

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.5744** Parcel number(s):
- 2. Temporary resource number: **525131005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Pepper, Abe, Duplex**
- 6. Current building name: **Grove, John J. and Patricia A., House**
- 7. Building address: **315-317 W 17th Street**
- 8. Owner name: **John J. and Patricia A. Grove**
- Owner organization:
- Owner address: **3401 Morris Ave**
Pueblo, CO 81008

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**
SW 1/4 of **NW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **534036** Northing: **4237067**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 17, 18, and 19; Block 24**
 Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **U-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **2,099 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**
 Other roof materials:
20. Special features: **Fence**
Garage/Attached Garage
Chimney
Porch
Ornamentation/Decorative Terra Cotta
21. General architectural description:
Oriented to the south, this duplex rests on a concrete foundation, veneered in brown, raked brick. Basement windows are paired, single-light casement. A red, raked-brick veneer clads the exterior walls. The watertable features a pattern of alternating brown and red bricks. Blue-painted, square-cut wood shingles cover the gables. Windows are generally 5 (vertical)-over-1-light, double-hung sash, with cream-painted wood frames and brown-brick sills. Flanking either side of engaged chimneys protruding from the south ends of the east and west elevations are 5 (vertical)-light casement windows. Beneath these windows is a panel of buff-colored brick set in an angled pattern. The same brick appears in a round-arch panel in the center of the hearths. Identical, front-gabled porches protrude from either end of the south elevation. They have brick kneewalls and piers, with cream-colored, diamond-shaped, terra cotta inlays. The doorways opening onto the porches host 1-panel, 1-light, oak doors, with a protruding, dented locking rail. The east door opens behind an aluminum-frame storm door and the west behind a wood-frame storm door. The rear elevation has front-gabled, enclosed porches on either end. Both porches have cream-painted beadboard and a pair of 4 (vertical)-light windows. Doors into the house are 5-panel wood; doors into garage are 3-panel, 3-light. Red terra cotta tiles cover the side-gabled roof. The shaped rafter and perlin ends are exposed, and the gables

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are clipped. Garages are attached to the northwest and northeast corners. Both host white-painted, overhead retractable garage doors. These attached garages have shed roofs and parapets. The east garage has a tri-fold door, with 3 lights and 2 panels each. The west garage has a white-painted, wood, overhead-retractable garage door.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses and large, multi-story commercial buildings associated with the adjacent Parkview Medical Center. Setbacks from West 17th Street are generally the same on this block. This property is situated on the north side of West 17th Street, between 311 West 17th Street to the east and 327 West 17th Street to the west. Separating the street from the sidewalk is a packed-earth strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the back yard is a woven-wire fence; a chain-link fence divides the yard in half. A 2-track concrete driveway runs along the east and west sides of the duplex, connecting West 17th Street to the attached garages.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1932**

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: **Abe Pepper**

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 Assessor records, this building was constructed in 1932. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the replacement of the west garage door.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. Historical background:

The first owner of this duplex, constructed in 1932, was Abe Pepper, who also resided in the eastern half of the building, addressed as 315 West 17th Street. He was born in Russia on June 1, 1892. He came to Pueblo in 1911 and, five years later, opened a furniture store. The Pepper Furniture Company started on West Northern Avenue in Bessemer before moving to 313 North Santa Fe Avenue in 1918. After 15 years at that location, Pepper moved his furniture business to 230 North Union Avenue, where it remained until its founder's death. Pepper was an organizer and past president of the United Hebrew Center. He was also a past president of B'nai B'rith. With his wife, Pepper had a son, Sidney Pepper. Abe Pepper died of a massive heart attack while tending the lawn of this duplex, on April 4, 1965.

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The duplex remained in the Pepper family until 1994, when Sidney Pepper sold it to Daniel L. Check. He, in turn, sold the duplex and lot to Maurine A. Clevenger in 1996. John J. and Patricia A. Grove, the current owners, acquired the property in 1999. They operate the duplex as rental units.

Some of the residents in the western half of the duplex, addressed as 317 West 17th Street, have been Lewis M. Culner, circa 1930; Jacob Blum, circa 1935 to circa 1940; Harper Gardner, circa 1945; Herman Deikman, circa 1950 to circa 1955; and Mary Potter, circa 1960.

