

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5601**
- 2. Temporary resource number: **023**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Glenn, Edmund C., House**
- 6. Current building name: **Sutherland, Kyle A., House**
- 7. Building address: **409 W 12th Street**
- 8. Owner name: **Kyle A. Sutherland**
- Owner organization:
- Owner address: **409 W 12th St**
Pueblo, CO 81003

Parcel number(s):

525418012

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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 1/4 of **SE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533964** Northing: **4236540**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 14; Block 26**
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): **724 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 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 south, this house rests on a tan-tinted stucco-covered foundation. Tan-tinted stucco also clads the exterior walls. Windows are 4-over-4-light, double-hung sash, with green-painted wood frames and aluminum-frame storm windows. They open between protruding, stucco-covered sills and segmental arches. The rear (north) elevation has 1-over-1-light, double-hung sash windows, with white, vinyl frames. The paired windows in the front- (south-) facing gable have protruding keystones. A single-story, canted bay protrudes from the north end of the east elevation. It features elaborate, scrolled brackets beneath its eaves. A small, shed-roofed porch is attached to the east end of the front (south) elevation. It has a concrete floor and green-painted, turned porch supports. The porch provides access to the principal (south) doorway, which hosts a 4-panel, white, metal door. The edges of the doorway are rounded. A white, metal slab door also opens on the west end of the rear (north) elevation. Attached to the eastern two-thirds of this same elevation is a deck constructed of pressure-treated lumber. A shed-roofed structure, consisting of wrought-iron supports and sheets of green, translucent fiberglass, covers a concrete patio on the south end of the east elevation. Gray, interlocking asphalt shingles cover the front-gabled roof, and the eaves are boxed with green-painted wood fascia and soffit. Stucco-covered chimneys protrude from the roof ridge, at the center and at the north end of the house.
22. Architectural style: **Other Style**

Architectural Inventory Form

Page 3

Other architectural styles: **Front-Gabled, Masonry Box**

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. A grass strip separates the sidewalk from the street. This property is located on the north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 405 West 12th Street, to the east, and 411-415 West 12th Street, to the west. A packed-earth yard surrounds the house. A chain-link fence delimits portions of the property boundary.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1885** 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.**26. Architect: **n/a**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Edmund C. Glenn**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 records and other sources, this house was constructed in 1900. However, city directories and Sanborn insurance maps reveal that this house existed by 1885. An analysis of the form, style, and materials corroborates a circa 1885 date of construction. The most notable alteration has been the application of stucco over the original brick, which appears to have occurred within that last 20 years. Remarkably, no apparent additions have been made to this house 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 house appears to have been constructed in 1885. Its first owner and resident was most likely attorney Edmund C. Glenn and his family. Glenn was born in December 1856, in Iowa. He lived here with his unmarried sisters Lucretia M., a clerk at the Wilson & Barnard Dry Goods Company, and Hanna, a teacher at the nearby Centennial School. Edmund Glenn also resided here with a Mrs. S.A. Glenn, who appears to have been his widowed mother.

Census records and city directories indicate that in 1900, three families occupied this property. The owner was Robert Corkish, Jr., a salesman for J.E. Tyler & Company. He lived here with his wife, Hattie. Robert was born in December 1868 and Hattie in July 1879. Boarding with them was James E. Downey, who was involved in mining. He lived here with three daughters, Rebecca, Mary, and Martha, and a son, Edgar J. The other family consisted of Lafayette F. Cornwell, proprietor of the Cornwell Jewelry Company, and his wife Hattie S. (not to be confused with the property owner's wife of the same name). A few years later, the Corkish family moved to the home of Robert's father, two houses east, at 401 West 12th Street.

Architectural Inventory Form

Page 4

By 1909, the owner was William C. Holser, who resided here with his wife, Maria. William was born in Pennsylvania in 1865. Maria came from Kansas, where she was born in 1872. The Holsers resided here with Hannah Page, Maria's mother, and Victor Chapman, a boarder. William Holser was a printer for the Franklin Press, then located at 518 North Santa Fe Avenue. The Holsers remained here through 1920.

In 1925, the owner and resident was William G. Hacker, who remained here for the next 30 years. With his wife, Helen Wallace Hacker, William had one son, Sidney G. Hacker. William and Helen Hacker resided at this address until their deaths, only a month apart, in 1955.

In 1960 the resident was Hillis Parmelee. In 1970, Patricia J. and William Jones purchased the property. Patricia sold it to Paul and Carrie Mitchell in 1999. Later that year, Kyle A. Sutherland, the current owner and resident, purchased the 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.

