

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

1. Resource number: **5PE.6604** Parcel number: **525118003**
2. Temporary resource number:
3. County: **Pueblo**
4. City: **Pueblo**
5. Historic building name: **Edwin E. Churchill House**
6. Current building name: **Joseph Wodiuk House**
7. Building address: **1930 Court Street**
8. Owner name: **Joseph P. Wodiuk Trust**
- Owner organization:
- Owner address: **5412 Stonemoor Dr
Pueblo, CO 81005**

- | | | | | |
|---|--|--|------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Need data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Need data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Need data | ☐ Previously listed |

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 SE 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534414** Northing: **4237392**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 1 and 2; Block 21**
Addition: **Barndollar & Company Second 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,234 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**

Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Fence
Ornamentation/Decorative Shingles
Porch
21. General architectural description:
Oriented to the west, this house rests on a pink, rock-faced, coursed sandstone ashlar foundation. Cream stucco clads the exterior walls. Covering the front (west-facing) gable are white-painted, decorative wood shingles. Windows are generally 1-over-1-light, double-hung sash, with white painted wood frames. The white-painted wood surrounds generally have projecting cornices. Opening in the north half of the asymmetrical front (west) facade's first story is a single-light picture window. The west end of the north elevation's first story has paired, tall and narrow, single-light casement windows. The upper half story of the same elevation has 1-beside-1-light, sliding sash, with white aluminum or vinyl frames. A hipped roof porch protrudes from the south half of the facade. Bands of 1-over-1-light, fixed-frame storm windows, with white-painted wood frames, enclose the porch. The principal doorway opens in the center of this porch. It hosts a 9-light, wood door, painted white. Above it is a 3-light transom. Concrete steps approach the doorway. Another doorway opens in the north elevation of a single-story, shed-roofed addition to the rear (north) elevation. It hosts a white-painted, paneled, single-light wood door. Gray, interlocking asphalt shingles cover the front-gabled main roof and all other roof surfaces. White-painted wood soffit and fascia, with projecting cornice, box the eaves. A red brick chimney, encased in deteriorating stucco, protrudes near the center of the roof's north-facing slope.
22. Architectural style: **Late Victorian**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located on terrain sloping downward from west to east, with an elevation of around 4,700 feet above mean sea level. This residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from Court Street are generally the same on this block. This property is situated on the southeast corner of Court and West 20th streets. Separating the streets from the concrete sidewalks are gravel-covered strips, planted with junipers. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the back yard is a woven-wire fence.
24. Associated building, features or objects:

GARAGE

A three-car garage is located at the southeast corner of the property. Oriented to the north, the building appears to lack a formal foundation. The building consists of a front-gabled core, with a shed-roofed addition across its west elevation. Unpainted, grooved plywood clads the exterior walls of the primary elevation. Gray sheets of asphalt, pressed into a faux brick pattern, cover the east and west elevation. Similar sheets of asphalt, except brown in color, cover the rear (south) elevation. Dominating the front elevation are three sets of paired, plywood doors, opening on metal strap hinges. A small, plywood door opens in the extreme west end of the front elevation. Window openings have been boarded shut. Gray, interlocking asphalt shingles cover the front-gabled main roof and all other roof surfaces.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1896** ☒ Actual ☐ Estimate

Source of information: **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.

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Edwin E. Churchill**

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 house was constructed in 1908. However, it appears on a 1904 Sanborn map, the earliest for this particular block, and listings for the address date to 1896 in city directories, suggesting a circa 1896 date of construction. An analysis of the style, materials, and historical records corroborates an 1896 date of construction. Modifications include the replacement of the original front porch, which originally spanned the facade; the enclosure of the rear porch; the application of stucco wall cladding; and the replacement of most windows and doors. The porch modifications appear to date to before 1940. The stucco and replacement windows date to after 1990.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

The original owner and resident of this house, constructed around 1896, was Edwin E. Churchill, who had moved here from 2026 Court Street. He was born around 1838 in England. Edwin and his wife, Emma Churchill, were married in England around 1880, and they immigrated to the United States with their children in 1882. Once in Pueblo, Churchill worked as a saddle maker for Pueblo's nationally renowned S.C. Gallup Saddlery Company. His son, Ernest, who also resided at this address, was the proprietor of the Churchill Jewelry Company, located at 219 South Union Avenue. The Churchills lived here until around 1912, at which time Harrison S. "Harry" Branscomb purchased the property.

