

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.517.26**
- 2. Temporary resource number: **039**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Crane, Leroy A., House**
- 6. Current building name: **Pumphrey, Sarah S., House**
- 7. Building address: **524 W 12th Street**
- 8. Owner name: **Sarah S. Pumphrey**
- Owner organization:
- Owner address: **524 W 12th St**  
**Pueblo, CO 81003**

Parcel number(s):

**525424007**

|   |   |  |   |
|---|---|--|---|
| 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: **533789** Northing: **4236510**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **west 27.19 feet of Lot 6; Block 36**  
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **697 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard** 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:  
**Fence**  
**Chimney**  
**Porch**  
**Ornamentation/Decorative Shingles**
21. General architectural description:  
**Oriented to the north, this house rests on a combination of sandstone and concrete foundations, now largely obscured beneath siding. White-painted, horizontal wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. Variegated wood shingles, painted white, cover the gables. Windows are 1-over-1-light, double-hung sash, with white vinyl frames and blue-painted wood surrounds. A single-light awning window opens near the center of the (rear) south elevation, and a 1-beside-1-light, a sliding-sash window appears in the west end of the same elevation. A small, hipped-roof porch is located within the inside (northeast-facing) corner of the L-shaped building. It has a concrete floor and a single, square, wood support, with chamfered corners. The principal doorway opens beneath this porch. It is a white-painted, 4-panel metal door, with a fan light. Above it is a transom. A six-panel, white-painted metal door opens near the west side of the rear (south) elevation. Brown asphalt shingles cover the front-gabled roof. Boxing the eaves is white-painted wood soffit and blue-painted wood fascia with a projecting cornice. A red-brick chimney protrudes from the roof's west-facing slope, almost centered on the west elevation.**
22. Architectural style: **Late Victorian**  
Other architectural styles:

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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 south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 522 West 12th Street, to the east, and 526 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. A packed-earth yard, with some mature shrubs bushes, and trees, surrounds the house. Dividing the back yard in half east-west is a wood picket fence. A wood privacy fence delimits the east edge of the property while and chain-link fence runs along the west edge.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **unknown**
- Source of information:
27. Builder: **unknown**
- Source of information:
28. Original Owner: **Leroy A. Crane**
- Source of information: **U.S. Census of 1900. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 20.**
29. Construction history:
- City directories and Sanborn insurance maps suggest that this building was constructed around 1900. An analysis of the form, style, and materials corroborates this date. It was one of three buildings in a row constructed at the same time and, apparently, by the same builder. (The other houses are 520 and 522 West Twelfth Street (5PE.5610 and 5PE.517.25)). The front-gable wing extending from the rear (south) elevation appears to be original, but the shed-roofed structure in the inside (southwest-facing) corner was constructed after 1955. Photographs taken during a 1981 survey reveal that the façade of this building has not been altered since that time.**
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 was completed around 1900, and its first resident was attorney Leroy A. Crane. He was born in Michigan in March 1840. His wife, Carrie W. Crane, was also born in Michigan, in December 1844. They resided at this address with at least two sons, Daniel A. Crane and Roy M. Crane, and a boarder, Nancy B. Cuthbertson, a teacher at the nearby Centennial School. The Crane lived here through 1940.**

**Around 1914 through 1920, the owner was Charles Franklin Heaslet, a carpenter. He had come to Pueblo in 1911. With his wife, Aldah Heaslet, Charles had a daughter, Mrs. Clark Hodges. The family later moved to 902 West 16th Street. Charles died in September 1957.**

**By 1925, the resident was T.J. Stevens, followed by William Holmgren in 1930. Joseph Perkins resided here around 1935. By 1940, James V. Gilman was the owner and resident. Louie W. Singletary owned the house in 1945, residing here with his wife, Carrie Singletary. They had three children: John W. Singletary, June L. Braudis, and T. Dwight Singletary. The family resided**

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here only briefly, moving prior to 1950. Louis Singletary died on March 13, 1992.

Through the 1950s, the owner and resident was Erma G. Ellis. She was born in Victor, Colorado, and worked for Casteel Cleaners in that town. She came to Pueblo in 1942 and was an employee of the dietary department of the Colorado State Hospital, retiring in 1962. By the late 1950s, she resided at 313 Brentwood. Erma Ellis died on October 14, 1964.

Purchasing the house from Ellis was Isaac B. Holman. He resided here only a few years, perhaps even months, before his death on September 2, 1960. Antoinette and Nicholas Casias purchased the property in 1979, selling it in 1985 to John A. and Rebecca R. Pacheco. John Pacheco sold the house and lot nine years later to Bruce Ruthrauff. Sarah S. Pumphrey, the current owner, acquired the property from a bank in 1999. She operates it as a rental unit.

