

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5PE.6632** Parcel number: **525120014**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Edmond I. Crockett Duplex**
- 6. Current building name: **Sean P. McCarthy Duplex**
- 7. Building address: **1905-1907 North Grand Avenue**
- 8. Owner name: **Sean P. McCarthy**
- Owner organization:
- Owner address: **830 N Main St #200
Pueblo, CP 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 type="checkbox"/> Individually eligible	<input checked="" 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**
NW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533961** Northing: **4237314**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 21 and 22; Block 21**
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

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,468 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Fence
21. General architectural description:
This house is oriented to the east. Because it is concealed behind yellow-painted stucco, the nature of the foundation could not be determined. Yellow-stucco also clads the exterior walls. Yellow-painted, square-cut wood shingles cover the north- and south-facing gables. Windows are generally 4 (vertical)-over-1-light, double-hung sash, with red- or white-painted wood frames, aluminum-frame storm windows, and white-painted wood surrounds. Front-gabled, rectangular bays protrude from the west ends of the south elevations. The east ends of the side elevations host hopper or awning windows arranged as 6 small lights over 1 large light. Front-gabled porches protrude from either half of the symmetrical front (east) facade. They have wood balustrades, battered wood piers, and wood trellises. Steps approach the porches on their outside ends. The principal doorways open toward the outside ends of the facade. They host 9-light, glass-in-wood-frame doors. Secondary doorways open in the inside ends of the hipped-roof, enclosed porches protruding from either half of the rear (west) elevation. The rafter and perlin ends are exposed and shaped. Brown, interlocking asphalt shingles cover the side-gabled main roof and all other roof surfaces. A brown, raked-brick chimney emerges from the center of the building.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
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 North Grand Avenue are generally the same on this block. This property is situated on the west side of the street, between 1903 North Grand Avenue to the south and 1913 North Grand Avenue to the north. Separating the street from the pink sandstone sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the eastern half of the back yard is a wood privacy fence. The foundation of a former, two-car garage is situated at the northwest corner of the property.
24. Associated building, features or objects:

No other buildings are associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1925** 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: **Edmond I. Crockett**
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 duplex was constructed in 1925. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the enclosure of the rear porches, dating to after 1960.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Residence**
35. Historical background:

The original owner of this duplex, constructed in 1925, was Pueblo real estate developer Edmond I. Crockett, who lived at and owned another duplex at 422 West 12th Street (5PE.513.26). This duplex is addressed as 1905 North Grand Avenue (southern half) and 1907 North Grand Avenue (northern half). Edmond Crockett was born in Kansas in 1868. In Pueblo, he established E.I. Crockett & Company at 421 North Santa Fe Avenue. The firm specialized in real estate, loans, insurance, rentals, and investments. Crockett was also president of the Pueblo Business Men's Association.

The first couple to occupy the 1907 unit was Phil K. and Lulu Hudspeth. Phil Hudspeth was born on April 4, 1877; his parents moved their family to Pueblo in 1882 from Missouri. Lulu was born around 1880 in Colorado, and the couple was married circa 1902. They had one son, Phil K. Hudspeth Jr. The elder Phil Hudspeth was the proprietor of Superior Dairy and the owner of the historic Goodnight Ranch, located just west of Pueblo. Lulu worked as the bookkeeper at the dairy. The Hudspeth family moved to rural western Pueblo County by 1930; Phil Hudspeth Sr. died on November 19, 1945.

The residents of 1905 Grand in 1930 were Charles M. and Mabelle R. Entrekin. Mr. Entrekin worked as a freight and passenger agent for the Missouri Pacific Railway. R. Clifton, a buyer for the Crews-Beggs Dry Goods Company, and his wife, Efay Grigg, were the residents of 1905 Grand in 1935, later replaced in 1940 by Harry E. and Nellie D. Mitchell. Harry Mitchell worked as a salesman for the D.Z. Phillips Music Company. By 1945, Mabelle Entrekin was once again listed as the resident of 1905 North Grand Avenue; she was then a widow.

The residents of 1907 North Grand Avenue in 1930 were Arthur L. and Anna Doyle. Arthur Doyle was born around 1873, and Anna was born around 1875; both were born in Missouri, and they were married around 1899. Prior to living and working in Pueblo, Arthur owned and published the *Shelbina Torchlight* newspaper in Shelbina, Missouri, and the *Shelbyville Herald* of Shelbyville, Missouri. He arrived in Pueblo around 1918 and worked as a printer for the *Pueblo Chieftain* and *Pueblo Star-Journal* newspapers, from which he retired from in 1953. The Doyles moved from this address prior to 1940; Arthur Doyle died on June 19, 1957.

H. Leonard "Leo" and Nora A. Stowe moved into the 1907 unit prior to 1940. Both Mr. and Mrs. Stowe were born in Oklahoma; he was born around 1890, and she was born around 1899. The couple had one daughter, Rosemary. Leo was the assistant manager of the Holmes Hardware Company, having worked his way up from salesman. Mr. and Mrs. Stowe moved into southern unit, 1905 North Grand Avenue, by 1950 and remained there through at least 1960.

