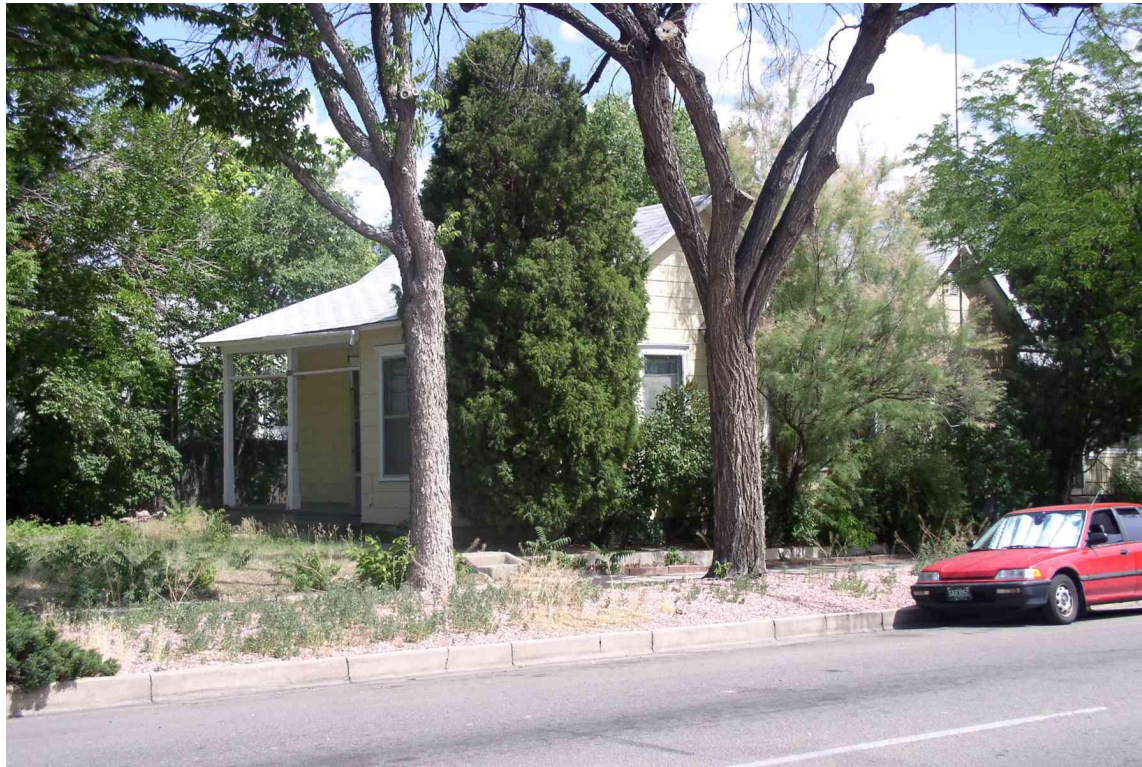


COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5641** Parcel number(s):
- 2. Temporary resource number: **525418006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Harpster, George F., House**
- 6. Current building name: **Huskin-MacDonald Duplex**
- 7. Building address: **1226 N Greenwood Street**
- 8. Owner name: **D.G. Huskin and J.M. MacDonald**
- Owner organization:
- Owner address: **1226 N Greenwood 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
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

## Architectural Inventory Form

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**SE 1/4** of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533893** Northing: **4236594**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 8; Block 26**  
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,451 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the west, this house rests on a low, blue-painted, concrete foundation. Yellow-painted asbestos shingle siding clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and white-painted wood surrounds. These surrounds have projecting cornices. A front-gabled, rectangular bay, hosting a pair of windows, protrudes north of center on the front (west) façade. A shed-roof porch fills the area of the north elevation east of a protruding, 3-sided canted bay. The porch has simple, square, wood supports, painted white. The doorway from this porch, providing access for the duplex unit addressed as 416 West 13th Street, actually opens in the northeast face of the canted bay. It is a 4-panel, 1-light oak door, opening behind an aluminum-frame storm door. A single-light transom opens above the doors. Another shed-roofed porch fills the inside (southwest-facing) corner of the building. A band of aluminum-frame storm windows enclose this porch. Approaching this porch on the north side of its west elevation are 6 concrete steps, flanked on the south by a black, wrought-iron railing. The porch provides access to a wood slab door, opening beneath a single-light transom. This doorway provides access to the duplex unit addressed as 1226 North Greenwood Street. Another doorway opens in the south elevation of a small, shed-roofed structure, protruding from the east elevation. It hosts a 1-panel, 2-light, glass-in-wood-frame door, opening behind a wood-frame screen door. Gray, interlocking asphalt shingles cover the cross-gabled roof. White-painted wood fascia and soffit box the eaves. A small, pink-brick chimney emerges at the center of the east-west-oriented roof ridge. Two more chimneys, both encased in concrete stucco, emerge from the south- and east-facing slopes.**