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.

"Heart Attack Claims Abe Pepper of Pueblo." Pueblo Chieftain, 5 April 1965, p. 1.

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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: **1932**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 the city's professional and entrepreneurial class moved northward to construct large homes, like this one, in the latest contemporary suburban styles. As well, the duplex is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Craftsman 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 in 1932, this house 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 replacement of the western garage door. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

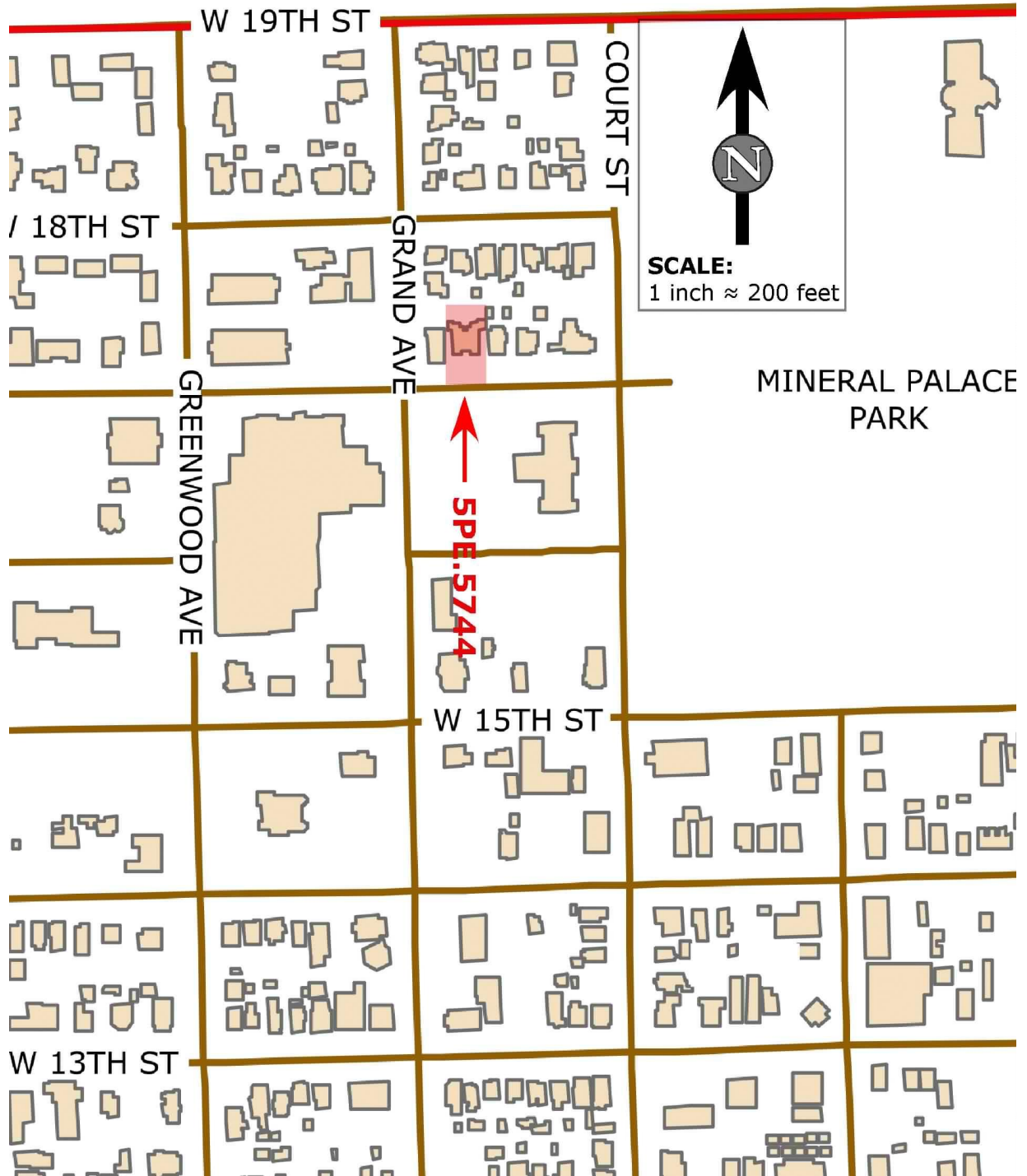
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
Discuss: **Pueblo's North Side Neighborhood represents the 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): 17thstw315-317**
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): **07/25/05**
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**