The residents of 1907 North Grand Avenue in 1945 were Otto W. and Etta B. Snapp. They were both born in Kansas; he was born around 1890 while she was born around 1894. They had two children: Otto W. "Tink" Snapp Jr. and Melvin W. Snapp. The elder Otto Snapp moved to Pueblo in 1908 and obtained a position with the U.S. Postal Service. He eventually became superintendent of the post office's Mesa Station in Pueblo. Otto Snapp Sr. died on October 28, 1956, while still employed by the postal service.

A cycle of new residents started in the 1960s and continued through at least the 1980s. Charles L. and Patsy Johnson acquired the duplex in 1980. The Johnsons owned the property until 2000, when Mona Wertsbaugh purchased it. Wertsbaugh sold the duplex to Wendy A. Cullen in 2001, who released ownership of it to Castle Investment and Loan in 2004. Castle transferred ownership to Sean P. McCarthy, the current owner, in 2005. He continues to operate the property as two rental units.

36. Sources of information:

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 1930. Precinct 21, Pueblo, Pueblo County, Colorado. Sheet 4A.

"Hudspeth (Phil Kearney)" [obituary]. *Pueblo Chieftain*, 20 November 1945, p. 15.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10A.

"Doyle (Arthur Lee)" [obituary]. *Pueblo Chieftain*, 20 June 1957, p. 8.

U.S. Census of 1930. Precinct 9, Pueblo, Pueblo County, Colorado. Sheet 11B.

"H. Leo Stowe" [obituary]. *Pueblo Chieftain*, 22 January 1980, p. 6B.

U.S. Census of 1930. Precinct 6, Pueblo, Pueblo County, Colorado. Sheet 3A.

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, 1925; Social History, 1925-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant for its association with the 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct homes in the latest contemporary suburban styles. This duplex was home to dairy owner Phil Hudspeth, printer Arthur Doyle, hardware store manager Leo Stowe, and postal superintendent Otto Snapp. As well, the house is architecturally significant as an example of the Craftsman style applied to a duplex. Character-defining features include the exposed rafter and perlin ends; multi-light upper sashes, and front-gabled porches. 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1925, this duplex 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 enclosure of the rear porches. All key character-defining features remain intact. This house 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.

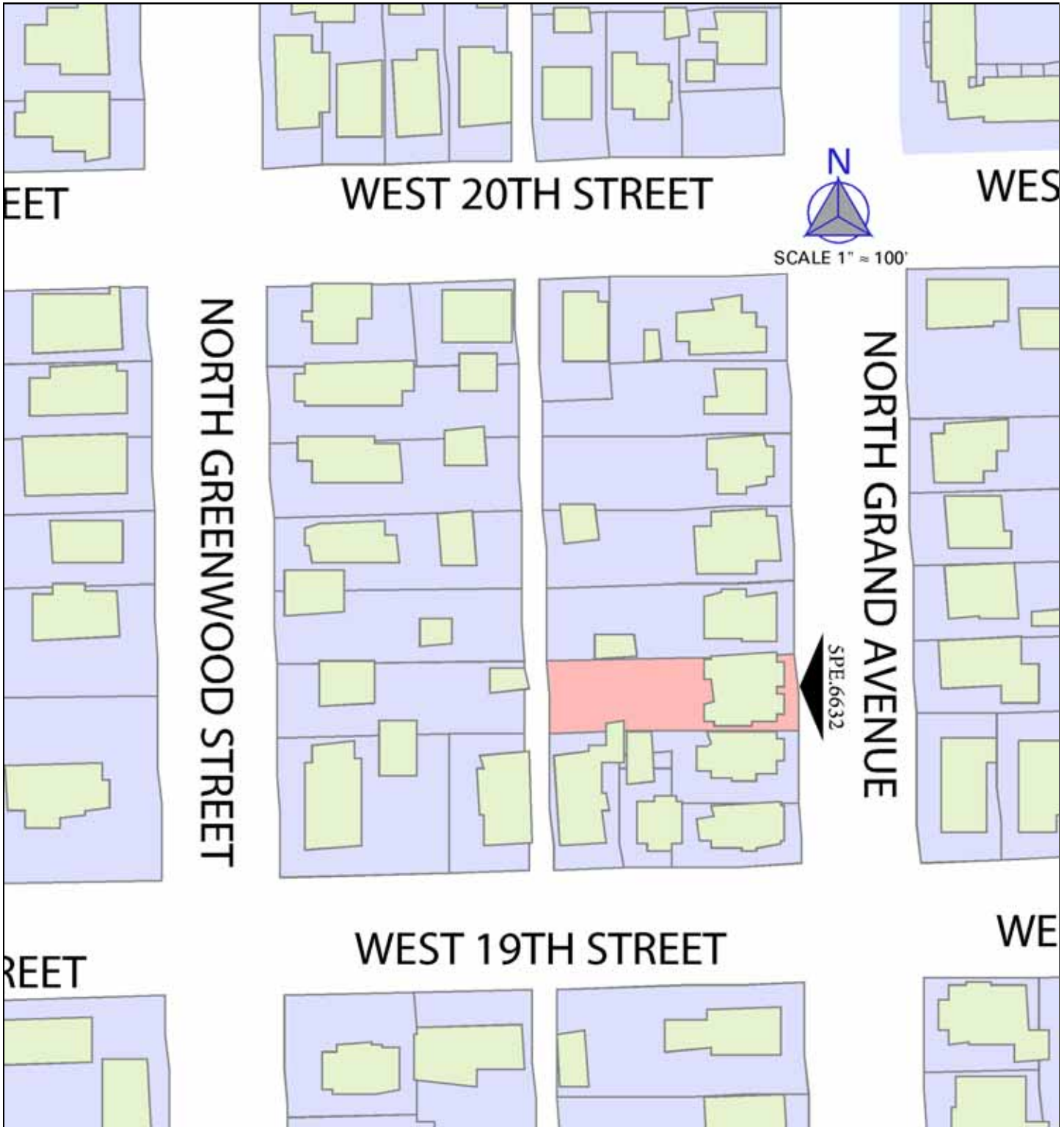
If there is National Register district potential, is this building contributing: Yes No N/A

