

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.5691** Parcel number(s):
- 2. Temporary resource number: **525310002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Miller, William H., House**
- 6. Current building name: **Montez-Moore House**
- 7. Building address: **712 W 14th Street**
- 8. Owner name: **Charles G. Montez and Susan M. Moore**
- Owner organization:
- Owner address: **5 Wren Way**  
**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**  
**NE 1/4** of **NE 1/4** of **NE 1/4** of **SW 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533547** Northing: **4236704**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 40 feet of Lot 2; Block 3**  
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): **T-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **891 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
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: **Porch**
21. General architectural description:  
**This house is oriented to the north. Gray stucco entirely conceals the foundation. The same stucco clads the exterior walls. Windows are 1-beside-1-light, sliding-sash, with aluminum frames and pink-painted wood surrounds. A shed-roofed porch fills the inside (northwest-facing) corner of the house. It has a concrete floor, aluminum and wrought-iron railings, and blue-painted, square wood supports. Three concrete steps approach the porch on the easternmost third of its north elevation. The principal doorway aligns with these steps. It hosts a wood slab door, opening behind an aluminum-frame storm door. Another doorway opens west of center in a flat-roofed addition across the rear (south) elevation. It hosts a wood slab door, opening behind an aluminum-frame storm door. It provides access to an uncovered, wood deck. Black, interlocking asphalt shingles cover the cross-gabled roof, and gray-painted wood soffit and blue-painted wood fascia box the eaves.**
22. Architectural style: **No Style**  
Other architectural styles:  
Building type:
23. Landscape or special setting features:  
**This property is located on terrain sloping downward from northwest to southeast, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 14th Street are generally the same on this block. This property is situated on the south side of West 14th Street, between 710 West 14th Street to the east**

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and 714 West 14th Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the area in front (north of) the house.

## 24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the southeast corner of the property, fronting an east-west-oriented alley. Oriented to the south, the building lacks a formal foundation. Gray-painted sheets of corrugated metal clad the exterior walls. Dominating the front (south) elevation are paired beadboard doors, painted gray and opening on metal strap hinges. A green-painted wood slab door opens in the north end of the west elevation. Sheets of corrugated metal also cover the front gabled roof. The rafter ends are exposed, but capped by a fascia board.**

2: Type: **Shed**

Describe: **A small shed is situated on the southwest corner of the property. Oriented to the north, the building appears to lack a formal foundation. Yellow-painted wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. A small, plywood door opens in the center of the front (north) elevation. Opening in the rear elevation, accessible from the alley, is a small hatch, suggesting that this building may have been used as a coal shed. Gray, interlocking asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:

Source of Information: **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.**  
**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. However it appears on an 1893 Sanborn map, and city directory listings for this address date to 1890, suggesting a circa 1890 date of construction. The house appears to have been originally clad in wood weatherboard. The stucco wall cladding, replaced windows, and rear addition all appear to date to after 1980.**

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 1890, appears to have been William H. Miller, manager of the hardware and grocery departments of the Crews-Beggs Dry Goods Company. Around 1909, Joshua B. Deems purchased this property and**

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resided here with his family. He appears to have been independently wealthy and dabbled in livestock. Deems was born around 1844 in Pennsylvania. His wife, Frannine H. Deems, was born in Missouri circa 1853. They were married around 1871 and had two sons, Mack Deems and Irving Deems, and three daughters, Mrs. L.L. Louderdale, Mrs. William Ferguson, and Mrs. John H. Becker. Joshua Deems died prior to 1914. Frannine continued to reside here, later moving to 606 West 14th Street (5PE.5684).

Henry M. Christman resided here briefly around 1925. He was foreman of the Pueblo Chieftain newspaper's composing room. Christman and his wife, Hattie Ada Christman, previously lived across the street, at 711 West 14th Street (5PE.5690) and later resided at 910 West 13th Street.

Around 1930, the resident was John Y. Rote, followed by Earl Maxwell in 1935.

William Harris Samuel purchased this property around 1940 and resided here briefly with his wife, Ruby Samuel. William was employed in the blast furnace unit of the CF&I Steel Corporation and was a life member of the Pueblo Musicians Union. He later moved to 2801 Eighth Avenue, where he died on October 2, 1954.

Purchasing this property around 1945 was Frank J. Ewers, who resided here through 1950. Around 1955, C. Harry and Rita A. Dunkel acquired this house and lot and resided here until their deaths. They came to Pueblo County around 1916 and were farmers and ranchers. They moved to this house upon their retirement. The Dunkels had 10 children: Harold E. Dunkel, Roy Dunkel, Goldie Pittman, Daisy Stewart, Dorothy Oliver, Harry W. Dunkel, Vera Galbraith, Edna Bradshaw, Opal Webster, and Alfred Dunkel. The elder Harry Dunkel died on December 17, 1963; Rita remained here until her own death on July 15, 1998.

