

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6459** Parcel number: **525120023**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Dr. Edwin W. Varley House**
- 6. Current building name: **Glenn and Janette Sutcliffe House**
- 7. Building address: **425 West 19th Street**
- 8. Owner name: **Glenn and Janette Sutcliffe**
- Owner organization:
- Owner address: **425 West 19th St  
Pueblo, CO 81003**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NE 1/4 SE 1/4 NW 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **533895** Northing: **4237281**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **All of Lots 13, 14, 15, and 16; Block 21, as described below.**  
Addition: **Dundee Place** Year of addition: **1888**
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

**Beginning at Greenwood Street at the northwest corner of said Lot 13; thence east along the line between Lots 12 and 13 for a distance of 68 feet; thence south across said Lots 13, 14, 15, and 16 in said Block 21 for a distance of 100 feet; thence west along the south line of said Lot 16 for a distance of 68 feet to Greenwood Street; thence north along the east side of Greenwood Street across Lots 16, 15, 14, and 13 for a distance of 100 feet to the place of beginning. Also, the west 50 feet of the east 100 feet of Lots 13, 14, 15 and 16; Block 21.**

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1,662 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle**  
  
Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Ornamentation/Decorative Shingles**  
**Porch**  
**Roof Treatment/Dormer**  
**Roof Treatment/Flared Eave**

21. General architectural description:

**Oriented to the south, this house rests on a rock-faced, random-coursed, stone ashlar foundation, with raised and beaded mortar. While the foundation has been largely stuccoed, the profile of the stone is still visible. White-painted, square-cut wood shingles clad the exterior walls. Basement windows are single-light hopper. Decorative shingles cover the pediment at the east end of the front (south) porch roof. Windows are generally 1-over-1-light, double-hung sash, with red-painted wood frames, aluminum-frame storm windows, and narrow, red-painted surrounds. An oval window opening north of center in the east elevation has diamond-shaped glazing. Piercing the north end of the west elevation is an identical window. Protruding from near the center of the west elevation is a three-sided, canted bay, with the upper story cantilevered over it. The windows in either side of the bay's first story have cottage-style glazing in their upper sashes. The center of the bay's first story hosts a hopper or awning window, also with cottage-style glazing. A pair of windows opening in the gable above the bay have 20-light upper sashes. Flanking either side of a red-brick hearth and chimney, engaged to the south end of the west elevation, are a pair of casement window, with cottage-style glazing. A row of three casements, also with cottage-style gazing, open in a clipped gable dormer protruding from the roof's south-facing slope. An integral porch spans the asymmetrical front (south) facade. It has a wood floor, curved wood balustrade, and Doric columns. Concrete steps, flanked by shingle-covered knee walls, approaches the eastern third of the porch, under the pediment. The principal doorway opens east of the center in the facade. It hosts a white-painted, paneled wood door, with a single light, opening behind a white, aluminum-frame storm door. A secondary doorway opens in an enclosed porch at the west end of the rear (north) elevation. It hosts a 10-light, glass-in-wood-frame door, providing access to concrete steps. Gray asphalt shingles cover the centrally hipped main roof and all other roof surfaces, including a hipped-roof dormer protruding from the roof's north slope. White-painted wood fascia and**

soffit, with evenly spaced modillions, box the broadly overhanging, flared eaves. In addition to the aforementioned hearth and chimney, another red-brick chimney, with corbelled cap, protrudes from the north end of the roof ridge, offset to the west.

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**

Other architectural style:

Building type:

23. Landscape or special setting features:

**This property is located on terrain sloping downward from west to east, with an elevation of around 4,700 feet above mean sea level. The surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West 19th Street are generally the same on this block. This property is situated on the northeast corner of West 19th and North Greenwood streets. Separating the streets from the concrete sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. Encircling the east yard is a wood fence. A concrete driveway runs along the rear (north) of the house, connecting North Greenwood Street to a garage northeast of the dwelling.**

24. Associated building, features or objects:

**GARAGE**

**A two-car garage is located just northeast of the house. Oriented to the west, the building rests on a concrete foundation. Red-painted, wood siding clads the exterior walls of the west, north, and east elevations, while red-painted, vertical board-and-batten siding covers the south elevation. Opening in the east elevation are two, 1-beside-1-light, sliding-sash windows, with aluminum frames. A pair of white-painted, 16-panel, steel, overhead-retractable garage doors dominates the front (west) elevation. A red-painted, wood slab door opens in the south elevation. This door is sheltered beneath a porch that spans the length of the elevation. The porch roof rests on three, white-painted decorative aluminum supports. Red-painted, vertical board-and-batten siding covers the south gable end, and white-painted wood siding clads the north gable. Gray asphalt shingles cover the side-gabled roof, and the rafter ends are exposed.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1904**  Actual  Estimate

