

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5PE.6498** Parcel number: **525120011**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Eugene F. Ford House**
- 6. Current building name: **Kerri L. Farmer House**
- 7. Building address: **1913 North Grand Avenue**
- 8. Owner name: **Kerri L. Farmer**
- Owner organization:
- Owner address: **1913 N Grand Ave
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**
NW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533961** Northing: **4237329**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 23 and 24**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **940 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**

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
Fence
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
Window/Segmental Arch
Porch**

21. General architectural description:

This house is oriented to the east. Because a tan and gray stucco conceals it, the nature of the foundation could not be determined. A red, pressed-brick veneer, with tight, pink mortar, clads the exterior walls. White-painted, decorative wood shingles cover the gables, which are either pedimented or host eave returns. Windows are generally 1-over-1-light, double-hung sash, with white- or black-painted wood frames and aluminum-frame storm windows. They open between white-painted, rock-faced stone sills and segmental arches. Windows opening in the southern half of the asymmetrical front (east) facade's first and upper half stories have narrow upper sashes. An identical window dominates the first story of a front-gabled wing protruding from the center of the south elevation. Opening near the center of the rear (west) elevation is a 1-beside-1-light, sliding sash window, with an aluminum frame. A hipped-roof porch spans the facade and wraps around the southeast corner of the house. It has a concrete floor; white-painted wood balustrades with square balusters; and turned, white-painted, bracketed wood supports. Spanning between the scrollwork brackets is a decorative frieze. Concrete steps approach the porch near the north end of its east elevation, aligned to the principal doorway. The doorway hosts a single-light, 6-panel wood door, painted white, opening beneath a transom. An identical door opens in the east elevation of the protruding south wing, at the terminus of the porch. Opening in the east elevation of a small mudroom or enclosed porch spanning the western end of the south elevation is a secondary doorway. It hosts a single-light, 3-panel wood door, painted white. Opening above the northernmost third of the front porch is a small upper story or sleeping porch that has been screened. This upper-story porch is sheltered beneath its own front-gabled roof. White-painted wood soffit and fascia, with projecting cornices, box the overhanging eaves. A white-painted friezeband separates the walls from the soffit. Brown asphalt shingles cover the main hipped roof and all other roof surfaces. Eyebrow dormers protrude from the east end of the roof's south slope and the south end of the west slope. A gabled dormer protrudes from the west slope of the hipped roof over the single-story wing protruding from the rear elevation. Tall, red-brick chimneys, with corbelled caps, emerge near the apex of the roof and from the south-facing slope of the hipped roof over the rear wing.

22. Architectural style: **Late Victorian/Edwardian**

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 1905-1907 North Grand Avenue to the south and 1915 North Grand Avenue to the north. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the back yard is a chain-link fence.

24. Associated building, features or objects:

GARAGE

A single-car garage is situated near the southwest corner of the house. Oriented to the west, it rests on a concrete foundation. Cream-colored stucco clads the exterior walls. Dominating the front (west) elevation is an overhead pivot-type garage door, painted white and constructed of beadboard. A white-painted, 6-panel steel door opens in the east elevation. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1903** 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: **Eugene F. Ford**

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 1903. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations have been the installation of a concrete porch floor and the replacement of the rear window. Both modification appear to date to after 1970.

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, built in 1903, was carpenter Eugene F. Ford. He was born in March 1851 in New York state. He and his first wife, Jennie, were married around 1872 and had two children: Bertha and Edward A. Ford. Eugene Ford later remarried. He and his second wife, Nellie, had a son, Eugene F. Ford Jr. While the elder Eugene Ford was a carpenter, it is unclear whether he built this house. The family lived here for about ten years, selling the house prior to 1914.

Emmet Crawford purchased this property around 1914. He was born in Pennsylvania around 1873. He and his wife, Ella, were married around 1901. They appear to have moved to Colorado shortly after this wedding, first residing at 2326 North Grand Avenue, just a few blocks north of this house. Emmet Crawford managed the 24th Street Grocery & Market, which was located close to his first residence. Ella Crawford died on March 11, 1918, and Emmet moved from this house soon thereafter. He died on February 23, 1928.

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

Frank E. Leonard purchased this property from Emmet Crawford around 1919, residing here until his death. He was born about 1886 in Nebraska. Emmet and his wife, Florence D. Leonard, of Missouri, were married around 1908 and had four boys: Francis S., Robert D., Charles W., and Edward C. Leonard. Frank Leonard was a wholesale buyer for the Crews-Beggs Dry Goods Company, Pueblo's preeminent department store. Frank Leonard spent his entire career with the company and died in April 1956.

