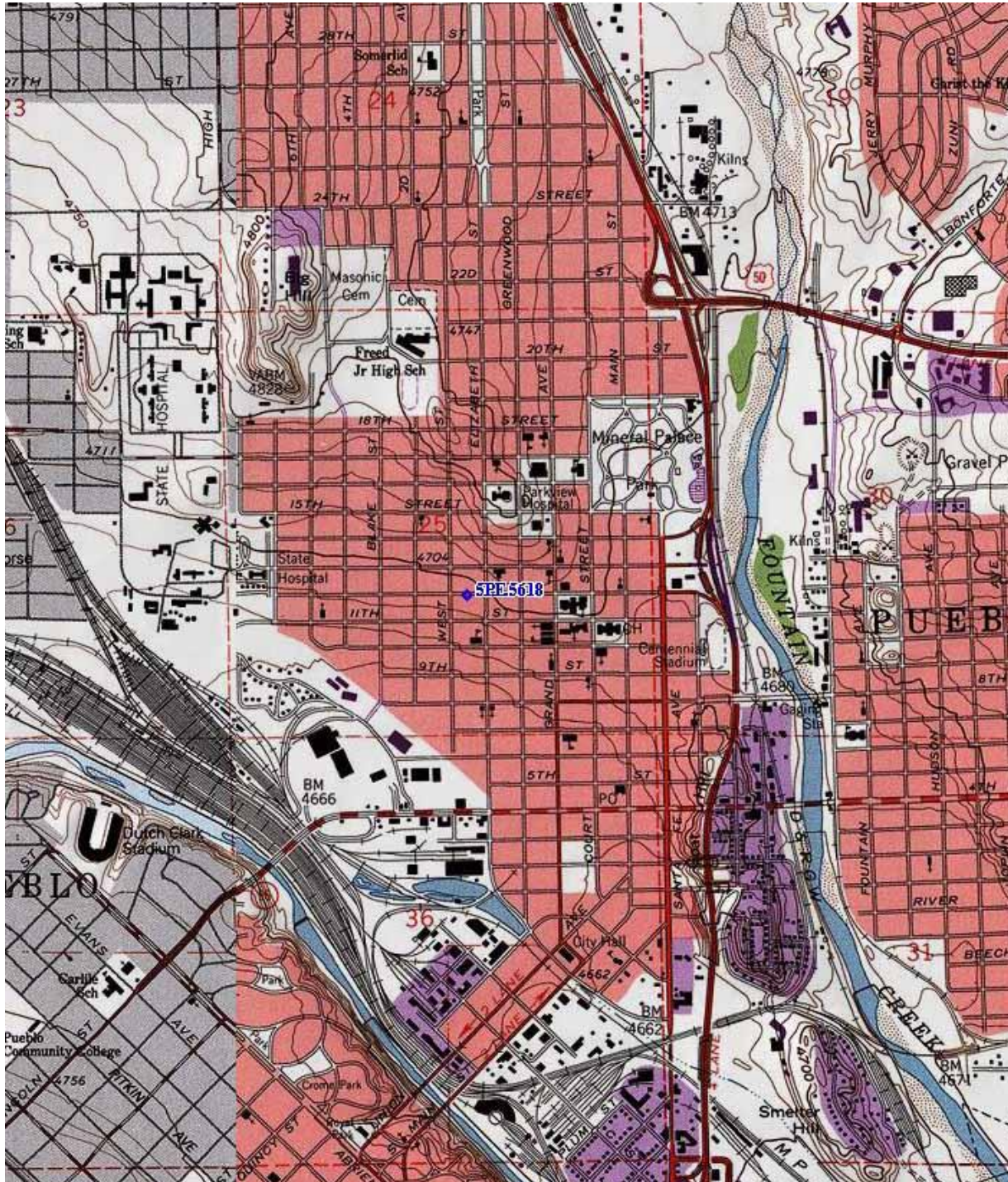
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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