

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5603** Parcel number(s):
- 2. Temporary resource number: **025** **525418010**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Duke, F.G. and J.W., House**
- 6. Current building name: **Friendly Harbor Drop In Center**
- 7. Building address: **417 W 12th Street**
- 8. Owner name: **Elizabeth A. Smith**
- Owner organization:
- Owner address: **440 Birdie Dr**
Pueblo West, CO 81007

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 **SE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533933** Northing: **4236522**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 12, 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): **900 square feet**
16. Number of stories: **1 1/2**
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: **Fence**
Porch
21. General architectural description:
Oriented to the south, this house rests on a low, sandstone rubble foundation, almost entirely concealed behind tan-tinted stucco. Tan-tinted stucco also clads the exterior walls. Windows are generally 4-over-4-light, double-hung sash, with brown-painted wood frames and aluminum-frame storm windows. Small, hipped-roof hoods, on scrolled brackets, appear above the windows on the first story of the front (south) façade. Paired, 1-over-1-light, double-hung sash windows, with brown-painted wood frames, pierce the front- (south-) facing gable. A hipped-roof porch spans nearly all of the front (south) façade. It features a concrete floor and round, red-painted, wood Tuscan columns. A single concrete step provides access to the porch at its center. Opening in the center of the symmetrical façade is the principal doorway. It hosts a white slab door, opening behind a white, security storm door. A small, shed-roofed porch protrudes from a single-story structure at the rear (north) of the house. This porch shelters a 6-panel, white, metal door, opening behind a white, aluminum-frame storm door. Brown, interlocking asphalt shingles cover all roof surfaces, and the eaves are boxed, with brown-painted wood fascia and soffit.
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 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 411-415 West 12th Street, to the east, and 419-421 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. Pink-colored sandstone slabs comprise the sidewalk. Gravel covers the front yard, while the backyard consists of packed-earth and patches of grass. A wood fence divides the backyard in half, east-west.

24. Associated buildings, features or objects:

- 1 : Type: **Shed**
Describe: **A small shed it located directly northeast of the house. Oriented to the north, the building appears to lack a formal foundation It is most likely constructed of adobe bricks, with corner buttresses, clad in a tan-colored stucco. A plywood door, on metal strap hinges, dominated the front (north) elevation. Sheets of corrugated metal cover the front-gabled roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1889** 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: **F.G. and J.W. Duke**
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, this building was constructed in 1900. However, city directories and Sanborn insurance maps reveal that this building existed prior to 1889. An analysis of the form, style, and materials corroborates a circa 1890 date of construction. According to Sanborn maps, this house was originally constructed as a duplex, with the principal doorways located where the façade's first floor windows currently are. By about 1900, owners converted this house into a single-family home, using the eastern doorway as the principal entrance. This doorway was not moved to the center of the façade until after 1955. Additions were made to the rear (north) elevation around 1889 through the 1950s.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Health Care**
34. Site type(s): **Residence, Drop-In Center**
35. Historical background:

F.G. and J.W. Duke are the first names associated with this house, circa 1890. F.G. was a clerk at the Crews-Beggs Dry Goods Company (then R.H. Beggs & Company). J.W. was a janitor at the nearby Centennial School. By 1900 the residents were Wallace and Annie Averill, with their children Clara, Herbert, and Ethel. Wallace was a locomotive engineer for the Atchison, Topeka, and Santa Fe Railway. Boarding with them was William Cowen, a janitor. Living here briefly around 1909 were John L. and Catherine L. Talbott and their family. John was a general foreman for the Atchison, Topeka, and Santa Fe Railway. Other residents were C.J. Haswell (circa 1914); P.J. McGrath (circa 1919); and W.C. Owen and John Parker (circa 1925).

By 1935, the owners were Edwin and Jessie Gaskill, who resided here for more than 30 years. Together, the Gaskills had three

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children: Dr. Harry Gaskill, Majorie Stewart, and Virginia L. De Wan. Edwin operated the Gaskill Photography Studio in Pueblo. Edwin died in November 1956. Jessie remained here through at least the early 1960s.

Richard C. Morgan acquired the property in 1980, selling it to Eugene D. and Jeanene H. Hudspeth in 1983. Elizabeth A. Smith, the current owner, purchased the property following a foreclosure. Leasing the property is Friendly Harbor Drop In Center. Founded by Robin Hill, the center is a project in Pueblo whose mission it is to restore hope, dignity, and a sense of purpose to those who happen to have a mental illness. The goals of Friendly Harbor Drop In Center are to assist people in their quest for recovery by providing a safe environment; offering a positive atmosphere for growth; encouraging empowerment and self reliance through peer counseling, advocacy, and role modeling; providing opportunities to connect with other people who have faced similar problems; and acting as a bridge to outside community agencies that will foster recovery. The center has been the recipient of many awards including the 1999 Martin Luther King, Jr., Humanitarian Award.