"Hacker (William G.)" [obituary]. Pueblo Chieftain, 12 May 1955, p. 11.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 20.

Architectural Inventory Form

Page 5

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. 1885**41. Level of significance: National: State Local

Architectural Inventory Form

42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the initial development of Pueblo's North Side Neighborhood. This house was one earliest dwellings constructed in this neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a front-gabled, masonry form once common to the area and among the earliest domiciles constructed in this neighborhood. 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 1885, the principal building on this property exhibits a moderately low 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 most notable alteration has been the application of stucco over the original masonry walls, which conceals a character-defining feature. However, there have been no substantial additions made to this house.

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): 12thstw409**
 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): **06/08/05**

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**

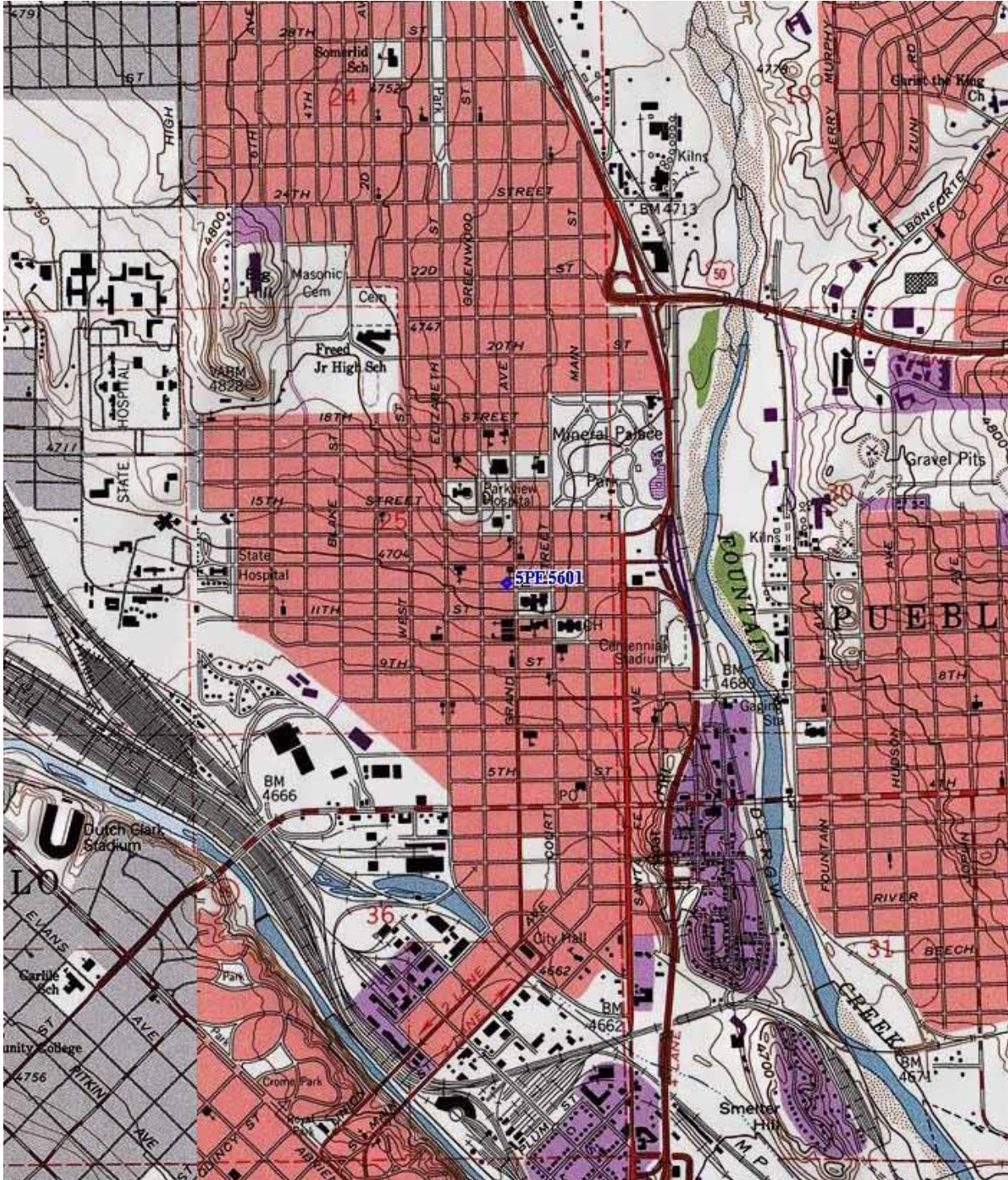
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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