Harry Branscomb was part owner and secretary of Peterson-Branscomb Wall Paper Paint & Glass Company until about 1920, when he became the proprietor of Branscomb Paint. Harry Branscomb was said to have been a direct descendant of Alexander Hamilton, President William Henry Harrison, and Benjamin Franklin. Additionally, he claimed two ancestors who signed the Declaration of Independence. Harry Branscomb and his wife, Mary A. Branscomb, had one daughter, Mary Elizabeth. Mr. Branscomb died on October 11, 1926. His widow continued to live here until about 1944.

Joseph B. Wilkes purchased this property around 1944. He was born on September 1, 1889, in Whiteville, Tennessee. He and his wife, Bertha E. Wilkes, were married in 1932 and had a daughter. Joseph Wilkes worked for the Gerrard & Fred G. Hilbert Fruit Companies, and later retired to operate the Wilkes Sharpening Service out of his residence. He died in this house on January 9, 1967. Bertha Wilkes remained here until 1968.

Many residents occupied this house during the 1970s. In 1984, Kenneth J. and Cindy L. Shalosky purchased the house and lots. They sold the property in 1986 to Patricia Book Koffel, who sold it in 1988 to Linda Calvert. Joseph P. Wodiuk purchased the property in 1993 from Calvert, and the Joseph P. Wodiuk Trust remains the current owner.

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 2, Pueblo, Pueblo County, Colorado. Sheet 3B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 15B.

"Harrison S. Branscomb Succumbs Following Illness Of Four Years". *Pueblo Chieftain*, 12 October 1926, p. 7.

"Branscomb (Mary A.)" [obituary]. *Pueblo Chieftain*, 13 November 1966, p. 5B.

"Wilkes (Joseph B.)" [obituary]. *Pueblo Chieftain*, 9 January 1967, p. 8B.

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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☒ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- ☒ 1a. History: Have direct association with the historical development of the city, state, or nation; or
- ☐ 1b. History: Be the site of a significant historic event; or
- ☐ 1c. 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; or
- ☐ 2b. Architecture: Be a significant example of the work of a recognized architect or master builder, or
- ☐ 2c. 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, or
- ☐ 3b. Geography: Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- ☐ 3c. Geography: Make a special contribution to Pueblo's distinctive character.
- ☐ Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Social History**

40. Period(s) of Significance: **ca. 1896-1958**

41. Level of Significance: ☐ National ☐ State ☒ Local

42. Statement of Significance:

This property is historically significant for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. This house was home to skilled craftsman Edwin Churchill, jeweler Ernest Churchill, business owner Harry Branscomb, and fruit company manager Joseph Wilkes. However, the levels of architectural and historical significance are not to the extent that this property could 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1896, 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 removal of the original front porch and installation of newer wall cladding and windows concealed or removed some character-defining features. However, other features and the overall form remain intact. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Need data ☐ Previously listed
- State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Need data ☐ Previously listed
- Local landmark eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Need data ☐ Previously listed
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. Digital photograph file name(s): **courtst1930 - 1 to - 6**

Digital photographs filed at: **Robert Hoag Rawlings Public Library**
100 E Abriendo Ave
Pueblo, CO 81004-4290