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.

"Gaskill (Edwin)" [obituary]. Pueblo Chieftain, 23 November 1956, p. 24.

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

"Friendly Harbor Drop In Center, a non-profit facility helping Puebloans." Available from <http://www.selway.org/advocacy/friendly/>; Internet; accessed 10 October 2005.

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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. It is among the earliest multi-family dwellings 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 most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1890, the principal building on this property 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. Many of the modifications were made within the period of significance and were isolated to the rear (north) elevation. However, the application of stucco and moving the principal doorway have negatively impacted this property's physical integrity.

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): 12thstw417
- 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**

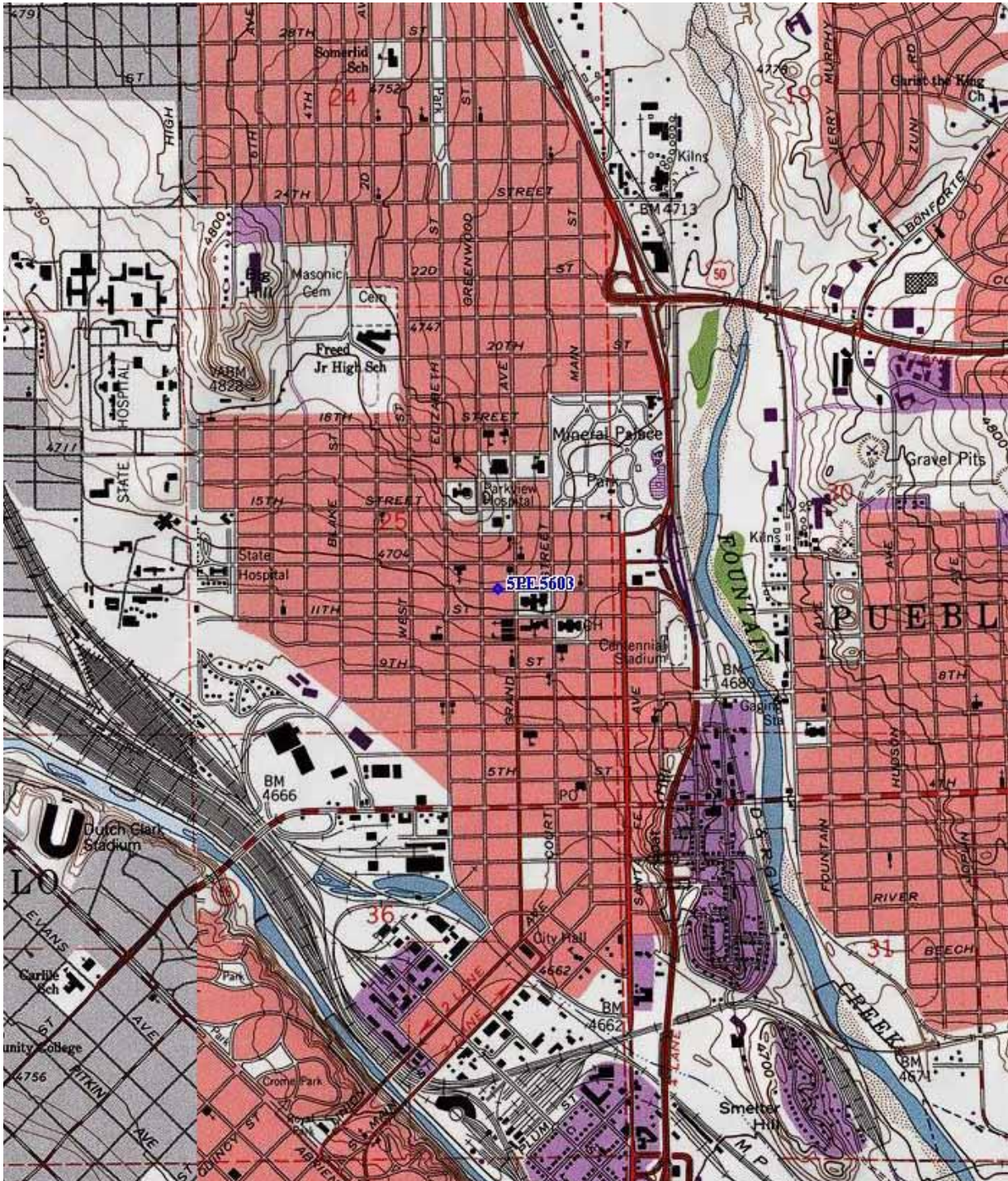
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SITE SKETCH MAP



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LOCATION MAP



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