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22. Architectural style: **No Style**

Other architectural styles:

Building type:

23. Landscape or special setting features:

**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 and commercial buildings. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the southeast corner of North Greenwood and West 13th streets, but has an unusually deep setback from West 13th Street. Separating the streets from the sidewalks is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Great elm trees line North Greenwood Street while large junipers mark West 13th Street.**

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** 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.**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **George F. Harpster**

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. However, city directory listings for this address date to at least 1895 and the building appears on an 1893 Sanborn map, suggesting a circa 1890 date of construction. An analysis of the style and materials corroborates this date. The 1893 Sanborn map actually shows 2 houses on this lot, which, by the 1904-05 Sanborn map, are connected to each other. The most notable alterations after that point have been the enclosure of the west-side porch, simplification of the north porch, and installation of asbestos shingle siding, all dating to before 1950.**

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**32. Intermediate use(s): **Multiple Dwelling**33. Current use(s): **Multiple Dwelling**34. Site type(s): **Duplex**

35. Historical background:

**This duplex actually consists of 2 houses dating to circa 1890. One was addressed as 416 West 13th Street and the other as 1226 North Greenwood Street. The houses were connected prior to 1900 and, thus, became a duplex.**

**The first owner of this property and resident of the 416 West 13th Street portion was Pueblo pioneer George Harpster. He was born in Ohio in 1865. Around 1888 he married his wife, Albertine, who was also an Ohio native. They had a daughter, Margaret (Mrs. A.C. Sheel). Harpster was a relative of prominent Pueblo merchant G.L.L. Gann and worked as a salesman at his G.L.L. Gann Mercantile Company. The Harpsters lived here until prior to 1909. George Harpster died in February 1935.**

**Architectural Inventory Form**

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In 1909, the resident was Lucy A. Morse, principal of the Somerlid School. J.B. and Mrs. N.V. Harding lived here in 1914, followed by J.B. Pearce in 1919. In 1930, Fred Mang was the resident. Allyn D. Newbold lived here in 1935. By 1940, Walter S. Bates resided at this address, followed by James L. McCulloch in 1945.

Around 1945, Dr. Louis Walter Fee purchased this property and resided here. With his wife, Amy F. Fee, Louis had a daughter Mrs. T.F. Watt and two sons, George L. and James W. Fee. (James Fee was killed in action during World War II.) Louis Fee graduated from the College of Physicians and Surgeons, University of Illinois, in 1908. He practiced in Bristol and Wiley, Colorado, before moving to Westcliffe in 1924. Dr. Fee retired in 1945 and soon after moved with his wife to this house. He died here on November 8, 1950. His widow, Amy, remained here until shortly before her own death on December 31, 1958.

George L. Fee became the owner of this property following his father's death. He resided in the 1226 half. George Fee was a bus driver for the City of Pueblo until his retirement in 1969. With his wife, Blanche B. Fee, George Fee had a son, George L. Fee Jr. The elder George Fee died on April 8, 1975.

Prior to 1960, George Fee Sr. sold this property to fellow bus driver Robert R. Marugg. He also resided in the 1226 half. With his wife, Lucille Marugg, Robert had a daughter, Barbara Grishow. Robert Marugg died on April 3, 1966. Lucille Marugg continued to reside here until 1993, when she transferred the property to her daughter and son-in-law, Barbara and Wendell J. Grishow. D.G. Huskin and J.M. MacDonald, the current owners, purchased this duplex from the Grishows in 2004.

## 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.

"George Harpster, Pioneer Puebloan, Is Taken By Death." Pueblo Chieftain, 13 February 1935, p. 3.

"Fee (Dr. Louis Walter)" [obituary]. Pueblo Chieftain, 8 November 1950, p. 8.

"Fee (Amy F.)" [obituary]. Pueblo Chieftain, 1 January 1959, p. 12.

"George Louis Fee Sr." [obituary]. Pueblo Chieftain, 9 April 1975, p. 12B.

"Marugg (Robert R.)" [obituary]. Pueblo Chieftain, 2 April 1966, p. 8B.