48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**

49. Date(s): **9/7/2007**

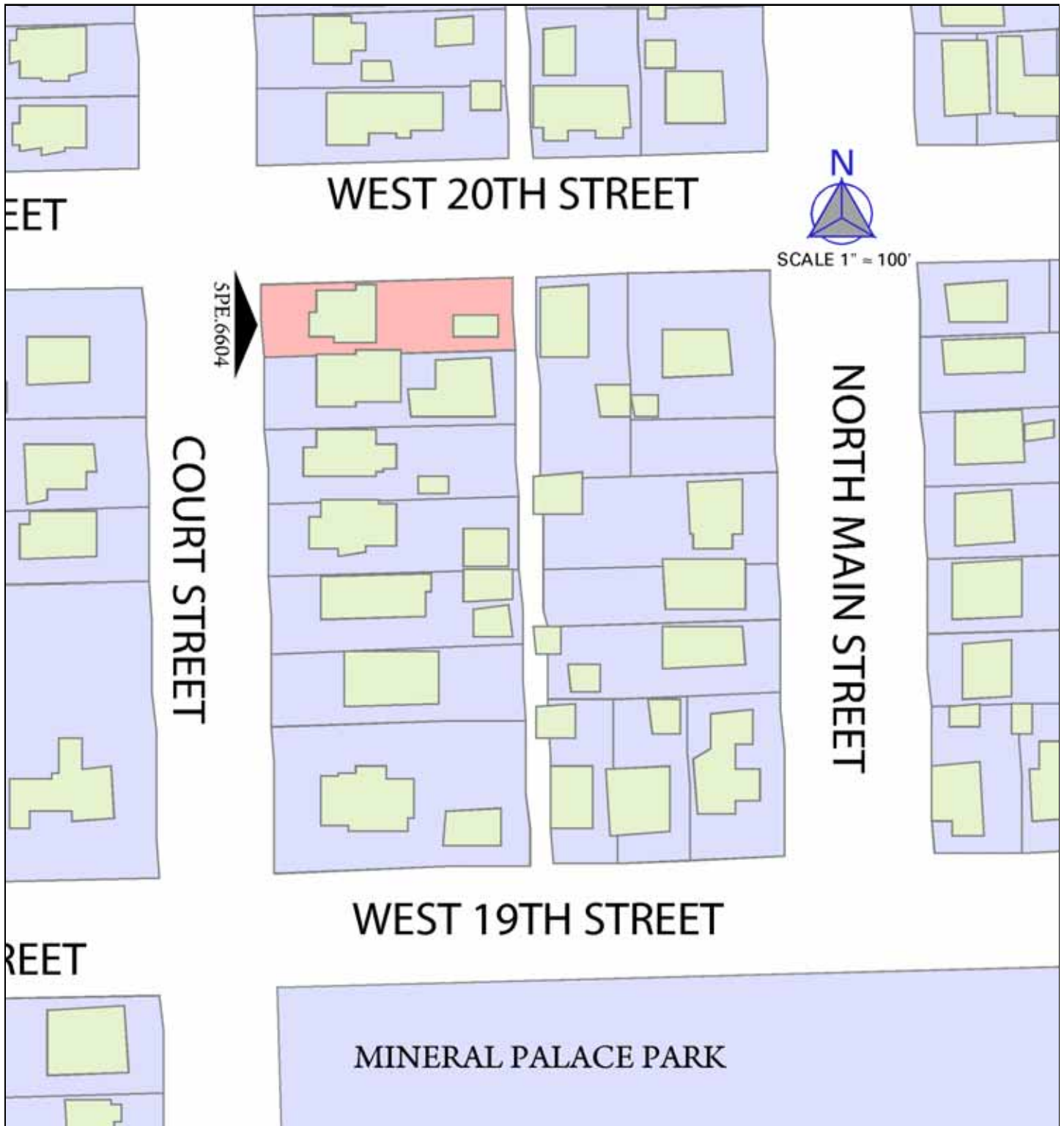
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