## 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. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 20.

"Ellis (Erma G.)" [obituary]. Pueblo Chieftain, 15 October 1964, p. 6B.

"Holman (Isaac B.)" [obituary]. Pueblo Chieftain, 4 September 1960, p. 7A.

"Louie W. Singletary" [obituary]. Pueblo Chieftain, 16 March 1992, p. 6A.

"Heaslet (Charles Franklin)" [obituary]. Pueblo Chieftain, 10 September 1957, p. 6.

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: **ca. 1900**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. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a late Victorian-era 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 as 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 around 1900, this building 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 a small addition, it is isolated to the rear elevation. Its original wall cladding and key character-defining features remain intact.**

## 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): 12thstw524**
- 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): **06/15/2005**
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

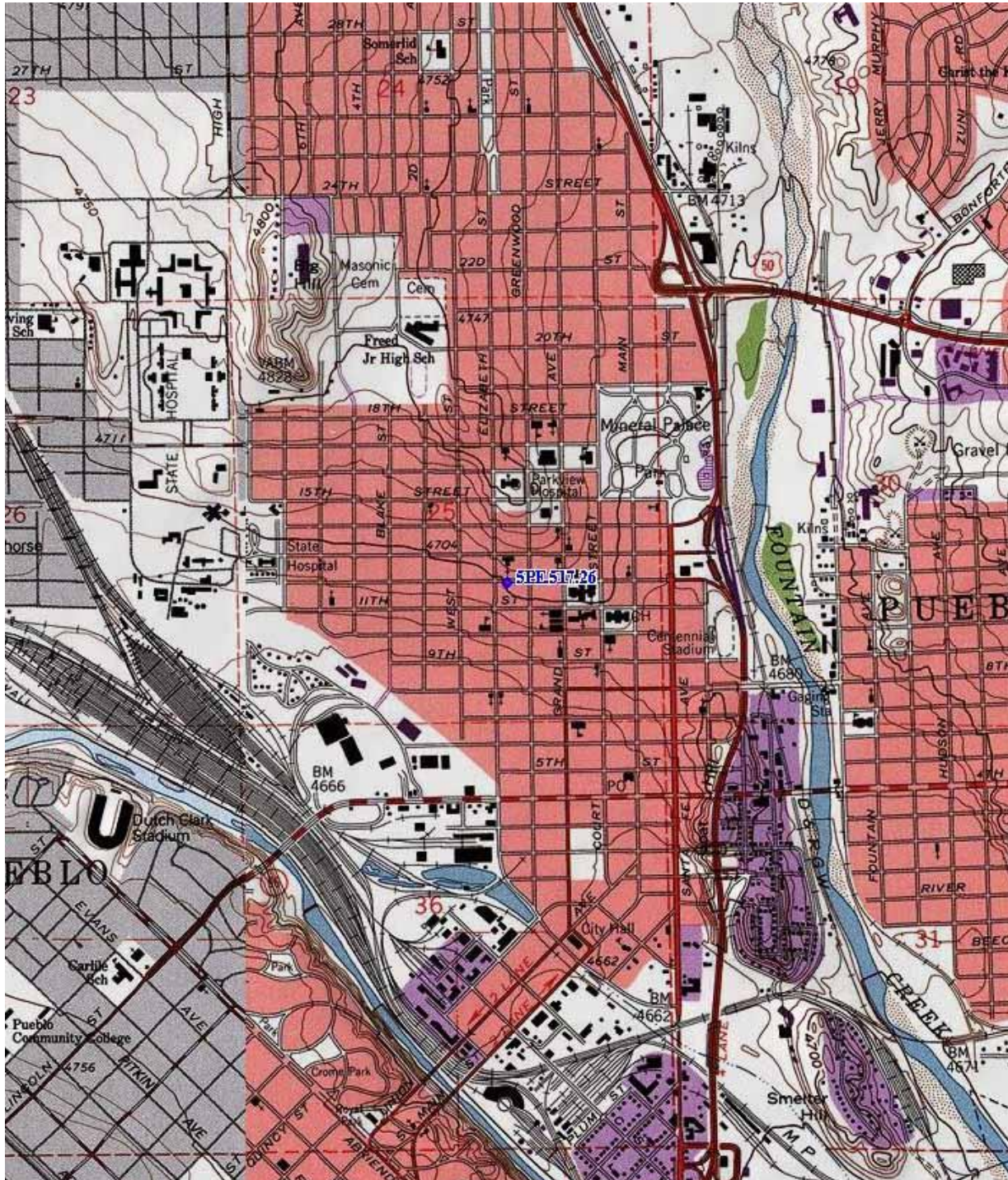
#### SITE SKETCH MAP





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## LOCATION MAP



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