

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.517.48**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Laben, Frank J., House**
- 6. Current building name: **Pumphrey, William R. House**
- 7. Building address: **715 W 14th Street**
- 8. Owner name: **William R. Pumphrey**
- Owner organization:
- Owner address: **425 W 3rd St**
Pueblo, CO 81003

Parcel number(s):

525301002

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 **NE 1/4** of **NE 1/4** of **SW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533551** Northing: **4236745**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 11; Block 4**
Addition: **Craig's 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **940 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
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: **Ornamentation/Decorative Shingles**
Fence
Chimney
Porch
Roof Treatment/Dormer
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the south, this house appears to rest on a sandstone foundation, now concealed behind concrete stucco. Tan-painted, narrow wood siding, with blue-painted, 1-by-4-inch cornerboards, clads the exterior walls. Tan-painted, variegated wood shingles cover the gables. Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames, aluminum-frame storm windows, and blue-painted wood surrounds. Dominating the west side of the front (south) facade is a 1-over-1-light window with a narrow upper sash. The sash has cottage-style glazing. Opening in the center of a 1-and-1/2-story, 3-sided, canted bay protruding from the center of the west elevation is a single-light hopper or awning window. A similar window opens in the east end of the front (south) facade. Opening in the south-facing, front-gabled dormer is a 6-over-1-light window. A 1-beside-1-light, fixed-frame window, with brown aluminum frames, pierces the east-facing, shed-roofed gable south of center. Fixed-frame windows open in the sides of this gable. A front-gabled porch protrudes from the east end of the facade. It has a wood floor, siding-clad kneewalls, and round supports, grouped in threes at the corner. Approaching the porch at its center are

Architectural Inventory Form

Page 3

4 wood steps. The principal doorway opens beneath the porch. It hosts an 11-panel, 1-light, glass-in-wood-frame door, with projecting top and locking rails. Another doorway opens in the west end of the rear (north) elevation. It hosts a white-painted, glass-in-wood frame door. Gray asphalt shingles cover the gable-on-hipped roof. Tan-painted beadboard soffit and pink-painted wood fascia box the broadly overhanging, flared eaves. An engaged, red-brick hearth and chimney protrudes from the south end of the west elevation. The gables have eave returns. The porch gable is pedimented.

22. Architectural style: **Late Victorian**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northwest to southeast, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 14th Street are generally the same on this block. This property is situated on the north side of West 14th Street, between 711 West 14th Street to the east and 719 West 14th Street to the west. Grass covers the strip separating the sidewalk from the street. Separating the sidewalk from the front yard, in turn, is a concrete wall capped by a wrought-iron railing. A planted-grass yard, with mature landscaping, covers the property. Encircling the rest of the yard is a combination of chain-link and woven-wire fences.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 2-car garage is located on the northern edge of the property, fronting an east-west oriented alley. Oriented to the north, the building rests on a concrete slab. Tan-painted, vertical board-and-batten siding clads the exterior walls. Dominating the front (north) elevation is a steel, 32-panel, overhead-retractable garage door, painted white. A large beadboard door opens in the east half of the rear (south) elevation. Gray asphalt shingles cover the front-gabled roof. The shaped rafter ends are exposed, and knee brackets appear in the gables.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1903**
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: **unknown**
Source of information:

29. Construction history:
According to Pueblo County Tax Assessor records, this house was constructed in 1903. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration is the shed-roof dormer protruding from the roof's east-facing slope. It appears to date to after 1980. The garage is nearly identical to the garage just east of it, at 711 West 14th Street (5PE.5690).

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Multiple Dwelling**

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

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

35. Historical background:

Architectural Inventory Form

Page 4

35. Historical background:

The first resident of this house, constructed in 1903, appears to have been Frank J. Laben, a traveling agent for the Missouri Pacific Railway. Boarding with him was Beulah H. Drais, a stenographer. The resident in 1914 was grocer N. Rollo Crouch, followed by A. Kendall in 1919.

Around 1925, Louise C. Vincent purchased this property and resided here until death more than 40 years later. She came to Pueblo in 1919 and died on February 1, 1967. Vincent also rented out an apartment in this house. One longtime resident in the apartment was Annetta R. Moody, who lived here from around 1925 until her death in 1947.

James C. and Sandra McFarland purchased this property in 1974. Between 1983 and 1991, the property transferred among the U.S. Veterans Affairs Administration, Kevin and Deborah M. Back, Dana S. Bouley, and Colorado Horizons Development Corporation. Michelle Pumphrey acquired the house and lot in 1991. William R. Pumphrey, the current owner, obtained the property in 1993. He operates it as a rental unit.

