

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6532** Parcel number: **525120012**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **William Stansbeck House**
- 6. Current building name: **Marian E. Heesaker House**
- 7. Building address: **1914 North Greenwood Street**
- 8. Owner name: **Marian E. Heesaker**
- Owner organization:
- Owner address: **977 S Linden Pl
Pueblo West, CO 81007**

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**
NE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533881** Northing: **4237320**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 9 and 10; 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: **850 square feet (first floor)**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configuration:
19. Primary external roof material:
Other roof materials:
20. Special features: **Chimney**
Fence
Ornamentation/Decorative Shingles
Porch
Window/Oriel
21. General architectural description:
This house is oriented to the west. The nature of the foundation could not be determined because the exterior wall cladding conceals it. Green-painted stucco clads the exterior walls of the first story. Variegated wood shingles cover the second story. Parallel bands of rounded shingles are painted red. Green-painted, square-cut wood shingles clad a single-story room protruding from the northern half of the rear (east) elevation. Windows are generally 1-over-1-light, double-hung sash, with tan-painted wood frames and surrounds, with projecting cornices. Dominating the southern half of the asymmetrical front (west) facade's first story is a single-light window with a transom of diamond-shaped glazing. At the opposite end of the facade is a hopper, awning, or casement window with beveled, leaded glass. Protruding from the southern half of the facade's second story is three-sided oriel window. The center window has diamond-shaped glazing in its upper sash. Opening in the northern half of the facade's second story is a 25-over-1-light window. The pediment above this window hosts a fanlight with dentiled surround. Twenty-five-over-1-light windows also open east of center in the north elevation's second story and south of center in the rear elevation. The west end of the same elevation's first story hosts a stained-glass window. A three-sided, canted bay protrudes east of center from the south elevation's second story. Opening in the east elevation of the rear addition is a tripartite picture window. Protruding from the northern half of that facade is a pedimented, front-gabled porch. It has a wood floor, balustrades with turned balusters, and round columns with composite capitals. Wood steps, flanked by wrought-iron railings, approach the center of the porch. The principal doorway opens within the porch. It hosts a single-light, 5-panel wood door, with projecting locking rail. The door opens beneath a transom. A secondary doorway opens in the east elevation of the rear addition. It provides access to an unsheltered wood deck. Opening in the center of the rear elevation's second story is a doorway that appears to have once provided access to a second-story porch or balcony. It hosts a 15-light glass-in-wood-frame door, opening beneath a single-light transom. Green-painted beadboard soffit and tan-painted fascia, with projecting cornices, box the broadly overhanging eaves. Dividing the walls from the roof is a dentiled frieze. Gray asphalt shingles cover the hipped main roof and all other roof surfaces. A green-painted brick chimney protrudes near the center of the south elevation, and another chimney protrudes from the roof's east-facing slope, north of center.

22. Architectural style: **Late 19th And 20th Century Revivals**

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 Greenwood Street are generally the same on this block. This property is situated on the east side of the street, between 1912 North Greenwood Street to the south and 1916 North Greenwood Street 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. Surrounding the back yard is a wood privacy fence.

24. Associated building, features or objects:

GARAGE

A single-car garage is located at the southeast corner of the lot. Oriented to the east, the garage appears to lack a formal foundation. White-painted, board-and-batten siding clads the exterior walls. There is a single-car garage opening in the east elevation, but it lacks a door; plywood partially encloses the doorway. A white painted, single-panel wood door opens at the west end of the north elevation, and a pair of 4-light, single-panel wood doors open in the west elevation. There is a 4-light fixed sash window just west of center in the north elevation. Brown asphalt shingles cover the front-gabled roof.

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: **William Stansbeck**

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 alteration has been addition or reconstruction of the enclosed rear porch. Based on Sanborn maps, this modification occurred after 1952.

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 original owner and resident of this house, built in 1903, was William Stansbeck, who operated a successful real estate and insurance agency at 412 North Santa Fe Avenue in Pueblo. Born around 1865 in Burlington, Iowa, Stansbeck moved to Colorado along with his wife, Elizabeth, circa 1901. He initially operated a mercantile and mining business in Telluride before finally settling in Pueblo. In addition to his real estate business, Stansbeck was involved with the Charles Henkle & Company wholesale grocery firm. William Stansbeck died on August 28, 1941, in this house. Elizabeth Stansbeck continued to own the property for about 15 more years, selling it prior to 1960.

Purchasing this property from Mrs. Stansbeck were Charles L. Craig and his wife, Lorene V. Craig. Charles Craig was a

native of Colorado and moved to Pueblo around 1950. He worked as the branch chief of the maintenance department at the Pueblo Army Depot until the time of his death. He and his wife resided at this address with Amy T. Craig, Charles's mother. Charles Craig died on August 26, 1962, while visiting Jackson, Wyoming. His widow and mother moved from this house by 1965.

