

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.517.62** Parcel number(s):
- 2. Temporary resource number: **525424002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Farney, Michael, House**
- 6. Current building name: **1123 N Greenwood Street Apartments**
- 7. Building address: **1123 N Greenwood Street**
- 8. Owner name: **Rivera Tapia Enterprises, Inc.**
- Owner organization:
- Owner address: **3937 Ivywood Lane**  
**Pueblo, CO 81005**

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 **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533861** Northing: **4236476**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 30 feet of the south half of Lots 1 to 3; Block 36**  
Addition: **County Addition** Year of addition: **1869**
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): **2,455 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Metal/Aluminum Siding** Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**Oriented to the east, this house rests on a concrete foundation. White aluminum siding clads the exterior walls. Windows are generally 1-over-1-light, single-hung sash, with brown aluminum frames. Other windows are single-light fixed frame. A 3-sided canted bay protrudes south of center from the second story of the asymmetrical front (east) façade. This bay has its own, front-gabled roof. At the center of the south elevation is a 2-story, 3-sided, canted bay, under its own, front-gabled roof. A hipped-roof porch spans the façade. It has a concrete floor and simple, yellow-painted wood balustrade and supports. Concrete steps, with a flanking, wood railing, approaches the north end of the porch's east elevation, corresponding to the principal doorway. This doorway hosts a white-painted wood door, opening beneath a transom. Another doorway opens in the north end of the rear (west) elevation's second story. It hosts a wood slab door, protected behind a white, aluminum-frame storm door. Approaching the doorway are wood steps. Gray, interlocking asphalt shingles cover the cross-hipped roof. White aluminum fascia and soffit box the eaves.**
22. Architectural style: **Late Victorian**  
Other architectural styles:  
Building type:
23. Landscape or special setting features:

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This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest one- and two-story houses. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the west side of North Greenwood Street, between 1117 North Greenwood Street to the south and 1125 North Greenwood Street to the north. Separating the street from the sidewalk is a gravel strip. The property largely lacks planted grass and landscaping.

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:
- Source of Information: **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.**
- Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
26. Architect: **unknown**
- Source of information:
27. Builder: **unknown**
- Source of information:
28. Original Owner: **Michael Farney**
- 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 1900. Sanborn maps and city directories corroborate a circa 1900 date of construction. Modifications include an addition to the southwest corner. The replaced windows and doors, and the installation of aluminum siding, date to after 1988.**
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): **Multiple Dwelling**
34. Site type(s): **Residence**
35. Historical background:

**The first owner and resident of this house, constructed around 1900, was Michael Farney, a janitor at the Riverside School. He was born in Ireland around 1860. His wife, Margaret Farney, was born in Illinois around 1865 and was a milliner, operating her own store in Pueblo. They were married circa 1882 and had five children: Anna, Jennie, Mae, Leo, and Ray. Michael Farney appears to have died between 1909 and 1914. Margaret remained at this address until her own death, on May 16, 1925.**

**The resident in 1930 was Zulene Metcalf, followed by Audrey H. Stephens, Zebia J. Brandon, and Joseph L. Burney in 1935. Joseph Donaldson purchased this property around 1940 and resided here briefly. Around 1945 Walter A. Clark purchased this property.**

**In 1950, Joe L. Palmartree acquired this house and lot and resided here. He was born on February 9, 1905, in Greenwood, Missouri, and was a veteran of the U.S. Army, serving in World War II. After the war he worked as a security guard at the Pueblo Army Depot. He appears to have sold the property several years prior to his death, on May 9, 1989.**

**Mark and Karol Jo Heady purchased this property in 1985, selling it to Richard Rivera in 1986. In 1988, Rivera transferred the property to Rivera Tapia Enterprises, Inc. That corporation quit-claimed the property to Patricia E. Tapia in 2001, who owned it only a few days before quit-claiming it back to Rivera Tapia Enterprises, Inc. The corporation is the current owner and operates**

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the property as an apartment building.