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

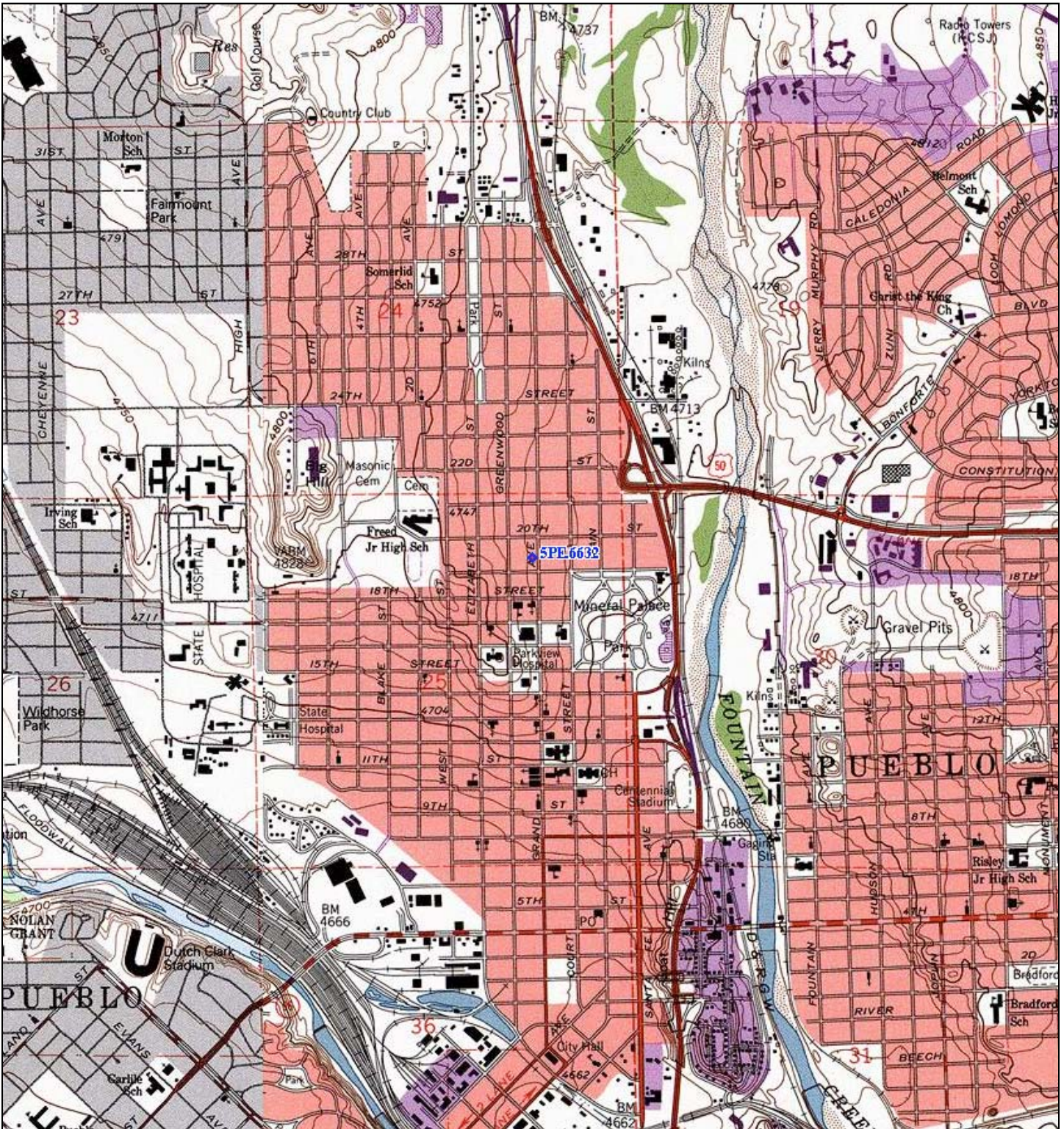
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **grandaven1905-1907 - 1 to - 3**
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): **1/2/2008**
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)