

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6639** Parcel number: **525121005**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Jesse A. Rood House**
- 6. Current building name: **Charles A. and Lori F. Coil House**
- 7. Building address: **1919 North Greenwood Street**
- 8. Owner name: **Charles A. and Lori F. Coil House**
- Owner organization:
- Owner address: **1919 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	<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**
NE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533850** Northing: **4237356**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 27 and 28; Block 22**
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: **1,456 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
Stone/Sandstone
Other wall materials:
18. Roof configuration: **Truncated Hip**
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:
Oriented to the east, this house rests on a foundation of random-coursed, rusticated, pink rhyolite ashlar, with raised and beaded mortar. Rusticated blocks of rhyolite and sandstone cover the front (east) facade's first story. A faux stone veneer clads the enclosed front porch. White stucco covers the remainder of the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames, aluminum-frame storm windows, and green-painted wood surrounds. Those opening in masonry portions of the house have protruding, rock-faced sandstone sills. A single-story, three-sided, canted bay protrudes from the northern half of the asymmetrical facade. A stained-glass window pierces the east end of the south elevation. Other windows are single-light hopper, awning, or casement windows. Enclosing a second-story porch at the rear (west) elevation are 1-beside-1-light, sliding-sash windows, with aluminum frames. A hipped-roof porch spans the southern half of the facade. It features a concrete floor and square, ionic columns. Single-light, fixed-frame windows enclose the porch. Concrete steps, flanked by wrought-iron railings, approach a doorway opening in the center of the porch. The porch roof features a dentiled cornice and evenly spaced modillions. A secondary doorway opens south of center in the rear elevation, sheltered beneath a corrugated metal shed roof. The front (east-facing) gable hosts a decorative bargeboard and stickwork over beadboard. The rafter ends are generally exposed but capped by a green-painted fascia board. Gray, interlocking asphalt shingles cover the hipped main roof and all other roof surfaces. A brick chimney protrudes from the western side of the east-west roof ridge.
22. Architectural style: **Late Victorian**
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 west side of the street, between 1917 North Elizabeth Street to the south and 1925 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. Enclosing the south yard is a chain-link fence. A wood privacy fence encircles the western portion of the back yard.

24. Associated building, features or objects:

GARAGE

A two-car garage is located west of the house. Oriented to the west, the garage rests on a concrete foundation. Dominating the west elevation is a cream-pained, steel, 32-panel, overhead-retractable garage door. Windows are 1-over-1-light, double-hung sash, with green painted wood frames. They open in the center of the east and north elevations. Green-painted wood soffit and fascia box the eaves, and gray asphalt shingles cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1899-1900** Actual Estimate

Source of information: **Pueblo County Assessor Property Profile.**

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: **Jesse A. Rood**

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 1899-1900. An analysis of the style, materials, and historical records corroborates this date. This house has been extensively expanded and remodeled. According to Sanborn maps, a two-story addition to the rear elevation nearly doubled the size of the house and included a two-story rear porch. This modification was completed by 1952, at which time most of the house appears to have been stuccoed. Later modifications, dating to after 1960, enclosed the front and rear porches.

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 1899-1900, was Jesse A. Rood, son of the founder of Pueblo's nationally distributed confectionary, the Rood Candy Company. Jesse Rood was born on February 19, 1876, in Byron, Illinois. He married Fannie Bell Booth on September 6, 1898, and did not appear to have had any children. Rood served as the secretary, president, and manager of the Rood Candy Company, located at 406 West Seventh Street. Outside of the Colorado Fuel & Iron Company, the Rood Candy Company was one of Pueblo's most important economic forces. It employed several hundred people, shipped its products all over the United States, and was described by the *Pueblo Chieftain* as "one of the important productive enterprises of the city." Jesse Rood eventually left day-to-day management of the company, but remained active as the corporation's chairman. He then moved into investments and loans in the late 1920s, and apparently left Pueblo around 1933, when his name and the Rood Candy Company disappeared from Pueblo city directories. During the time they lived in this house, however, Rood and his wife entertained much of Pueblo's elite, hosting elaborate dinners and parties. Jesse Rood sold this property around 1908.