Source of information: **Pueblo County Assessor Property Profile.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Dr. Edwin W. Varley**

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 house was constructed in 1904. An analysis of the materials, style, and historical records corroborates this date. According to a 1905 Sanborn map, the porch originally extended around the southwest corner of the house, ending at the protruding bay. The north leg of the porch was later enclosed and now consists of the area around the engaged hearth and chimney. This modification dates to before 1930. A small shed-roofed addition to the rear (north) elevation, east of the porch, was constructed prior to 1951. Based on building materials, the enclosure of the rear porch occurred in the 1970s. The garage was also not originally constructed with this house, but appears on a 1951 Sanborn map.**

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

#### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Domestic/Single Dwelling**

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

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

35. Historical background:

The first owner and resident of this house, constructed in 1904, was longtime Pueblo dentist Dr. Edwin W. Varley. He was born on January 7, 1866, in Mount Orab, Ohio. As a teenager, Dr. Varley worked as a dental apprentice, which was, at that time, often all that was necessary to practice dentistry. Indeed in 1885, at the age of 19, he opened his own dental practice in Ohio. Dr. Varley attended one term of formal dental training at a college in Cincinnati. He moved to Pueblo in October 1887 and, in the fall of 1888, enrolled in the first dental class at the University of Denver, both as a student and as a demonstrator. Dr. Varley was active in the Colorado State Dental Association, culminating in his election as the association's president in 1903. Upon returning to Pueblo, Dr. Varley opened an office in the Central Block, but moved later to the Thatcher Building once that massive office block was completed. His practice remained in the Thatcher Building until his retirement in 1944. For his decades of service to the community, the *Pueblo Chieftain* labeled Dr. Varley "...a pioneer in the dental profession in Colorado." Dr. Varley married the former Anna Barndollar on December 21, 1895. She was a member of one of Pueblo's premier families. Dr. and Mrs. Varley had two children: Dr. Edwin W. Varley Jr. and Ferdina Varley. Dr. E.W. Varley Jr. was also a dentist and practiced with his father until serving in the United States Marines during World War II. The elder Dr. Varley lived in this house until the early 1940s, and by 1946, he had moved to Colorado Springs. He died on January 4, 1959, three days before his 93rd birthday.

The residents of this house in 1945 were Walter F. and Anita J. Dean. Walter Dean was born around 1875 in Missouri, while Anita was born circa 1882 in Colorado. They married on June 26, 1918, in Pueblo. Walter first moved to Pueblo in 1899 and was a founding member of the Pueblo Country Club in 1903. In 1907, Walter Dean and J.E. Creel founded the Dean-Creel Furniture Company. The retailer proved to be a successful enterprise until 1921, when Pueblo's great flood destroyed the company's inventory, forcing the owners to dissolve the business. From 1937 until 1962, the year he retired, Dean was employed by the Frank Pryor Furniture Company. Mr. and Mrs. Dean moved from this house prior to 1950; Walter Dean died on September 30, 1966.

John L. and Josephine Crum purchased this house and lot prior to 1950. John worked as an iron and steel broker, eventually becoming the vice president and manager of Pueblo Compressed Steel Corporation. He lived at this address until his death on March 10, 1988, leaving Josephine as the sole owner. Josephine Crum sold the property to Steven L. and Debra L. Woodworth in 2002. The Woodworths, in turn, sold the property to Danny L. and Krista K. Mays in 2003. The current owners, Glenn and Janette Sutcliffe, purchased the property from the Mayses in 2007. This property was for sale at the time of this survey.

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.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10B.

"Dr. Varley, Former Pueblo Dentist, Dies Following Month-long Illness." *Pueblo Chieftain*, 5 January 1959, p. 1.

"Dr. Edwin Willis Varley Jr." [obituary]. *Pueblo Chieftain*, 13 December 1982, p. 5A.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 7B.

"Dean (Walter F.)" [obituary]. *Pueblo Chieftain*, 2 October 1966, p. 6B.

"John L. Crum" [obituary]. *Pueblo Chieftain*, 11 March 1988, p. 7D.

