

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.517.41** Parcel number(s):
- 2. Temporary resource number: **525311007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Kellogg, John D., House**
- 6. Current building name: **728 West 13th Street**
- 7. Building address: **728 W 13th Street**
- 8. Owner name: **Jose L. and Clara H. Manzanares**
- Owner organization:
- Owner address: **715 W 13th 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

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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: **533492** Northing: **4236602**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **north 78 feet of the west 28 feet of Lot 6: 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **814 square feet**
16. Number of stories:
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
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: **Chimney**
Porch
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, with 3-light hopper basement windows. Red brick, with pink-tinted mortar, clads the exterior walls. Bands of pink, rough-faced sandstone correspond to the window sills on the first and second story, breaking up the masonry walls. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames. Some windows have plastic inserts to make them appear as 8-over-8-light windows. They open between rock-faced sandstone sills and segmental arches. Windows dominating both stories of the front (north) façade and the west elevation feature pronounced archivolt consisting of alternating smooth and rough-faced bricks. A round arch of alternating, projecting bricks surrounds the windows. A shed-roof porch wraps around the northeast corner of the house. The porch supports are red-painted, wood, Doric columns. Spanning between them is a simple, wood balustrade. A pediment protrudes from the east end of the porch's north elevation. It shelters 3 concrete steps. The porch has dentiled cornice. The principal doorway opens in the north face of the inside (northeast-facing) corner. It hosts a 5-panel wood door with cottage-style glazing, opening behind an aluminum-frame storm door. Above the door is a single-light transom. A doorway opening in the east face of the corner has been bricked shut. Another doorway opens in the rear (south) elevation. It hosts a white-painted wood slab door. Gray, interlocking asphalt shingles cover the cross-gabled main roof and all other roof surfaces. White-painted wood soffit and fascia, with projecting cornice, box the eaves. An engaged chimney and hearth protrudes from the north end of the west elevation. It features a corbelled hearth and chimney cap. Chimneys also protrude

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from the northeast corner and 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. 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 southeast corner of West 13th and Craig streets. A grass strip separates the sidewalk from West 13th Street. Surrounding the house is a planted-grass yard, with mature landscaping. Large maple trees line the west side of the property. The lot lacks a backyard because of the density of associated buildings.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 2-car garage is located between the main house and small house, physically connecting both structures. Oriented to the west, the garage rests on a concrete foundation. Salmon-painted stucco clads the exterior walls. A large opening dominates the front (west) elevation, but it lacks a garage door of any kind. Instead, a brown vinyl tarp shelters much of the doorway. The rear (east) elevation appears to be entirely open. A high, crenellated parapet surrounds the shed roof, which sheets of rolled asphalt cover. The rafter ends are exposed.**

2: Type: **Small House**

Describe: **A small house is located on the southwest corner of the lot, connected to the main house by the garage. Oriented to the west, the building rests on a salmon-painted, concrete foundation. Stucco of the same color clads the exterior walls. Windows are 5 (vertical)-over-1, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. They have narrow, blue-painted wood surrounds. A doorway opens north of center in the front (west) façade. It hosts a blue-painted, 6-panel metal door, opening behind an aluminum-frame storm door. This doorway opens onto a small, shed-roofed porch. A raised extension of the porch, to the south, is uncovered. The porch complex consists of unpainted wood posts and latticework. Another doorway opens low in the center of the south elevation. It hosts a 5-panel, white-painted wood door, with the light boarded shut. Above the doorway is a small, shed-roofed hood. A high, crenellated parapet surrounds the shed roof, which is covered in sheets of rolled asphalt. The rafter ends are exposed.**

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: **unknown**

Source of information:

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 4 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 and small house date to before 1952, based on Sanborn maps. Structural evidence suggests that the small house was constructed first, with the connecting garage built at a later time. The windows in the main house have been replaced recently, most likely after 1990.

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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:

The first resident of this house, constructed around 1900, was John D. Kellogg, who lived here with his wife, Maggie Kellogg. John was born in Ohio in November 1861. Maggie was a native of Ohio, where she was born in January 1871. They were married in 1889. John Kellogg managed one of Pueblo's many dry goods companies.

In 1909, the resident was Carrie C. Limbocker, widow of Thomas B. Limbocker. Mayme Ashcraft lived here in 1914, followed by E.L. Petty in 1919. In 1925, the residents were Alex W. Maxey and Peter Thomas. Maxey was an employee of the nearby Colorado State Hospital.

Around 1930, Eugene Hall purchased this property and resided here. He was born in Milwaukee, Wisconsin, on January 21, 1900, but settled in Pueblo at a young age. With his wife, Edna R. Hall, Eugene had a son, Donald R. Hall. Eugene Hall was superintendent of the Midwest Steel and Iron Company, retiring after 46 years of service. The Halls resided here through 1940. Edna Hall died on September 29, 1991, and Eugene on December 16 of the same year.