Christian A. Gredig acquired the house and lot from the Dunkel estate in 1999, selling it in 2002 to Charles G. Montez and Susan M. Moore, the current owners.

## 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 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 134.

"Deems (Frannine H.)" [obituary]. Pueblo Chieftain, 26 December 1927, p. 8.

"Christman (Henry M.)" [obituary]. Pueblo Chieftain, 18 June 1943, p. 9.

"Samuel (William Harris)" [obituary]. Pueblo Chieftain, 3 October 1954, p. 10A.

"Dunkel (C. Harry)" [obituary]. Pueblo Chieftain, 19 December 1963, p. 16A.

"Rita A. Dunkel" [obituary]. Pueblo Chieftain, 16 July 1998, p. 2B.

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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 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. 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 1890, 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. While new wall cladding, replaced windows, and an addition after 1980 have removed or concealed almost all character-defining features, the architectural merit of this building is expressed through its form rather than its style, which remains large 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): 14thstw712**
- 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): **07/18/05**
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**

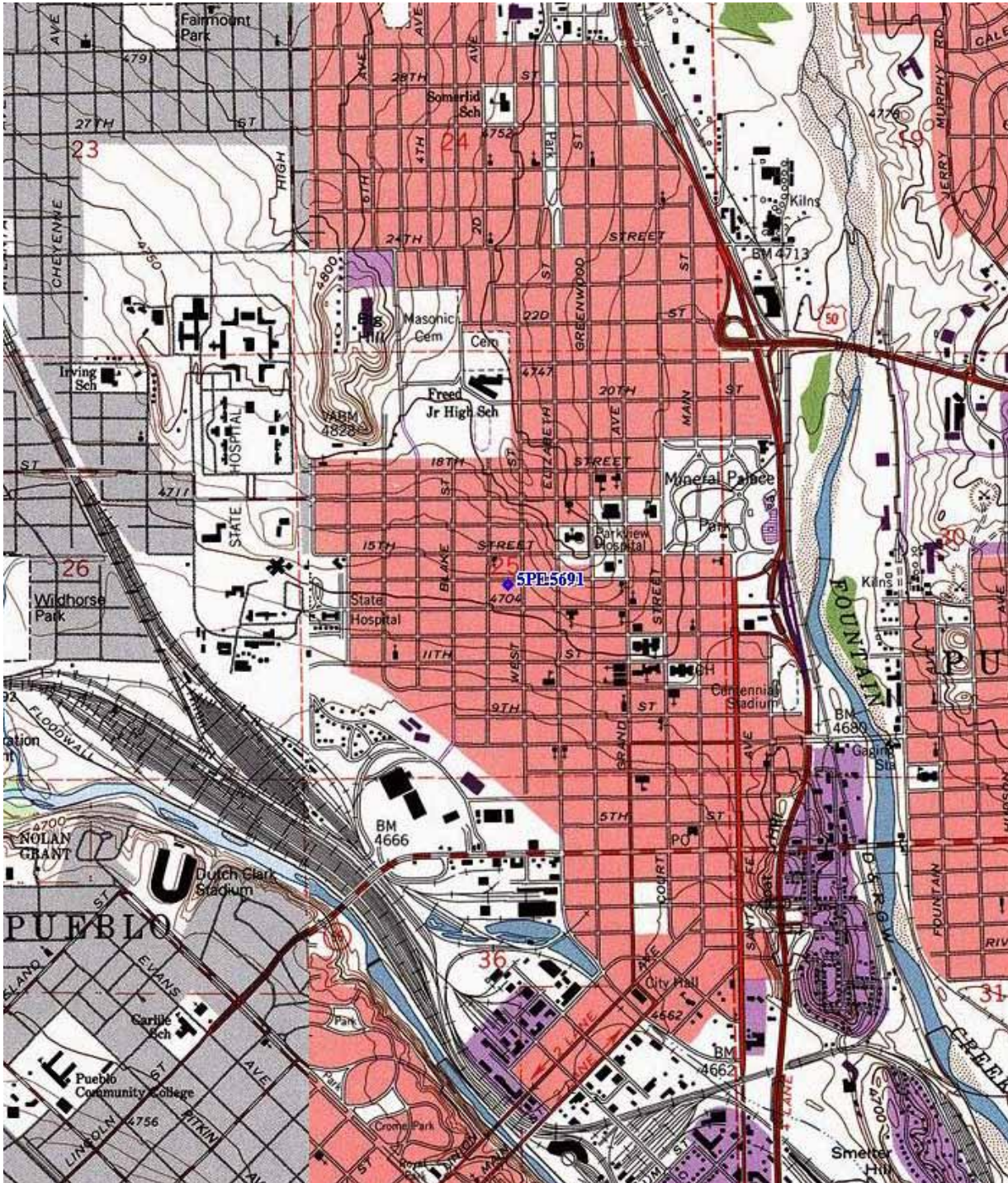
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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