

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5810** Parcel number(s):
- 2. Temporary resource number: **525131004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **1724 North Grand Avenue**
- 6. Current building name: **Mourning, Robert P., House**
- 7. Building address: **1724 N Grand Avenue**
- 8. Owner name: **Robert P. Mourning**
- Owner organization:
- Owner address: **614 Quincy St**  
**Pueblo, CO 81004**

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 **NW** 1/4 of **SE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **534009** Northing: **4237120**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 60 feet of Lots 13 and 14; 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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **875 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**  
Other roof materials:
20. Special features: **Garage/Attached Garage**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the west, this house rests on a concrete foundation. The basement windows have been boarded shut. Cream stucco clads the exterior walls. Windows are 8-light casement, with cream-painted wood frames and thin, brown-painted surrounds. Those in the asymmetrical front (west) façade and north elevation open between projecting sills and round arches. A small porch fills the inside (northeast-facing) corner. It features a small, front-gabled structure over the stoop approaching the principal doorway. The rest of the porch is unsheltered. The principal doorway hosts a cream-painted wood slab door, opening behind a wood-frame storm door. A small, integral porch opens east of center in the north elevation. It has been enclosed with screens. Opening into the porch is a 15-light wood-frame door. East of the porch is an attached, side-gabled garage. Its north elevation hosts an 8-panel, brown-painted, overhead pivot-type garage door. Red, terra cotta tiles cover the cross-gabled roof, and the house lacks overhanging eaves. An engaged hearth and chimney, with arched recesses, protrudes from the west end of the north elevation.**
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**  
Other architectural styles:  
Building type:

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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 neighborhood features modest and large 1- and 2-story houses. Setbacks from North Grand Avenue are generally the same on this block. This property is situated on the southeast corner of North Grand Avenue and West 18th Street. Separating the street from the sidewalk is a packed-earth strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the back yard is a chain-link fence.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual:
- 1924**
- 
- 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 1924. An analysis of the style, materials, and historical records corroborates this date. The only notable modifications have been the replacement of the front door and the screened enclosure of the north-side porch.**

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:

**The original owner of this house, constructed in 1924, is unclear. However, the resident in 1930 was Harry L. Rohrbach. In 1935, James E. Copeland resided here. He was a dispatcher for the Atchison, Topeka & Santa Fe Railway. He and his wife, Bertha Copeland, later moved to 1822 North Grand Avenue. James Copeland died on July 28, 1948.**

**The resident in 1940 was Archie T. Warden, followed by Lawrence Fergel in 1945. In 1950 Lt. Col. Charles Cramer lived here. He was born on October 25, 1883, in New York City. He served in the U.S. Army during both World War I and World War II. Until 1938, he was the ROTC instructor at Centennial and Central high schools. He and his wife, Eunice E. Cramer, were married in 1954. Charles Cramer had a daughter, Frances M. Fraser. The Cramers eventually settled at 2706 High Street. Lt. Col. Cramer died on May 8, 1972.**

**John E. Mellett purchased this property around 1955. He was born on December 29, 1900. Mellett remained here until his own death, in September 1969.**

**Robert P. and Donald B. Mourning purchased this property in 1971. Robert P. Morning became the sole owner in 2002.**

36. Sources of information:
- 
- Pueblo County Office of Tax Assessor. Property information card [internet].**

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**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.**

**"Copeland (James E.)" [obituary]. Pueblo Chieftain, 30 July 1948, p. 17.**

**"Cramer (Charles)" [obituary]. Pueblo Chieftain, 10 May 1972, p. 12B.**

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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: **1924**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 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 example of the Mediterranean Revival. 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 1924, this office 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 modifications have been the replacement of the front door and screen-enclosure of the side porch. 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