Willis J. Holland was the resident in 1965, followed by Henry and Verletta Galasso in 1970. The Galassos sold the property in 1980 to John R. and Jodee A. Hankins. The property entered foreclosure, and Samuel D. and Patricia A. Autry acquired it in 1987. The Autrys sold the property in 1993, initiating the five-year period during which the property had four different owners: Rick Shmidl and Susan Boyd; Marilyn K. Guest; Stephen L. and Sharon D. Haynes; and Paul and Marian E. Heesaker, who purchased it in 1998. In 2001, Marian Heesaker became the sole the owner.

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.

"William Stansbeck Dies Here After Long Illness." *Pueblo Chieftain*, 29 August 1941, p. 10.

"Stansbeck (William Henry)" [obituary]. *Pueblo Chieftain*, 29 August 1941, p. 10.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 13B.

"Craig (Charles L.)" [obituary]. *Pueblo Chieftain*, 27 August 1962, p. 2A.

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, 1903-1941**

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 the home of real estate and insurance broker William Stansbeck, whose family remained here for 60 years. As well, the house is architecturally significant under Pueblo Landmark 2a for expressing elements of the Classical Revival style, including pediments, composite columns, a fanlight, and dentiled cornices. 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 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 modification has been the construction of small addition to the rear elevation. Most 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): **greenwoodstn1914 - 1 to - 4**

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**

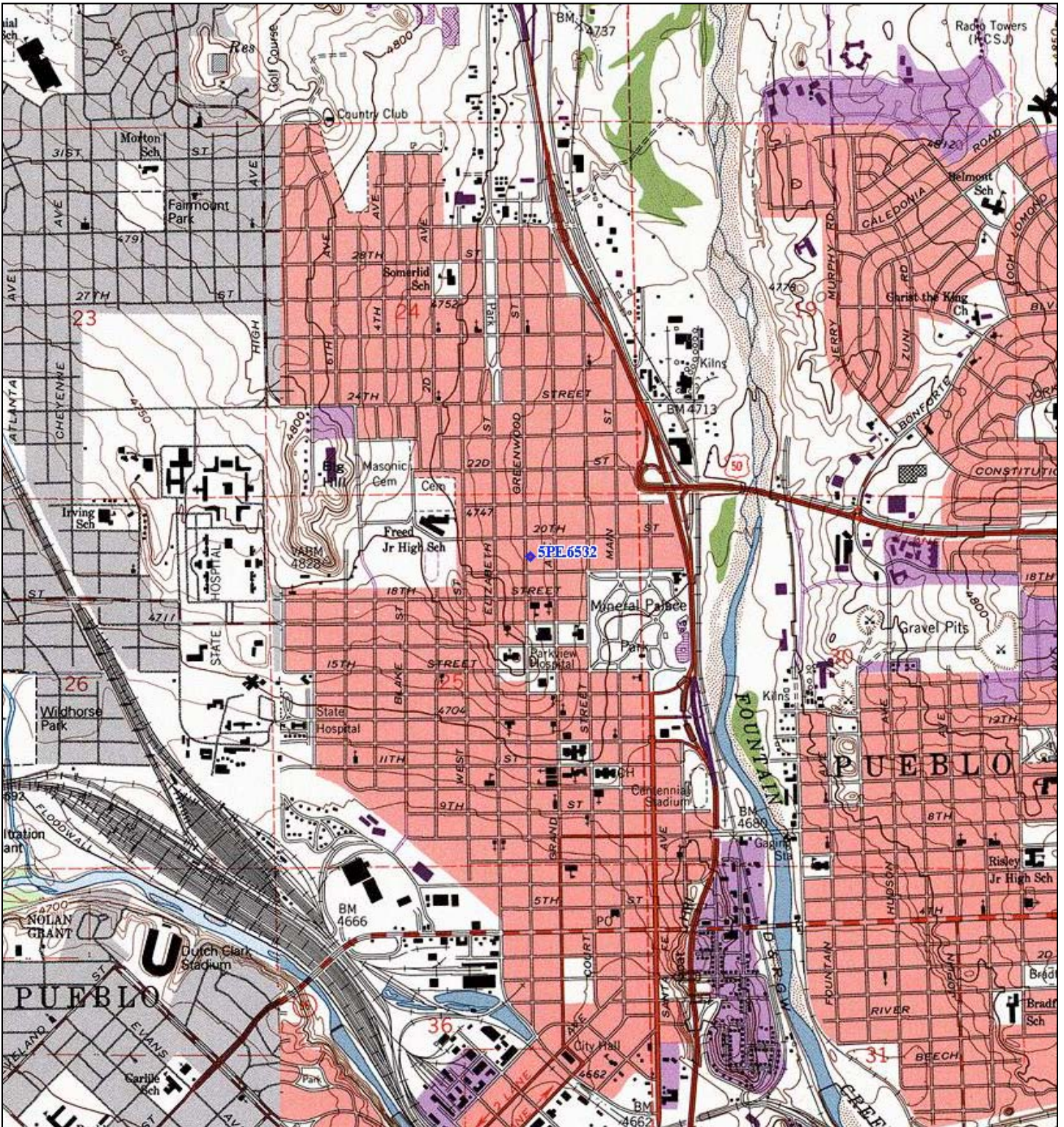
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

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)