

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.5847** Parcel number(s):
- 2. Temporary resource number: **525421004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Speck, George F., Houses**
- 6. Current building name: **1203 West Street**
- 7. Building address: **1203 West Street**
- 8. Owner name: **Casa de Oro, LLC**
- Owner organization:
- Owner address: **1268 20th Ln**
Pueblo, Colorado 81006

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: **533602** Northing: **4236545**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 4; Block 5**
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): **952 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Fence**
Garage/Attached Garage
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. Pink stucco clads the exterior walls. Windows are generally 2 (horizontal)-over-2 (horizontal), double-hung sash, with brown-painted wood frames, aluminum-frame storm windows, and thin, white-painted surrounds. Both faces of the southeast corner host single-light picture windows. The principal doorway opens in the center of the front (east) façade. It hosts a 14-panel, single-light wood door, painted white, opening behind an aluminum-frame storm door. Sheltering the doorway is a front-gabled hood, on knee brackets. A 2-step concrete stoop approaches the doorway. Attached to the west end of the north elevation is a side-gabled garage. Dominating its east elevation is a 16-panel, wood, overhead-retractable garage door, painted white. Another doorway opens south of center in the rear (west) elevation. Gray, interlocking asphalt shingles cover the side-gabled main and garage roofs, and the building lacks overhanging eaves.
22. Architectural style: **No Style**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest 1- and 2-story houses. Setbacks from West Street are generally the same on this block. This property is situated on the northwest corner of West and West 12th streets. Separating the streets from the sidewalks are packed-earth- strips. The yard lacks grass or landscaping. Encircling the south yard is a wood privacy fence, and a chain-link fence spans between the houses.

24. Associated buildings, features or objects:

1: Type: **North House**

Describe: **A secondary dwelling is located north of the main house. Oriented to the east, this house rests on a concrete foundation. Pink stucco clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and thin, white-painted surrounds. The north end of the rear (west) elevation has a 1-beside-1-light, sliding sash window, with an aluminum frame. The principal doorway opens in the center of the front (east) façade. It hosts a wood slab door, opening behind an aluminum-frame storm door. Another doorway opens in the west end of the south elevation. Gray, interlocking asphalt shingles cover the side-gabled roof, and the building lacks overhanging eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1951**

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: **George F. Speck**

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 building was constructed in 1951. An analysis of the style, materials, and historical records corroborates this date. This house has not been significantly altered since its construction.

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 property consists of two houses, both constructed in 1951 and addressed as 1203 (south) and 1203 1/2 (north) West Street. The residence at 1203 is the larger of the pair and typically housed the property owner, while the other dwelling was rented out.

The first owner and resident of this property was George F. Speck. Purchasing the property around 1955 was James E. Clothier, who resided here until his death nearly 3 decades later. He and his wife, Anna L. Clothier, were married on September 3, 1922. They had five children: Don Clothier, Elbert L. Clothier, Virginia L. Reichard, June C. Collier, and Larry L. Clothier. James Clothier died on March 12, 1984.

Following James Clothier's death, his daughter and son-in-law, Virginia L. and Charles R. Reichard, acquired the property. They sold the houses and lot to Casa de Oro, LLC, the current owner, in 1994.

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Residents in the 1203 1/2 house included Dave Vernon (1955) and Robert Glick (1960).

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.

"James E. Clothier" [obituary]. Pueblo Chieftain, 13 March 1984, p.8B.

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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: **1951**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 mid-20th-century development of Pueblo’s North Side Neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the minimalist styles following World War II. However, the levels of architectural and historical significance 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 in 1951, this house exhibits a high 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. It has not been notably altered since its construction. 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): westst1203**
 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): **08/23/05**

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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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)