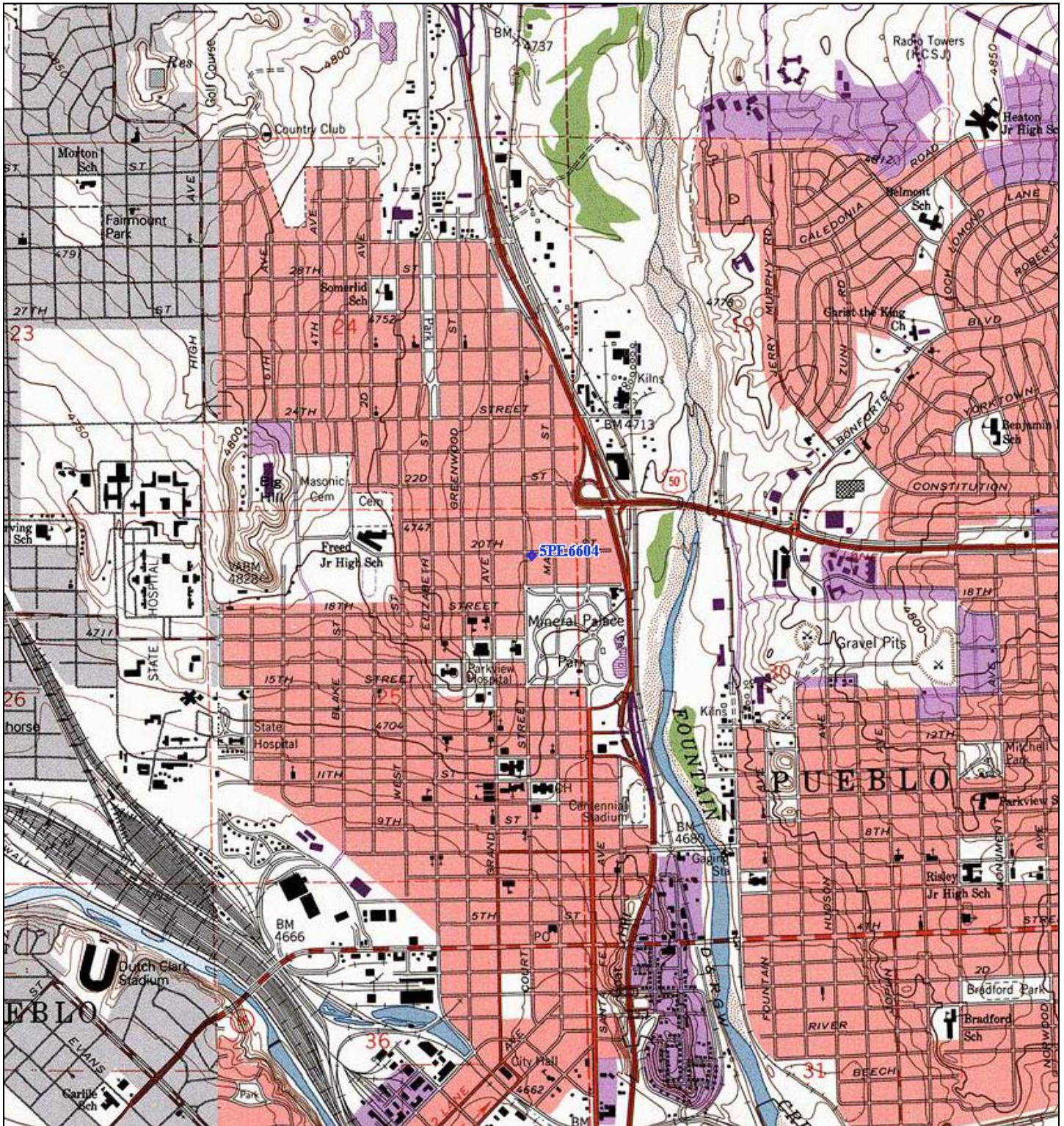
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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