Purchasing the property from Rood was Jackson A. Richardson, a local contractor. Richardson and his wife, Sarah E. Richardson, were both born in Illinois, around 1860 and 1867 respectively. Jackson Richardson remained a contractor until his retirement in the late 1940s. The family lived in many North Side houses, including 1320 North Main Street,

401 West 13th Street, and 1301 North Grand Avenue. Jackson Richardson died on August 1, 1950. While residing at this address, Mr. and Mrs. Richardson had a daughter who lived with them, Wave M. Richardson. She graduated from Centennial High School and enrolled in the Colorado Agricultural and Mechanical College (now Colorado State University). During her junior year of college, Wave joined the Red Cross, becoming one of the first women from Pueblo to volunteer for foreign service during World War I. She was ordered to New York in October 1918 and ultimately arrived in Genoa, Italy, on December 3, 1918. Wave continued to Paris by way of Genoa, and worked at Red Cross Base Hospital #57 until July 1, 1919. She was released from service and returned to the United States at that time.

Lawrence S. Hyde purchased this property from the Richardsons in 1913. He was an associate of Jesse Rood, the original property owner, and was cashier of the Rood Candy Company. Lawrence and his wife, Agnes M. Hyde, moved from this address by 1919.

Purchasing the property at that time was prominent businessman Morris C. Crum. He was a manager of the Nuckolls Packing Company, one of the largest meat packers in Colorado. He became secretary of the company around 1917, just as the packer was expanding its operations at an enormous new facility in Pueblo's Grove neighborhood. Crum was an instrumental figure in the expansion of the company and the construction of its new plant. It was to be "the most modern plant in the west" and "is proving the west to be equal to the east in keeping stride with the times" according to the *Pueblo Chieftain*. The plant was estimated to cost \$300,000 when construction started in early 1916, and was put into operation about a year later. Crum was born in Illinois in 1886 and moved to Colorado with his parents in 1894. He lived in the North Side neighborhood even during his childhood, graduating from Centennial High School. He married Agnes Langdon of Pueblo about 1909. The couple had five children: John L., Mary Catherine, Joseph, Anthony, and Morris Crum Jr. The elder Morris Crum died in automobile accident on July 17, 1927, as he was returning from a weekend in Rye, Colorado. Agnes Crum, one son, and the family's maid were also in the vehicle, but were uninjured. Mrs. Crum continued to live in this house until around 1964.

Brian D. Macartney and his wife, Agnes R. Macartney, purchased this property from Agnes Crum around 1965. Brian Macartney was principal of Centennial High School, and Agnes Macartney was also a teacher, employed by District 60. Brian Macartney left the school in 1973 to become a district administrator, serving as personnel director. A decade later, in 1984, he became the coordinator of the Keating Continuing Education Center. Macartney retired from the school district around 1985, becoming vice president of Creative Computer Services. The company specialized in mailing lists, labels, letters, word processing, and computer sales--all major facets of the early computer industry. He left the business around 1988 and died on January 26, 1998.

The estate of Brian Macartney retained ownership of the property until 2001, when Debbie L. Esquibel purchased the house and lots. Esquibel sold the property in 2006 to Charles A. and Lori F. Coil, the current owners and residents.

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.

Pueblo County Office of Tax Assessor. Property information card. [internet]

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.

"Aaron Rood, Founder Of The Rood Candy Company, Dead." *Pueblo Chieftain*, 20 February 1920, p. 1.

"Sarah Ann Rood" [obituary]. *Pueblo Chieftain*, 10 May 1904, p. 5.

"Mr. and Mrs. Rood Entertain." *Pueblo Chieftain*, 19 May 1929, p. 9.

"Richardson (Jackson A.)" [obituary]. *Pueblo Chieftain*, 2 August 1950, p. 6.

"Luqueer (Mrs. Wave Richardson)" [obituary]. *Pueblo Chieftain*, 13 November 1969, p. 12B.

Dodds, Joanne West, ed. *20th Pueblo Women's History Week Celebration 1982-2002*. Pueblo, Colorado: Pueblo City-County Library District, 2002.

"Morris Crum Killed When Auto Overturms." *Pueblo Chieftain*, 19 July 1927, p. 1; "Morris Christian Crum" [obituary]. *Pueblo Chieftain*, 20 July 1927, p. 3.

Various articles about the construction of the Nuckolls packing plant. *Pueblo Chieftain*, 28 January 1916, p. 1; 1 January 1916, p. 13; 9 October 1916, p. 10; 30 December 1917, p. 15; 15 November 1908, p. 24.