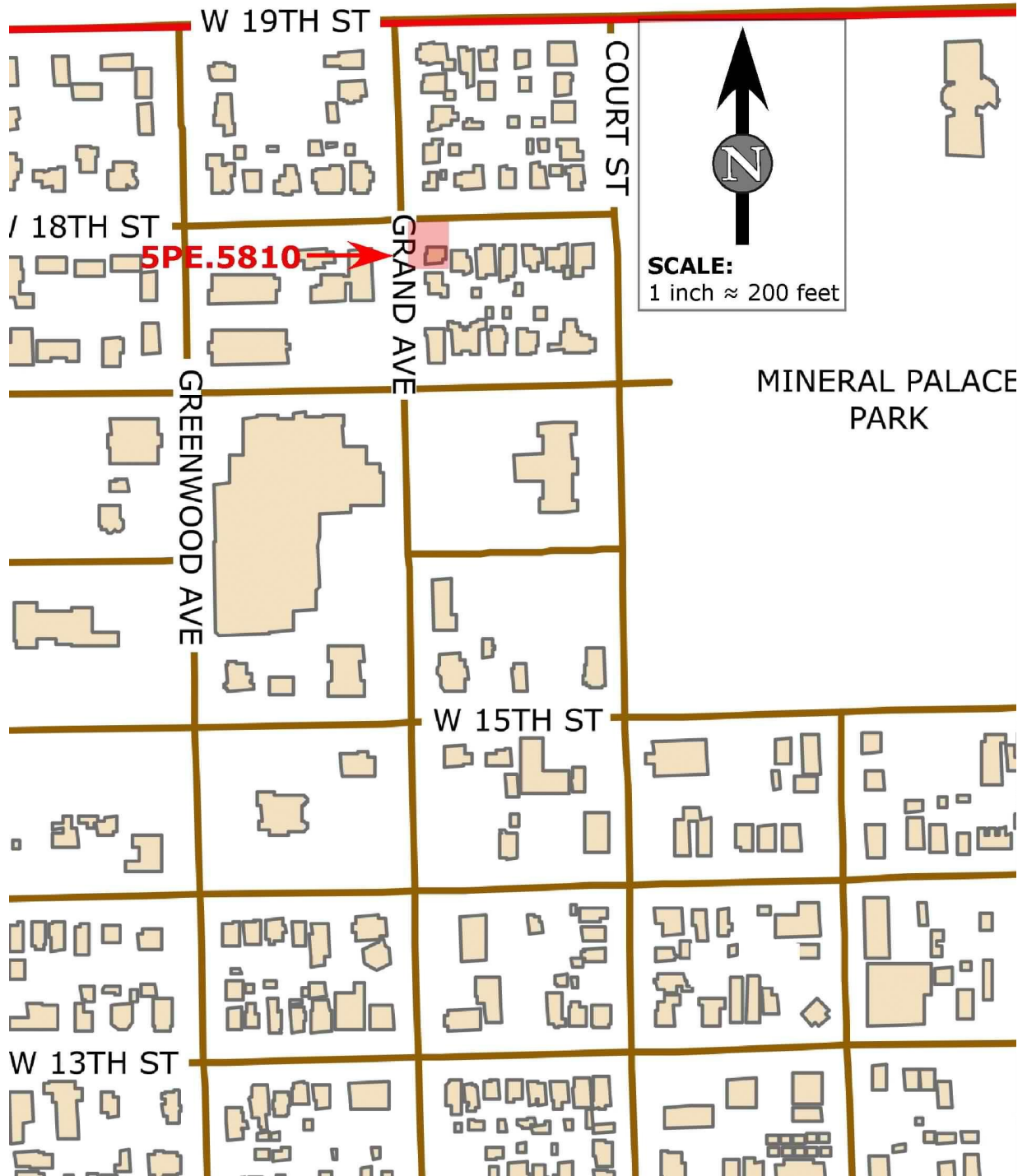
46. If the building is in existing National Register district, is it contributing: Yes  No  N/A

### VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): grandaven1724**  
 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): **08/09/05**
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**

