

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.5607** Parcel number(s):
- 2. Temporary resource number: **030** **525418008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Osgood, Daniel W., House**
- 6. Current building name: **Hoover, Ken and Mary Anne, Apartments**
- 7. Building address: **425 W 12th Street**
- 8. Owner name: **Ken and Mary Anne Hoover Trust**
- Owner organization:
- Owner address: **2110 Oakwood Ln**
Pueblo, CO 81005

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: **533908** Northing: **4236540**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 10; 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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **1,100 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
Asbestos **stone veneer**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features:
Fence
Chimney
Porch
Roof Treatment/Dormer
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on a foundation covered in a stone veneer. This same stone veneer covers all southern portions of the building and acts as a surround for windows opening in the first story. A white-painted stucco covers the remainder of first-story wall surfaces. White-painted asbestos shingle siding clads the exterior walls above the first story. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. Piercing the west side of the front (south) façade's first story is a tripartite window. The flanking windows are narrow, 2-(vertical)-over-1, while the center is 4-(vertical)-over-1. Above this window is a shed-roof dormer hosting a 1-beside-1-light, sliding-sash window, with wood frames. Windows in the first story of the east elevation open beneath segmental arches. Two doorways open in the east end of the asymmetrical facade. The eastern door opens beneath a wide, gabled hood, on scroll brackets. The doorway itself is located beneath a round arch. It hosts a 15-light, glass-in-wood-frame door, painted white. This door opens behind an aluminum-frame storm door. A pair of 5-light sidelights flanks this door. A small, uncovered porch, with a stone-veneered kneewall, provides access to this door and another doorway just west of it. This western doorway hosts a white-painted, 1-panel, 1-light, wood door, with a projecting, dented locking rail. It opens behind an aluminum-frame storm

Architectural Inventory Form

Page 3

door. A two-story, shed roof porch is attached to the east half of the rear (north) elevation. It protects, in the first story, a 15-light door, providing access to concrete patio extending north from the porch. This patio features a decorative, wrought-iron railing. A band of 1-beside-1-light, sliding-sash windows enclose the upper story of the porch. A doorway on the west side of the porch provides access to a white-painted wood staircase, descending to the north. Brown, interlocking asphalt shingles cover the main, cross-gabled roof and the cross-gabled roof of a single-story addition to the northwest corner. The eaves are boxed with white-painted wood fascia and soffit. A tall, red-brick chimney, with engaged hearth and elaborate corbelling, identical to 427 West 12th Street (5PE.5608), protrudes near the south end of the east elevation. Another tall, red brick chimney emerges from the west end of the roof's south-facing slope.

22. Architectural style: **No Style**

Other architectural styles:

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. This property is located on the north side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 419-421 West 12th Street, to the east, and 427 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. Gravel also covers much of the yard. The sidewalk consists of pink sandstone slabs. A woven-wire fence surrounds the backyard, with a white-painted plywood gate at its northwest corner.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 3-car garage is located north of the house. A concrete driveway running along the east side of the house approaches the garage from West 12th Street, providing access to two of the bays. The third bay is accessed via the alley behind (north of) the garage. Oriented to the south, the building appears to lack a formal foundation. Sheets of white-painted, corrugated metal clad the exterior walls. Offset to the east in the front (south) façade are 2 sets of paired, 3-light beadboard doors, opening on metal strap hinges. The west end of the same façade hosts a 4-panel wood door, painted gray. The west end of the rear (north) elevation hosts paired, white-painted beadboard doors, opening on metal strap hinges. Gray interlocking asphalt shingles cover the side-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:
 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: **Daniel W. Osgood**
 Source of information:

29. Construction history:
According to Pueblo County tax records, this building was constructed in 1900. However, city directories and Sanborn insurance maps suggest that this building existed around 1890. An analysis of the form, style, and materials corroborates a circa 1890 date of construction. Originally, this house was identical to the dwelling immediately west, at 427 West 12th Street (5PE.5608), which was constructed at the same time. The most notable alterations have been the installation of doorway in what was an arched window east of center in the front (south) façade; the expansion of the southwestern portion of the façade; the replacement of the original wall cladding; and the construction of a large addition within the northwest corner. According to Sanborn maps, all of these modifications were made after 1952.

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

V. HISTORICAL ASSOCIATIONS

Architectural Inventory Form

Page 4

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Apartment**
35. Historical background:

The first residents of this house were Daniel W. Osgood; his wife, Edna M.; son, Ernest W.; and brother Ernest H. Daniel was born in Maine in March 1868. He was secretary and general manager of the Pueblo Ore Company, an ore development firm. His relationship to John C. Osgood, president of the Colorado Fuel & Iron Company, is unclear and may not exist at all.

In 1914, the resident was Annan R. Johnson, an employee of the Colorado Fuel & Iron Company. Around 1919, Frank Risher lived here.

Before 1925, Leslie Earl Manlove purchased this property and resided here through 1935. Manlove was born in West Liberty, Iowa, on August 30, 1891. He came to Pueblo around 1911. With his wife, Zoe S., Manlove had a son, Spencer. The family attended St. Paul United Methodist Church. Manlove owned Coddling Brothers Stove Supply, retiring in 1960. The Manloves lived at this address into the late 1930s. Zoe died on June 7, 1970, and Leslie on November 17, 1988.