According to the current resident, a murder was committed in this house in the 1930s. No evidence of this event could be found.

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.

"Moody (Annetta R.)" [obituary]. Pueblo Chieftain, 11 June 1947, p. 8.

"Vincent (Louise C.)" [obituary]. Pueblo Chieftain, 5 February 1967, p. 4B.

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: **1903**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, the product of an emerging professional and entrepreneurial class, 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 unusually complex 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1903, 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. The only notable alteration has been the construction of a shed-roofed dormer of the roof's east-facing slope. This modification is small in scale and nearly invisible when viewed from the street. This property retains sufficient physical integrity to convey its architectural and historical significance.

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): 14thstw715
- 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): **07/18/05**
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**

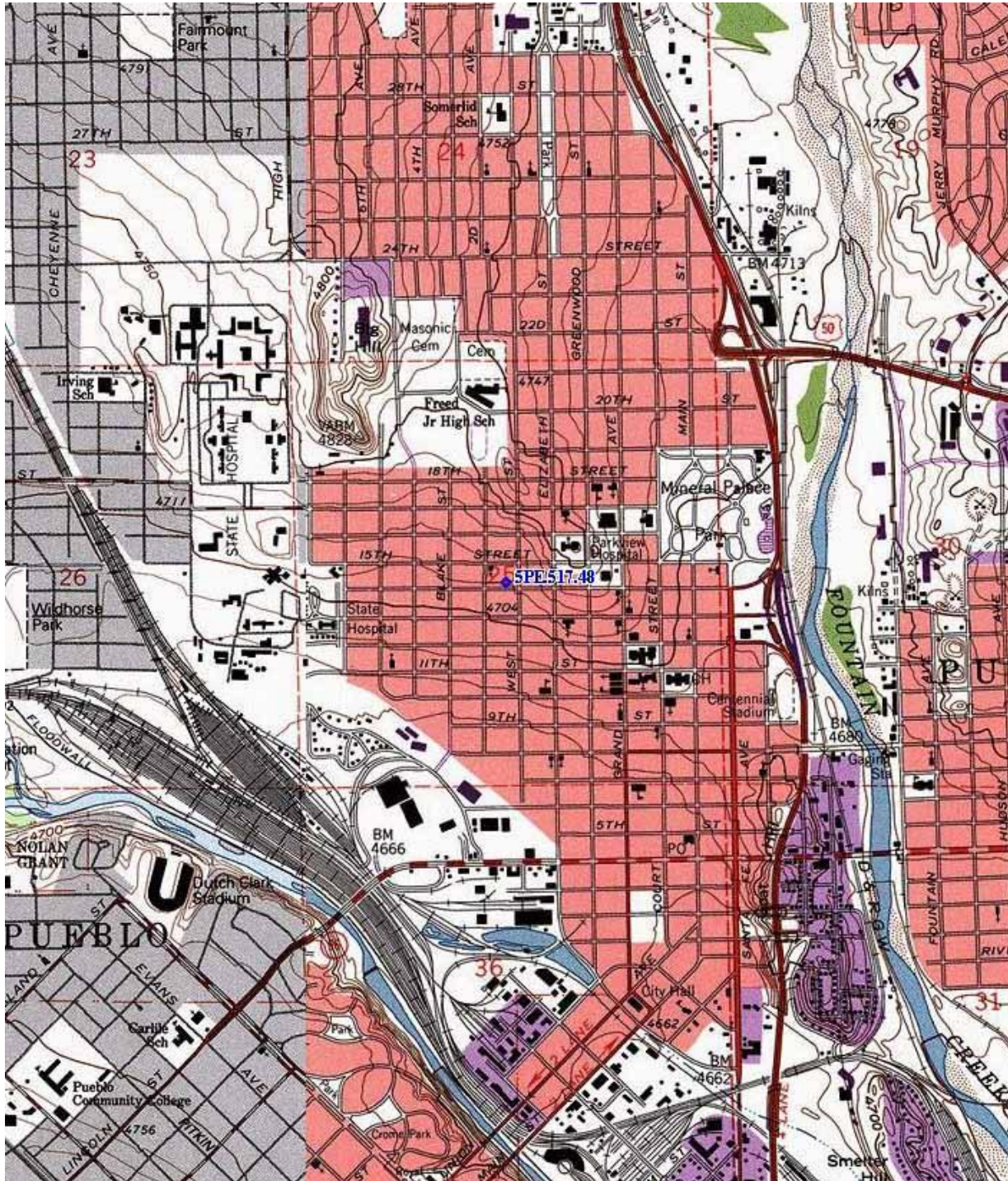
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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