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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. 1890**41. Level of significance: National:  State  Local

### Architectural Inventory Form

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 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 as 2 separate buildings around 1890 and combined into a single structure by 1905, this duplex 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 enclosure and simplification of porches, combined with the installation of asbestos shingle siding, has eliminated or concealed some character-defining features. Yet other elements remain intact. 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): greenwoodstn1226**  
 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): **06/22/05**

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**

### Architectural Inventory Form

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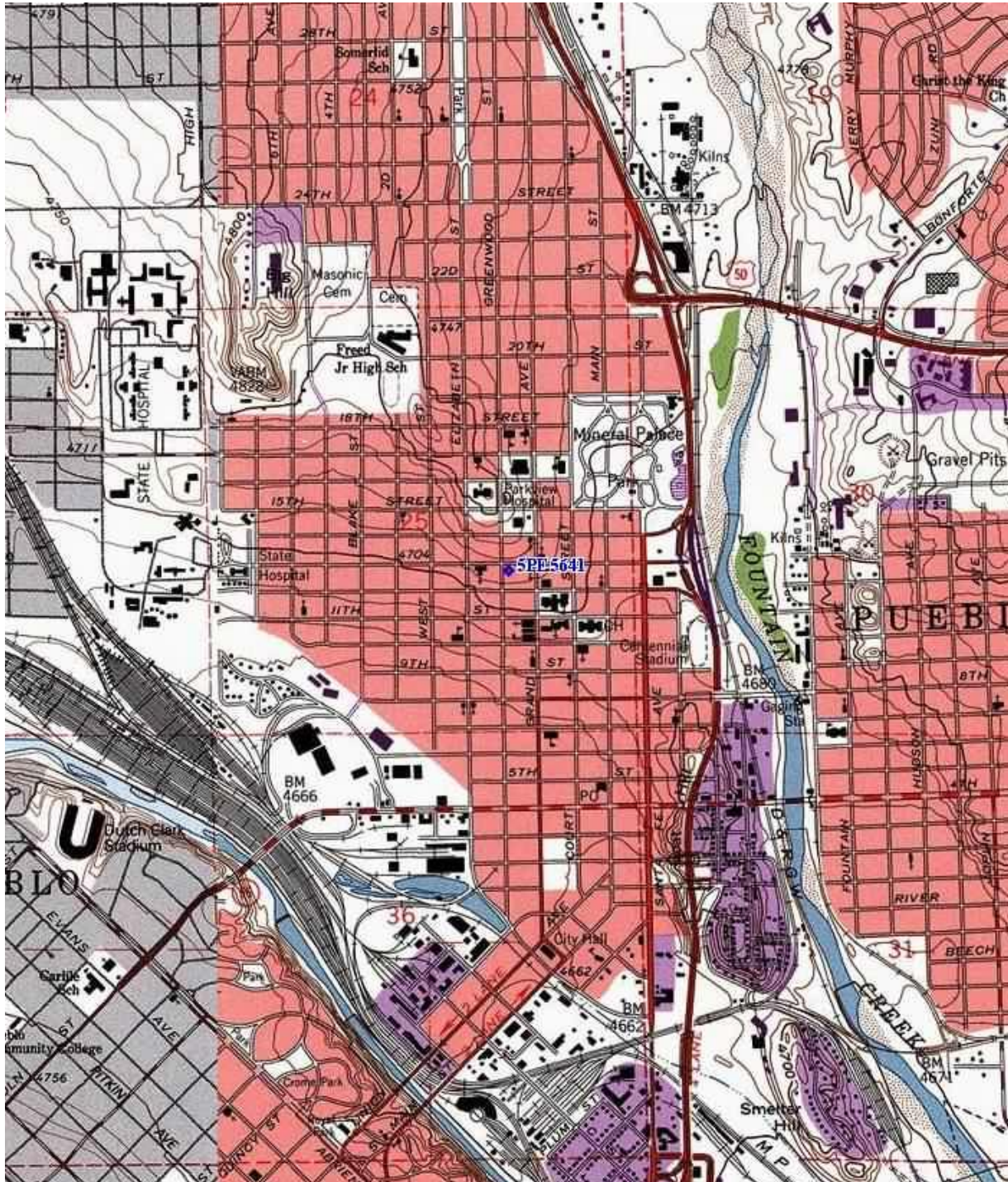
SITE SKETCH MAP



# Architectural Inventory Form

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## LOCATION MAP



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