"Brian D. Macartney" [obituary]. *Pueblo Chieftain*, 26 January 1998, p. 2B.

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: **Social History**

40. Period(s) of Significance: **1899-1900 to 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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

contemporary suburban styles. This house was home to prominent Pueblo businessmen Jesse Rood, Lawrence Hyde, and Morris Crum. 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. Because of its low integrity, it should not be considered a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1899-1900, this house exhibits a low 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. Additions have double the size of the house and altered the original plan. As well, newer wall cladding has concealed most of the original masonry. All of the porches have been enclosed. The only remaining character-defining features are the exposed portions of the original masonry; some elements of the front porch, particularly the ionic columns; and the front gable details. This house does not retain 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): **greenwoodstn1919 - 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): **1/4/2008**

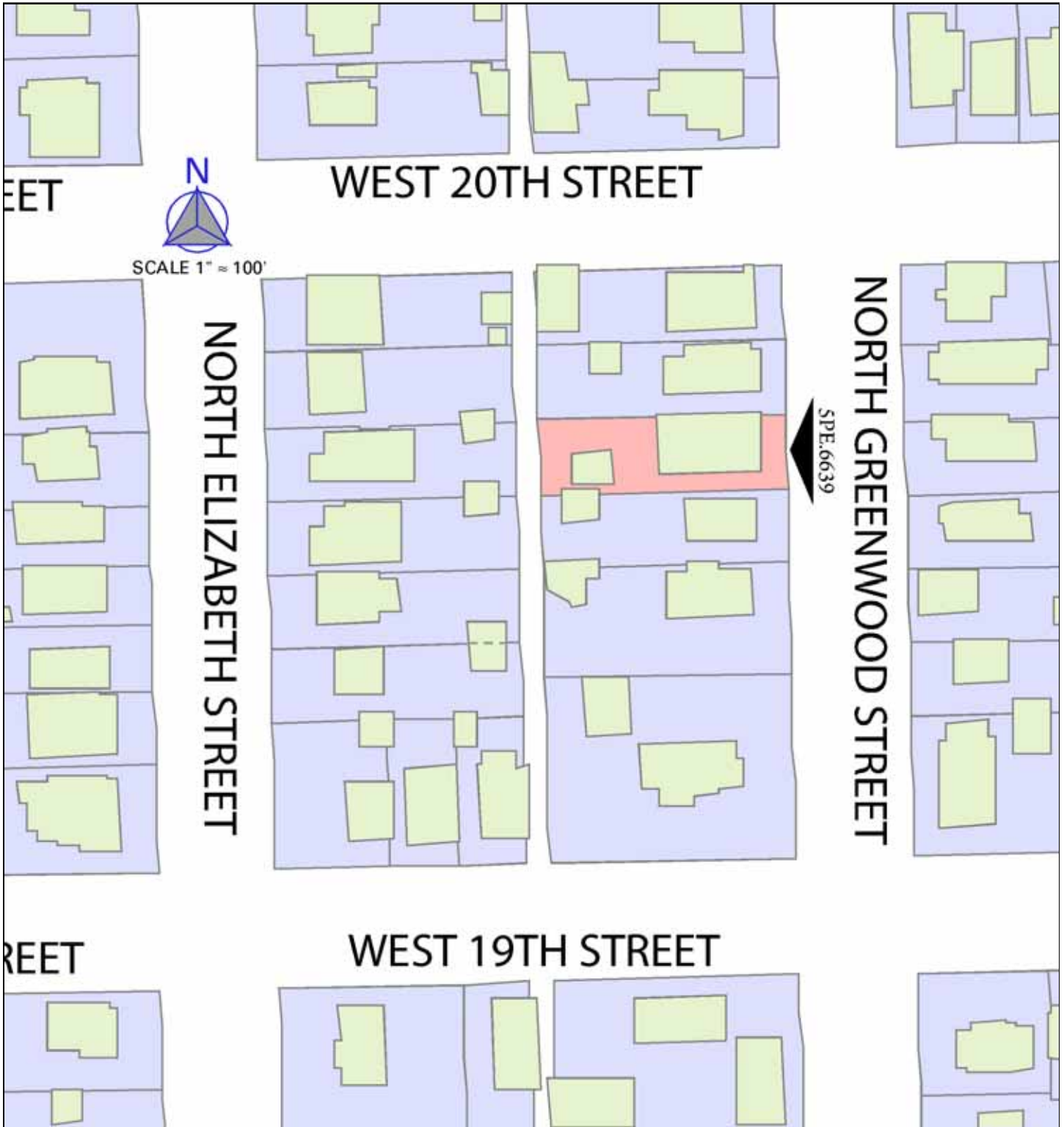
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