Wilburn Landers lived here in 1945. Boyd K. Seavey purchased this property around 1950 and resided here until his wife's death in 1961. He was a railroad employee. Boyd and Maude Seavey had three children, Mrs. William Harris, Grace Boyd [married surname], and Boyd K. Seavey, Jr. Maude Seavey died on November 11, 1961, and the elder Boyd Seavey on June 29, 1963. Jose L. and Clara H. Manzanares are the current owners of this property.

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.

"Maxey (Alex W.)" [obituary]. Pueblo Chieftain, 16 February 1947, p. 2.

"Eugene C. Hall" [obituary]. Pueblo Chieftain, 18 December 1991, p. 6D.

"Seavey (Boyd K.)" [obituary]. Pueblo Chieftain, 4 July 1963, p. 7B.

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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 (Pueblo 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. The replaced windows and connecting garage have obscured or removed some character-defining features. Nonetheless, the building remains in its basic form, retaining 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): 13thstw728
- 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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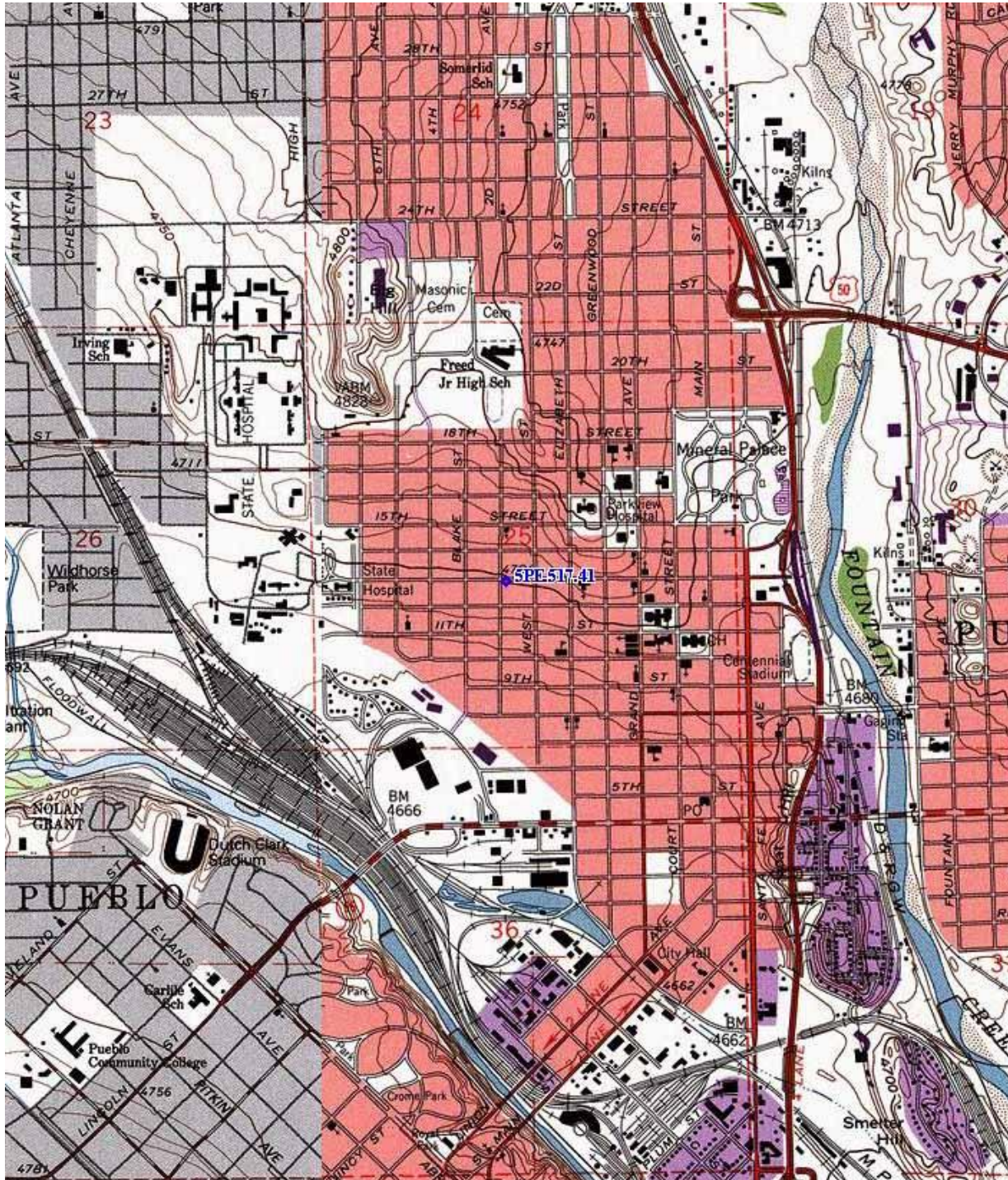
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SITE SKETCH MAP



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LOCATION MAP



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