Acquiring the property from the Manloves was William A. DeLong, who resided here until his death in December 1949. The next owners and residents were William Riggs Bratton and his wife, Notie P. Bratton. William came to Pueblo in 1911 and operated a cigar shop on Union Avenue and, later, at Mesa Junction. He later worked for the City of Pueblo in the parks department. William and Notie had one daughter, Grace P. Benson, and attended the Church of Christ. William died in December 1955. Notie continued to reside here, transferring the property to her daughter, Grace, in 1968. Kenneth L. and Mary Anne Hoover obtained the property from Benson in 1990, transferring it to the Kenneth L. and Mary Anne Hoover Trust in 1996. This entity continues to own the property and operate it as at least 3 rental units.

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 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 20.

"Bratton (William Riggs)" [obituary]. Pueblo Chieftain, 1 January 1956, p. 11A.

"Leslie Earl Manlove." [obituary]. Pueblo Chieftain, 19 November 1988, p. 6A.

"Johnson (Annan R.)" [obituary]. Pueblo Chieftain, 24 August 1947, p. 10.

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: **Not Applicable**40. Period of Significance: **n/a**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

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. 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. Nonetheless, it is 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 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. Substantial additions and modifications made after the period of significance negatively affect the original materials and workmanship of this building. However, the basic design and association of this building remains intact; it is still apparent that this house was identical to the dwelling immediately west of it, at 427 West Main Street (5PE.5608).

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): 12thstw425
- 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): **06/13/2006**
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

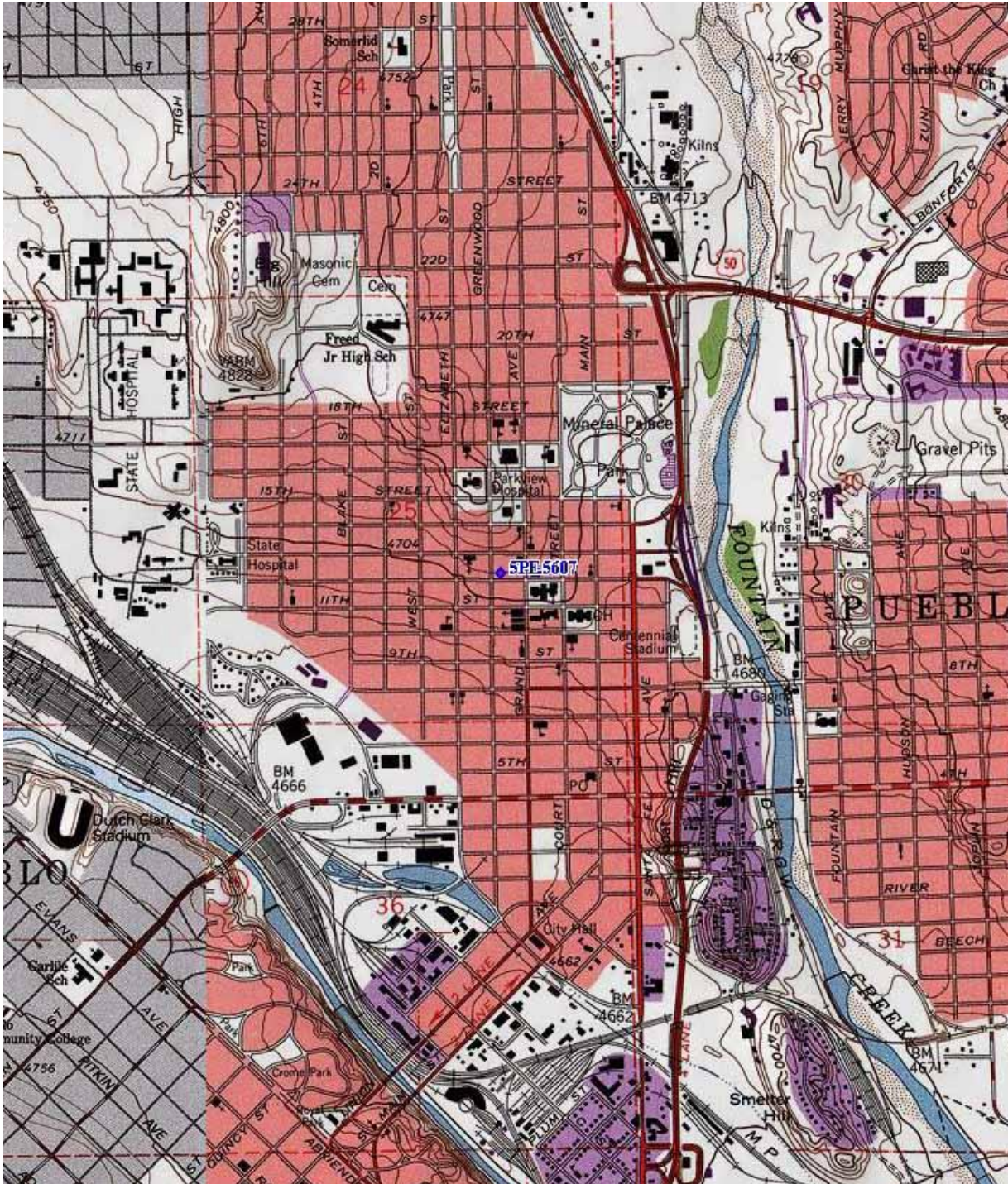
Page 7

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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