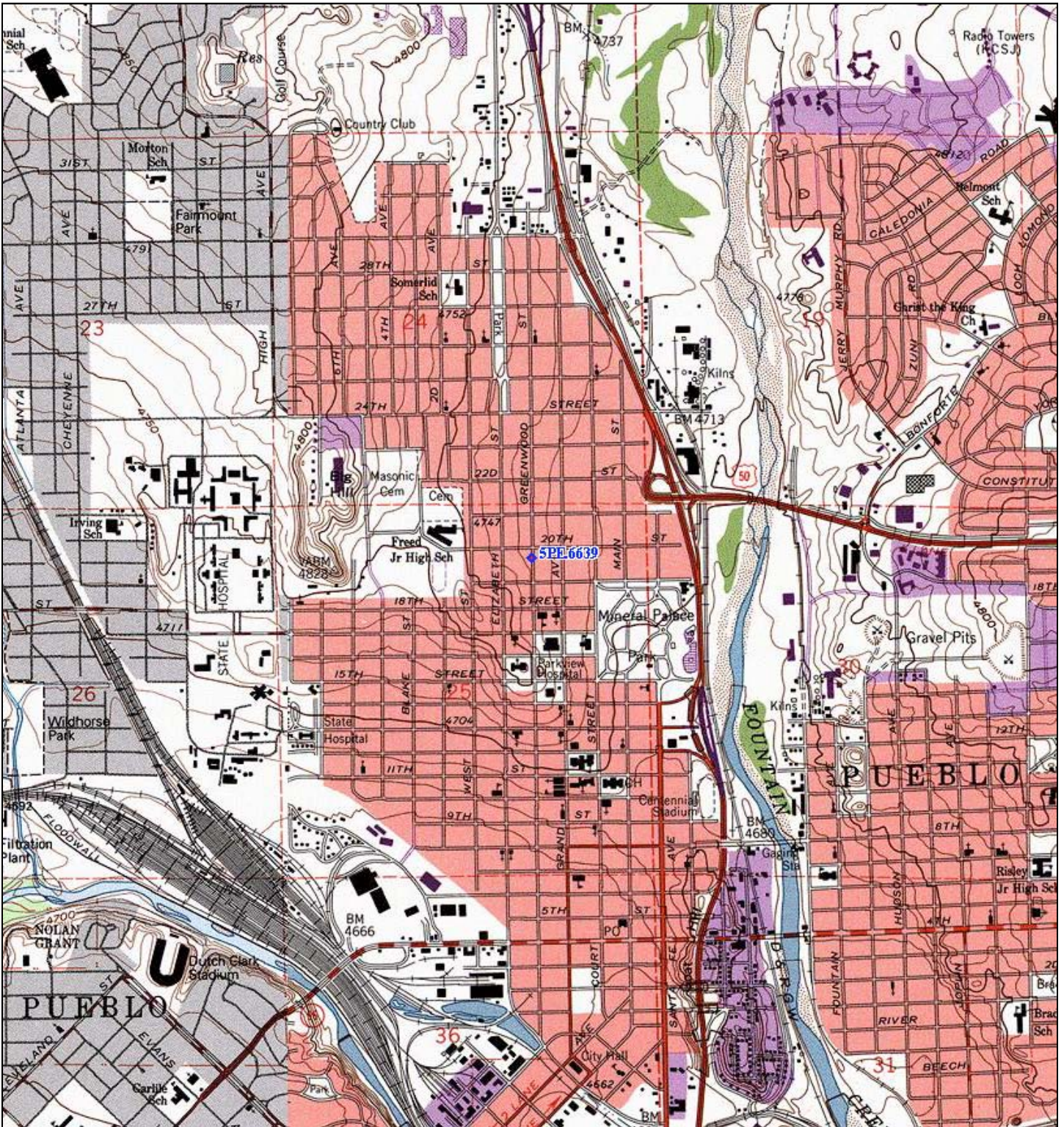
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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)