

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.517.24** Parcel number(s):
- 2. Temporary resource number: **036** **525419007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lewis, James A., House**
- 6. Current building name: **MJC Consulting Offices**
- 7. Building address: **517 W 12th Street**
- 8. Owner name: **MJC Consulting, LLC**
- Owner organization:
- Owner address: **517 W 12th 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**  
**NW 1/4** of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
 Easting: **533794** Northing: **4236536**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **east 40 feet of Lot 11; Block 37**  
 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): **1,296 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
18. Roof configuration: **Hipped Roof**  
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Ornamentation/Decorative Shingles**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the south, this house rests on a green-painted, stucco-covered foundation. Blue-painted, horizontal wood siding, with cream-painted, 1-by-4-inch cornerboards, clads the exterior walls. Octagon shingles, painted blue, with a band of pink, cover the front- (south-) facing gable. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and cream-painted wood surrounds. These surrounds have projecting cornices. The only window facing fully south has a narrow upper sash with stained glass. Paired, single-light casement windows pierce the north end of the east elevation. Single-light, awning, hopper, or casement windows open in the gables. The southwest corner is canted beneath the roof, and features scrolled brackets and a finial at the corner itself. A front-gabled porch is located off the southeast corner. It has a kneewall covered in square-cut wood shingles. The porch supports are cream-painted, wood, Tuscan columns, resting on the kneewall. Because of the severe slope from street level to the house, a series of concrete steps approach the porch. The principal doorway opens in the east face of the southeast-facing inside corner. It hosts a metal door featuring a large, oval light, with leaded glass. A shed-roofed addition is attached to the eastern two-thirds of the rear (north) elevation. It is clad in blue-painted, horizontal wooden composition siding. It has a combination of 12-light, sliding-sash and fixed-frame windows. Opening near**

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the center of the addition's west elevation are 10-light French doors. The doors provide access to a concrete patio off the northwest corner of the house. The roof of the northernmost portion of the addition is covered in sheets of plexiglass, to create a solarium. Green asphalt shingles cover the gable-on-hip roof, and the eaves are boxed, with white-painted wood fascia and blue-painted wood soffit. A pair of blue-painted brick chimneys protrudes from either end of the main hipped roof's north-south ridge.

22. Architectural style: **Late Victorian/Edwardian**

Other architectural styles:

Building type:

23. Landscape or special setting features:

**This property is located on terrain sloping steeply 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 north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 515 West 12th Street, to the east, and 1202 North Elizabeth Street/519 West 12th Street, to the west. A gravel-covered strip, with oval-shaped, rock-line planters, separates the sidewalk from the street. High, concrete retaining walls divides the sidewalk from the front yard. A wood privacy fence surrounds the terraced backyard, which concrete block walls retain. Workers were installing new landscaping at the time of this survey.**

24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A shed is located at the northeast corner of the property. Oriented to the south, the building appears to lack a formal foundation. Blue-painted sheets of plywood, with 1-inch, cream-painted cornerboards, clad the exterior walls. Opening in the center of the front (south) elevation is a plywood door, on metal strap hinges. Green, asphalt shingles cover the double-pitched shed roof, which has broadly overhanging but asymmetrical eaves. Boxing the eaves is green-painted wood soffit and white-painted fascia.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1907**

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: **James A. Lewis**

Source of information: **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 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.**

**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 1907. An analysis of the form, style, and materials corroborates this date. The most notable alterations is an addition to the rear elevation, dating to no earlier than 1990. Photographs from a 1981 survey reveal that at least the façade of the building has remained unaltered, except for repainting, since that time.**

30. Location: **original** Date of move(s):

### V. HISTORICAL ASSOCIATIONS

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31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Professional**
34. Site type(s): **Office**

35. Historical background:

**The first owner and resident of this house was James A. Lewis. He was superintendent of a mining and leasing company, as well as foreman for the Sage Transfer & Storage Company. He was born in Iowa in 1864. He married his wife, Eunice L., in 1886, and had a daughter, Pauline L.**

**Around 1914, the owner and resident was Harry M. Turner. He resided here until his death on May 28, 1919. By 1925, John Bergin purchased the property and resided here until his death in May 1934. He had three children: Rev. John S. Bergin, Capt. William E. Bergin, and Florence Bergin. Florence, a Pueblo schoolteacher, remained here the rest of her life, until her own death on November 23, 1975.**

**Joseph A. and Hermina Menoskey, who owned the adjacent property at 515 West 12th Street, acquired the property following Florence Bergin's death. Ralph A. and Frances I. Brodin became the new owners sometime after 1980. They sold it in 2002 to Mark Balsick who, a year later, sold it to MJC Consulting, LLC, the current owner. Established by Maurita J. Casper, MJC Consulting provides engineering services.**