Upon Frank Leonard's death, James H. Thoburn purchased this property. He sold it to Denny H. Hale prior to 1965. Thomas R. Greenwood Jr. and Joan E. Greenwood purchased the house and lots from Hale around 1970, and the couple lived here until 1977. At this time, William F. (Billie) and Hulda C. Blair purchased the property. William A. and Marla R. Steyer acquired the property in 1982, moving three years later when they sold it to William and Katherine Berumen. Philippe Provost purchased the property and remodeled the house in 2004, selling to Kerri L. Farmer in 2005. Farmer remains the owner and resident.

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 5B.

"Crawford, Emmet" [obituary]. *Pueblo Chieftain*, 24 February 1928, p. 12.

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

"Leonard (Frank E.)" [obituary]. *Pueblo Chieftain*, 8 April 1956, p. 8A.

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, 1903; Social History, ca. 1914-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant under Pueblo Landmark Criterion 1A 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 house was home to grocery store manager Emmet Crawford and wholesale buyer Frank E. Leonard. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of the Edwardian style. Character-defining features include a multi-gabled roof, asymmetrical massing, simple surfaces, wraparound porch, and classical details such as the cornices and pedimented gables. While the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be individually 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 1903, 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 modifications have been minor. All of the 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:

Pueblo North Side Neighborhood, Phase II

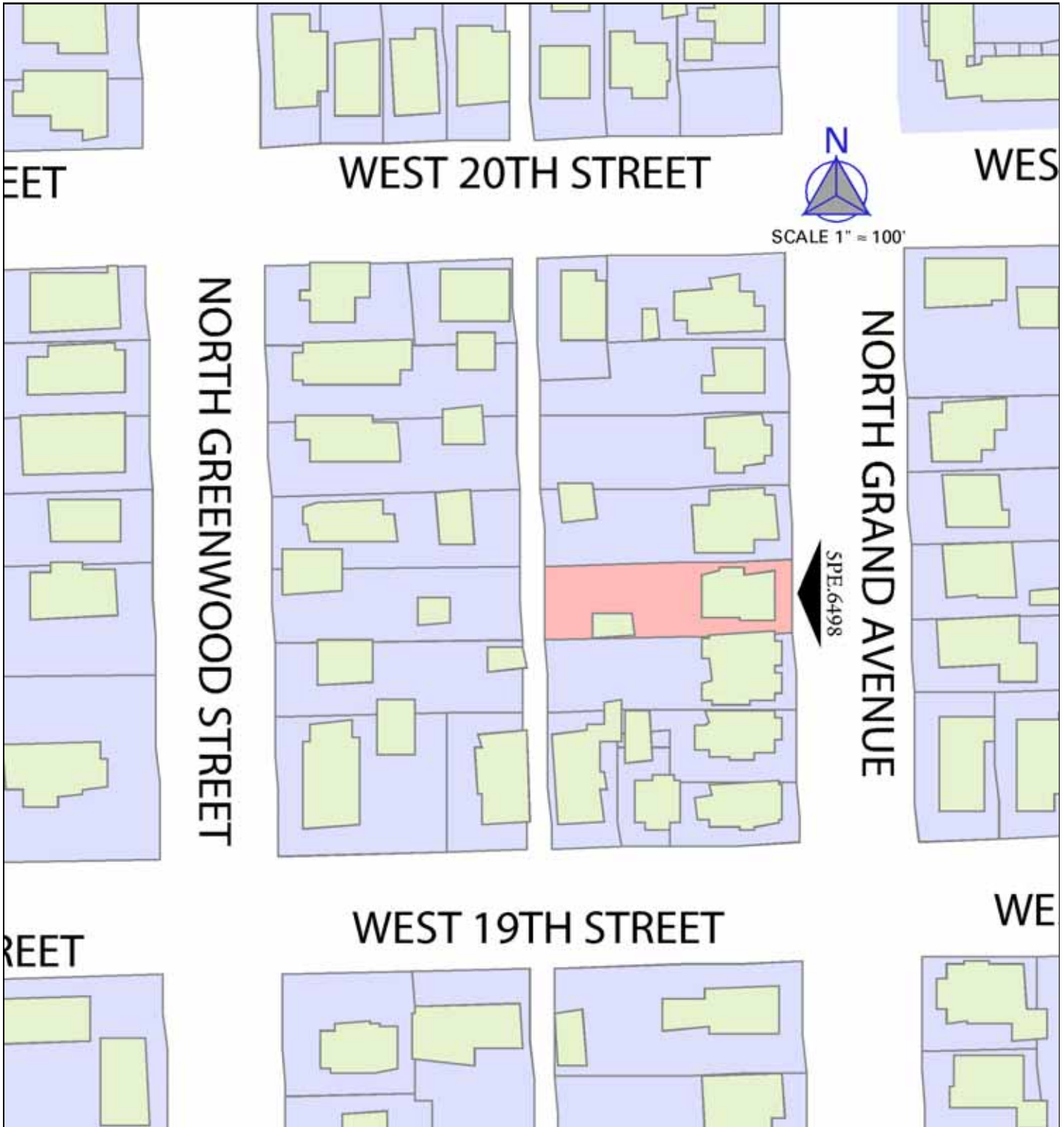
Historitecture, LLC

Yes No N/A

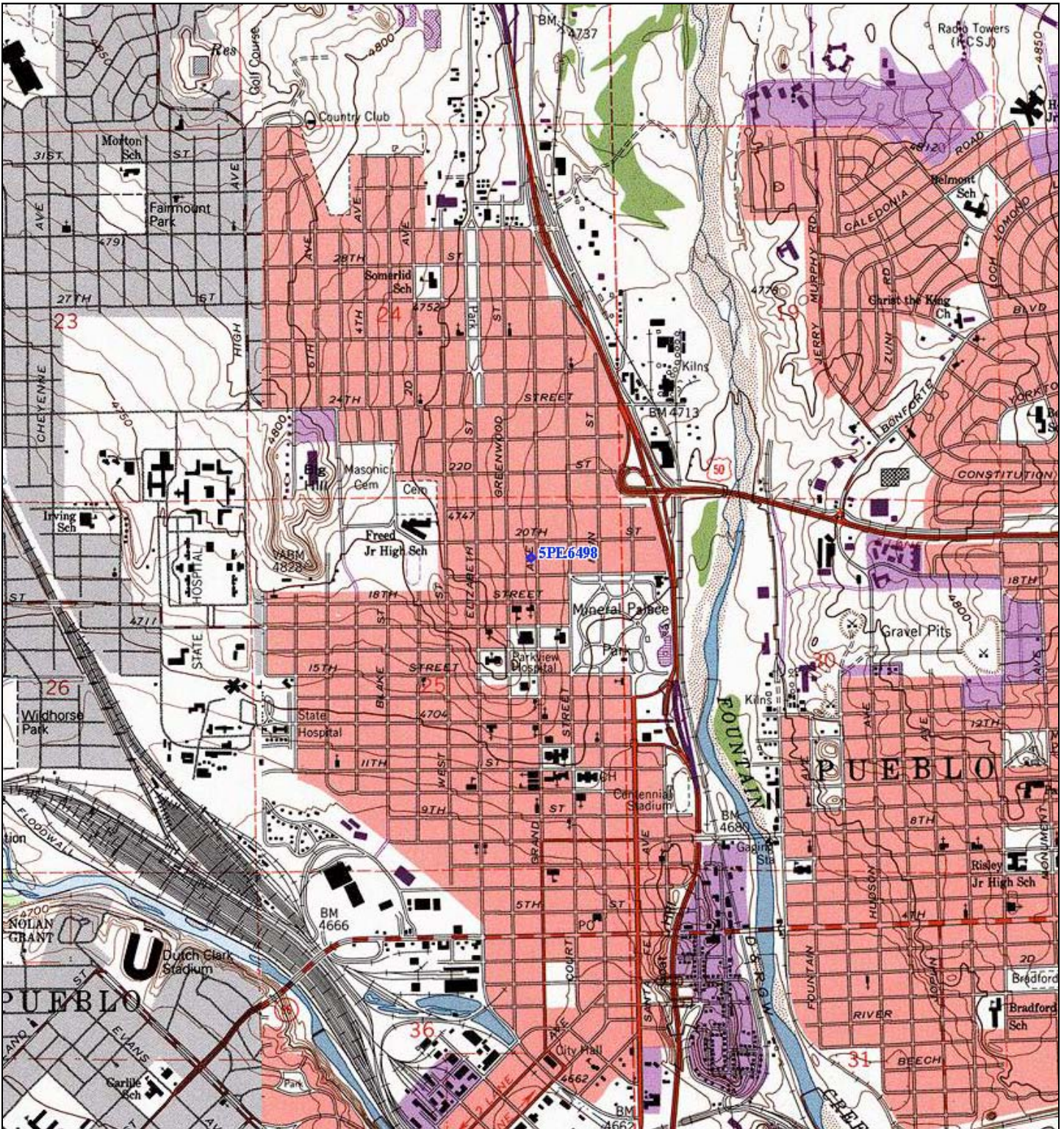
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **grandaven1913 - 1 to - 5**
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): **1/3/2008**
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)