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.**

**"Farney (Margaret C.)" [obituary]. Pueblo Chieftain, 17 May 1925, p. 6.**

**"Joe L. Palmartree" [obituary]. Pueblo Chieftain, 11 May 1989, p. 2B.**

**U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 10B.**

**Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.**

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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: **ca. 1900**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 like this one 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 late Victorian-era domestic architecture. 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 around 1900, 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. A small addition, replaced windows and doors, and aluminum siding have removed or concealed many character-defining features. However, the building maintains its original form. 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

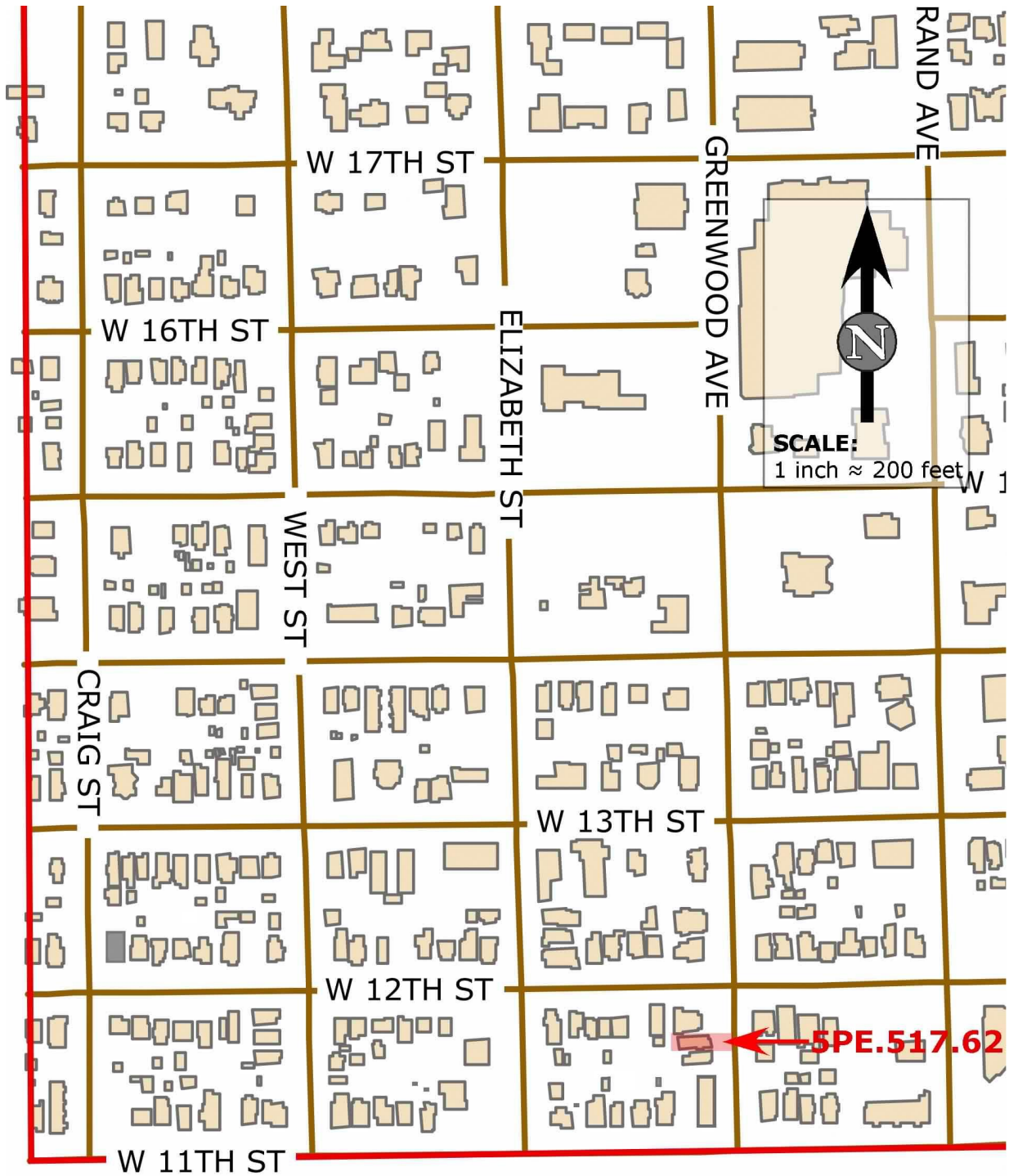
## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): greenwoodstn1123**
- 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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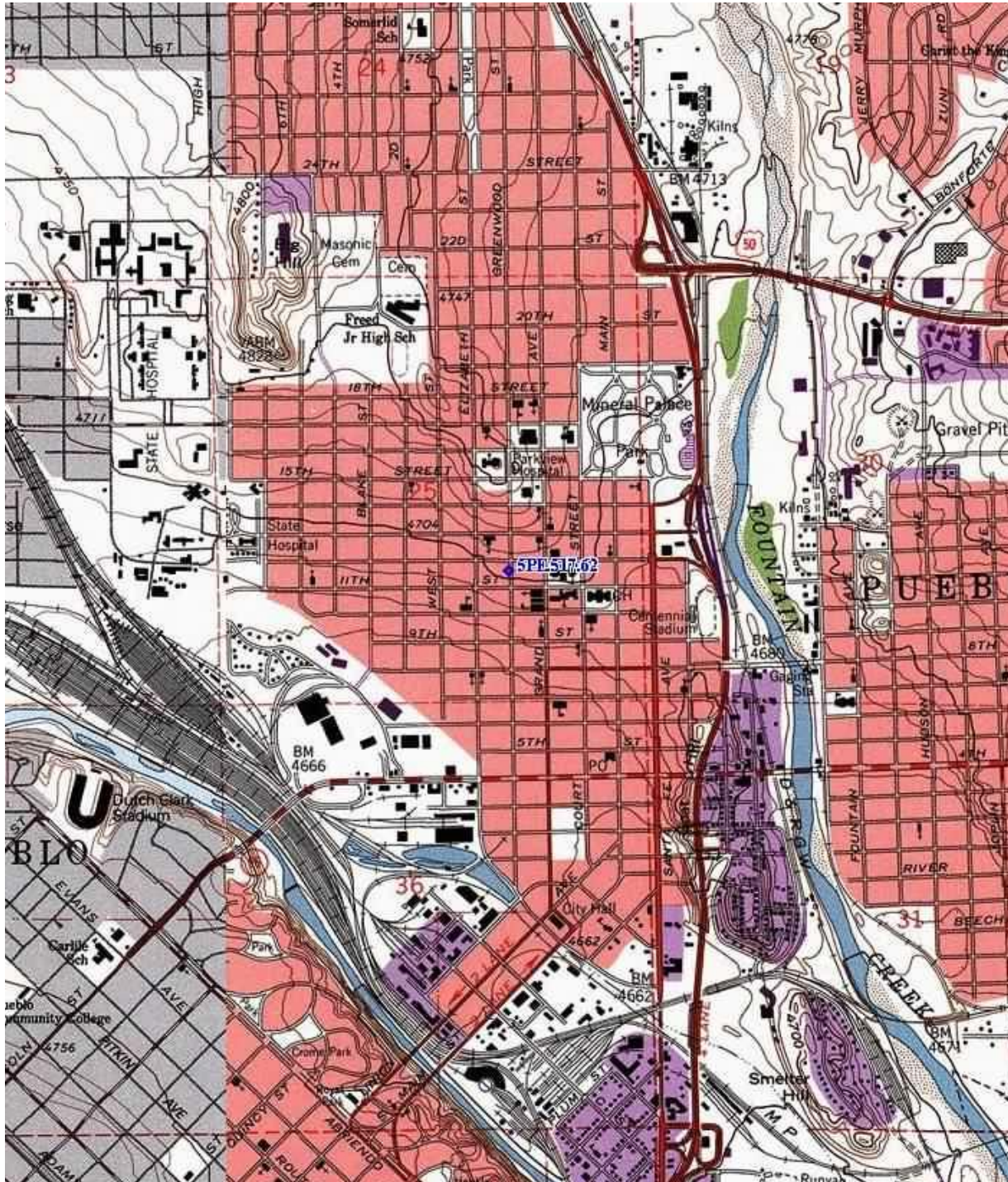
SITE SKETCH MAP



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## LOCATION MAP



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