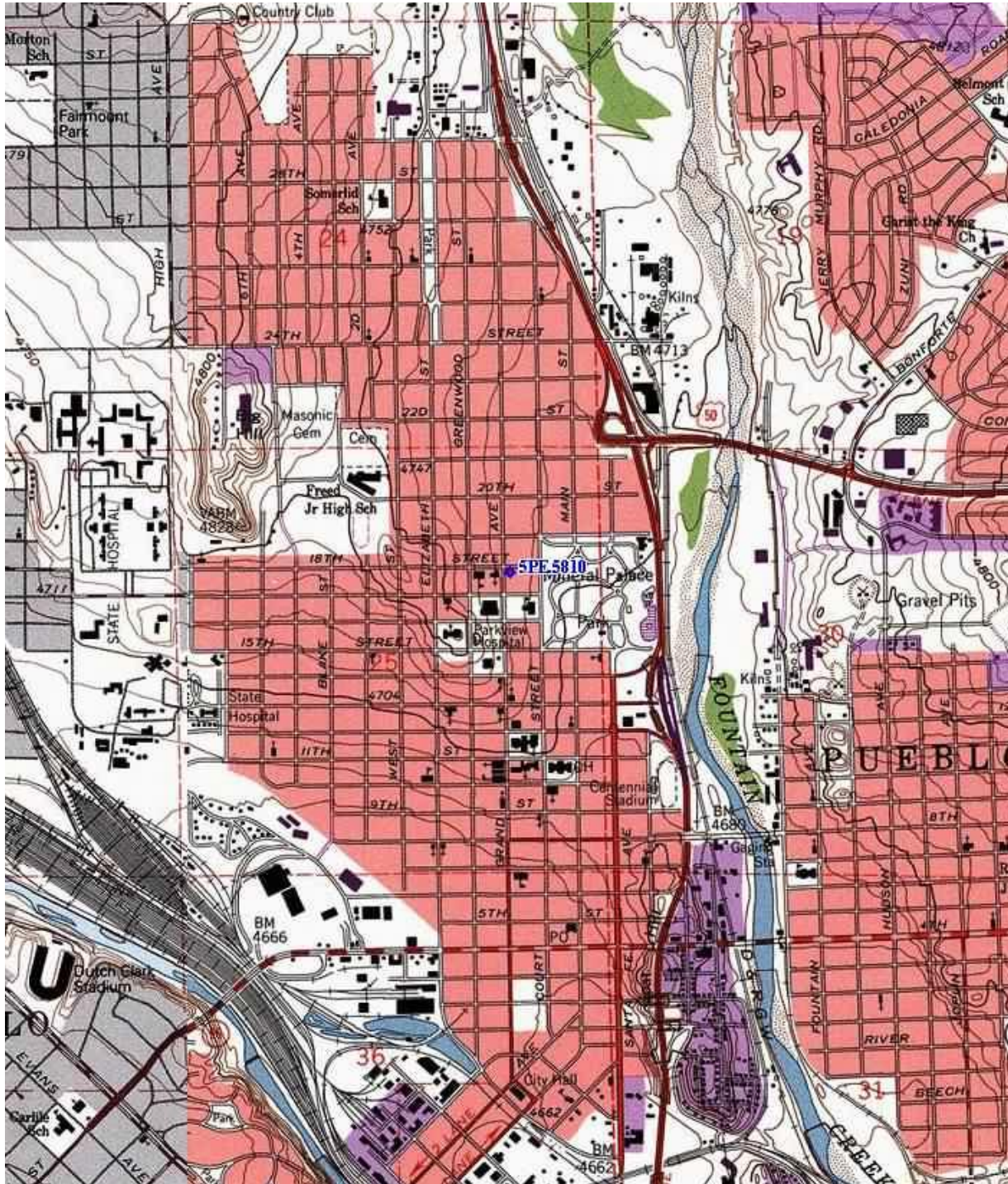
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#### SITE SKETCH MAP



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## LOCATION MAP



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