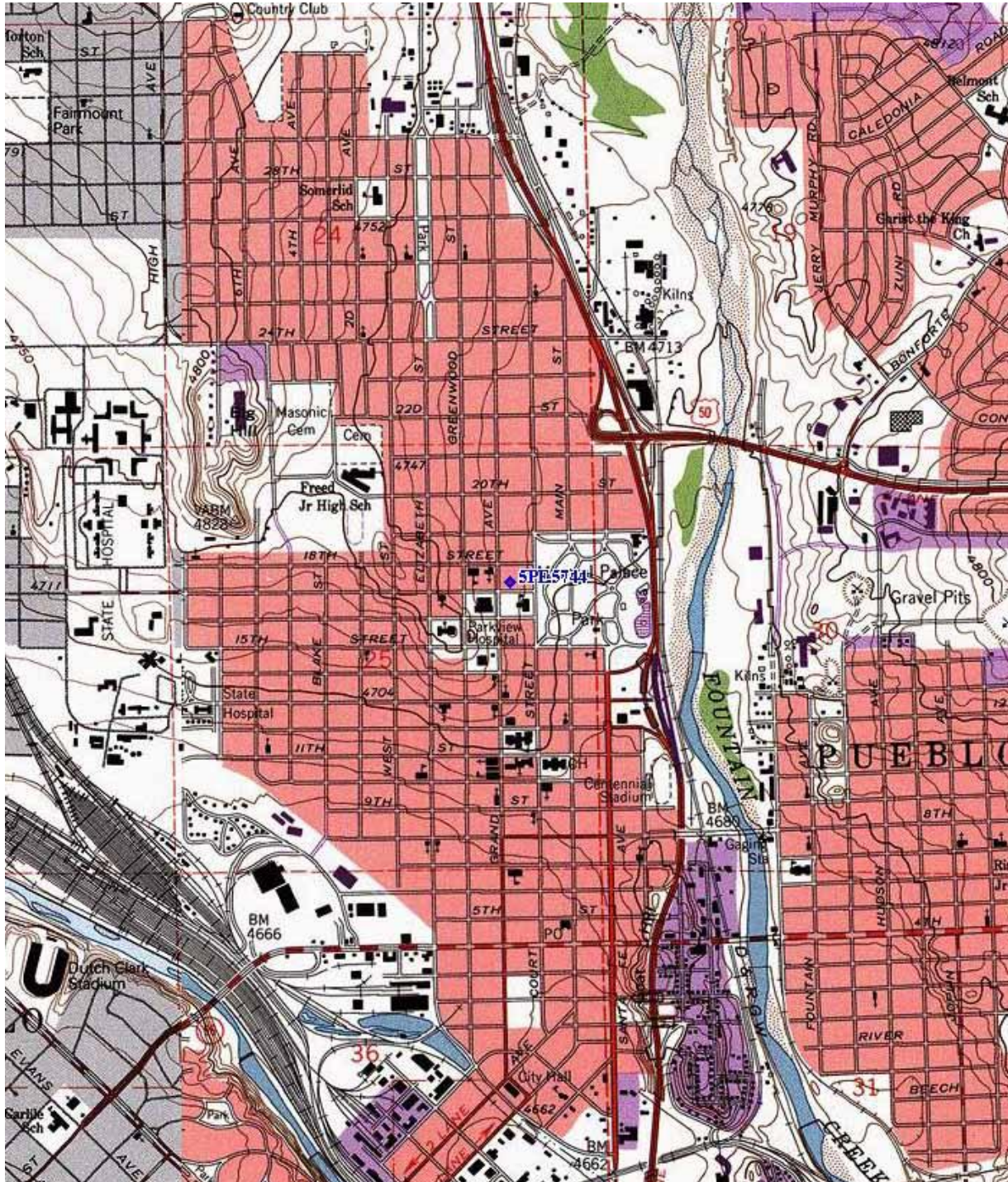
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SITE SKETCH MAP



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LOCATION MAP



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