## 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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 1a. History: Have direct association with the historical development of the city, state, or nation; or
- 1b. History: Be the site of a significant historic event; or
- 1c. 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; or
- 2b. Architecture: Be a significant example of the work of a recognized architect or master builder, or
- 2c. 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, or
- 3b. Geography: Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- 3c. Geography: Make a special contribution to Pueblo's distinctive character.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Architecture**

**Social History**

40. Period(s) of Significance: **Architecture, 1904; Social History, 1904-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is historically significant (Pueblo Landmark Criterion 1A) for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. This house was home to longtime Pueblo dentist Dr. Edwin W. Varley, retail furniture entrepreneur Walter Dean, and steel executive John L. Crum. As well, the house is architecturally significant as an example of the Classic Cottage style. Character-defining features include the central dormer, hipped roof with flared eaves, modillions, Doric columns and other classical elements, and cottage-style window glazing. While the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property could qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, the house's history and architecture could make it eligible as a City of Pueblo Landmark. It is, in any case, a contributing resource within a potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1904, this house 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. The most notable modification, the enclosure of the northern leg of the wraparound porch, is stylistically sympathetic and dates to well within the period of significance. The other modifications are small additions isolated to the rear elevation. This building retains sufficient physical integrity to convey its historical and architectural significance.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

- 44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed
- State Register eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed
- Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed
- 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.**

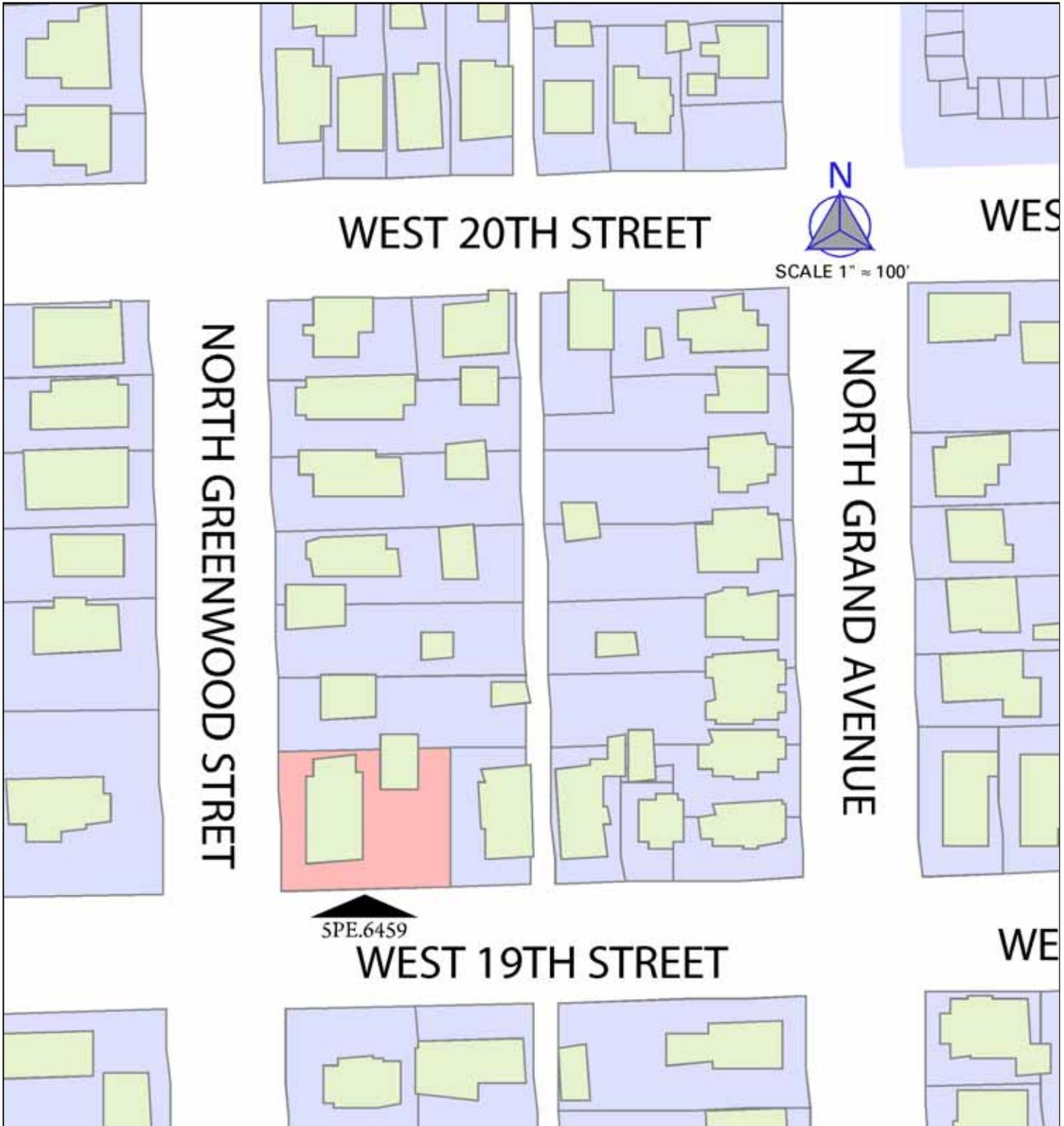
If there is National Register district potential, is this building contributing:  Yes  No  N/A