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 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.**

**"Miss Florence Bergin" [obituary]. Pueblo Chieftain, 24 November 1975, p. 10B.**

**"Bergin (John)" [obituary]. Pueblo Chieftain, 5 May 1934, p. 3.**

**"Turner (Harry M.)" [obituary]. Pueblo Chieftain, 29 May 1919, p. 12.**

**Casper, Maurita J. Interview with Adam Thomas, 14 June 2005.**

**Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.**

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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: **1907**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 emerging merchant-entrepreneur class that settled here in late 18th and early 19th centuries. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact 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 a City of Pueblo Landmark. Nonetheless, this house is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1907, this house exhibits a moderately 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. While the building has had at least one addition, it is isolated to the rear elevation. Otherwise, only some original windows and doors have 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): 12thstw517**
- 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**

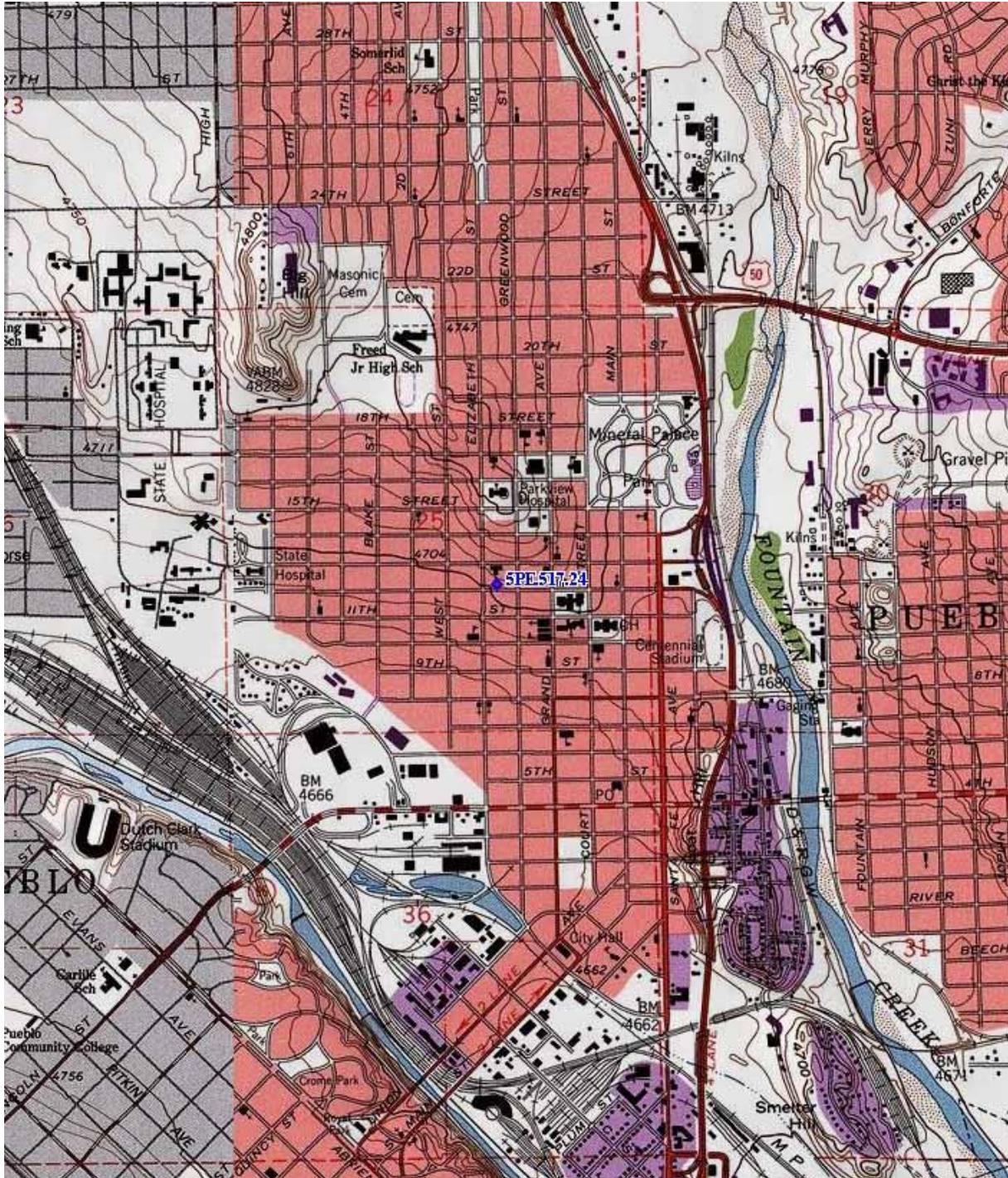
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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