46. If the building is in existing National Register district, is it contributing:  Yes  No  N/A

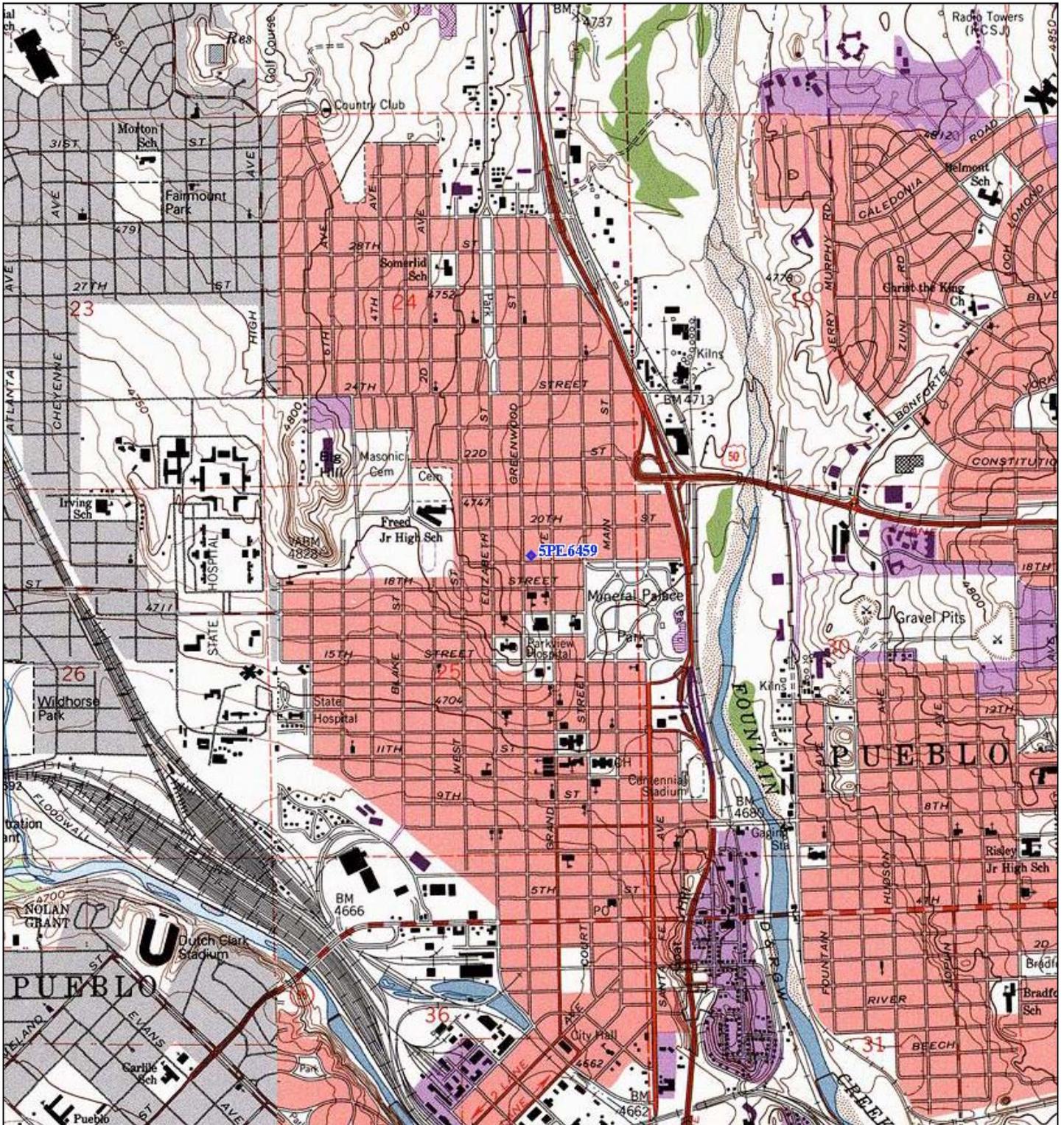
**VIII. RECORDING INFORMATION**

- 47. Digital photograph file name(s): **19thstw425 - 1 to - 8**  
Digital photographs filed at: **Robert Hoag Rawlings Public Library  
100 E Abriendo Ave  
Pueblo, CO 81004-4290**
- 48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
- 49. Date(s): **2/1/2008**
- 50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
- 51. Organization: **Historitecture, LLC**
- 52. Address: **PO Box 419  
Estes Park, CO 80517-0419**
- 53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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