

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.513.26** Parcel number(s):
- 2. Temporary resource number: **028** **525425005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Crockett, Edmond I., Duplex**
- 6. Current building name: **Anderson Johnson Investment Company Apartments**
- 7. Building address: **420-422 W 12th Street**
- 8. Owner name: **Anderson Johnson Investment Company**
- Owner organization:
- Owner address: **5425 Stonemoor Dr**
- 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**
NE 1/4 of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533914** Northing: **4236510**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 6; Block 27**
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): **2,401 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Asphalt
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Roof Treatment/Decorative Cornice**
Window/Glass Block
Chimney
Porch
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this apartment building rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar beneath the front (north) façade and random ashlar beneath all other elevations. The basement windows, which open beneath segmental arches of three courses of brick, have generally been bricked shut or host metal louvered vents. A red brick veneer, with thin, pink mortar, clads the exterior walls. A pair of 2-story, shed roof additions have been made to either side of the rear (south) elevation. Green asphalt shingles cover the eastern addition, while a combination of white-painted wooden composition siding, unpainted particleboard sheets, and green-painted wood siding clads the western addition. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames. Most open between rough-faced sandstone sills and segmental arches. Just east of center in the principal (north) façade's second story are paired, single-light casement windows. A pair of single-light casements flanks the northernmost engaged hearth and chimney on the west elevation. A window opening near the center of the east elevation's first story is filled with glass blocks. The eastern rear (south) addition hosts 1-beside-1-light, sliding-sash windows, with aluminum frames. A hipped-roof porch extends across the entire front (north) facade. It features a wood floor and beadboard ceiling. Variegated wood shingles, painted green, cream, and burgundy,

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cover the area beneath the porch roof and the kneewalls. The porch supports are green-painted, wood, Tuscan columns. At the junction of the porch's side ceiling beams and the exterior walls are corbelled ledges with pilaster-like capitals. All capitals feature a cornice with an egg-and-dart pattern. The porch has a dentiled cornice and central pediment, corresponding to the wood steps approaching the porch. The frieze of the pediment hosts a decorative device consisting of a central fan with ferns and vines. Beneath the porch are 4 doorways, which are nearly evenly spaced across the nearly symmetrical facade. The easternmost and westernmost doors are 15-light, glass-in-wood-frame, painted green, with a sidelight and transom. These doorways open beneath flat arches. Between these doorways open another pair of doorways, hosting identical 5-panel oak doors. Both of these doorways have transoms beneath segmental arches. Three doorways open in the rear (south) elevation. All host metal slab doors. The easternmost door opens on the west elevation of the east addition. Another doorway opens in the very center of the rear (south) elevation. These two doors share a common, metal porch and staircase. Another door opens in the lowest level of the westernmost addition. The front- (north-) facing parapet features elaborate corbelling and a sandstone cap. Gray, rolled asphalt covers the shed roof, which the parapet surrounds on the east, north, and west sides. Paired, engaged chimneys are concentrated on the north ends of both the east and west elevations.

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

Other architectural styles:

Building type: **Terrace 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. This property is located on the south side of West 12th Street, an east-west-oriented thoroughfare. It is situated between 418 West 12th Street, to the east, and 424-426 West 12th Street, to the west. A gravel-covered strip separates the sidewalk from the street. Low, concrete-block retaining walls separate the sidewalk from the front yard, which is also covered in gravel. A carport dominates the backyard.

24. Associated buildings, features or objects:

1: Type: **Carport**

Describe: **A 4-car carport is located behind (south of) the principal building. The structure is entirely open on the sides. Its frame consists of white-painted channel steel trusses resting on 4 steel columns, anchored in concrete. The structure supports a flat, standing-seam metal roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1905**

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Edmond I. Crockett**

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 records and other sources, this house was constructed in 1905. An analysis of the form, style, and materials corroborates this date. The only notable alteration since that time has been the construction of the rear additions, which were added after 1952. As well, a few windows and doors have been replaced, most of them after 1970. Past owners modified this building from a duplex into at least 5 apartment units. These modifications also date to after 1952 and were largely isolated to the interior.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**

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32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Duplex, Apartments**
35. Historical background:

The original owner of this 1905 duplex was Edmond I. Crockett, who lived in the western half of the unit, addressed 422 West 12th Street. He resided here with his wife, Bessie, and children Elizabeth, Charles T., Edmond A., Bertram W., and Catherine A. The elder Edmond Crockett's mother, Elizabeth, also lived here, along with at least one domestic servant. Edmond I. Crockett was born in Kansas in 1868. In Pueblo, Crockett established E.I. Crockett & Company at 421 North Santa Fe Avenue. The firm specialized in real estate, loans, insurance, rentals, and investments. Crockett was also president of the Pueblo Business Men's Association. The Crockett family attended First Presbyterian Church. Edmond I. Crockett resided here for nearly 40 years, dying in his home in August 1943.

In 1945, the residents of 422 West 12th Street were Arch Bean, Allithea M. Baker, and Martha E. Mefford. William R. Dillard lived here in 1950, Jasper H. Hawse in 1955, and Martha L. Wood in 1960.

The original resident in the east half of the duplex, 420 West 12th Street, was John T. McKennan. Born in 1877, McKennan was trained as a civil engineer and served in that capacity for 27 years for the Colorado Fuel & Iron Company. His brother, J.B. McKennan, was general manager of the plant. John McKennan had one daughter, Bess. He moved from this address prior to 1914 and died in May 1929. In 1914, the resident was I.M. Robinson. E.O. Phleger lived here in 1919.

By 1925, John B. and Nellie Seelig had moved into the unit and would reside here for the next 4 decades. John Seelig was born in Germany in 1882. He had arrived in the United States with his family by 1888. Seelig settled in Pueblo where he became a saddle maker. He married Nellie Gann in 1905. She was the daughter of Mrs. Villa Gann, who operated a large boarding house at 316 Summit Street. By 1940, Edmond I. Crockett sold the duplex to the Seeligs. John Seelig died in March 1949. Nellie continued to own the duplex and live in the eastern half. By 1960, she shared ownership with Agnes E. Thomas. Nellie died in 1972.

In 1977, the owners were Aaron Ghini and Richard A. Baum. They sold the property in 1996 to L.S. Johnson, Jr., and L.E. Anderson who, in turn, transferred it to the Anderson Johnson Investment Company in 1999. The company continues to operate the property as rental units. The building now hosts at least 5 apartments.

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.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Series T624, roll 124, p. 122.

"McKenna (John T.)" [obituary]. Pueblo Chieftain, 17 May 1929, p. 8.

"Crockett (Edmond I.)" [obituary]. Pueblo Chieftain, 17 August 1943. p. 8.

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

Colorado Historical Society. Historic Building Record, 1991.

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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: **1905**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. It also represents the transition from large, single-family homes to apartments. As well, this building is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a classically styled duplex that is replicated frequently in the neighborhood. 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. Nonetheless, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1905, the principal building on this property 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 notable modifications have been additions isolated to the rear (south) elevation.

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): 12thstw420-422
 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): **06/14/2005**
 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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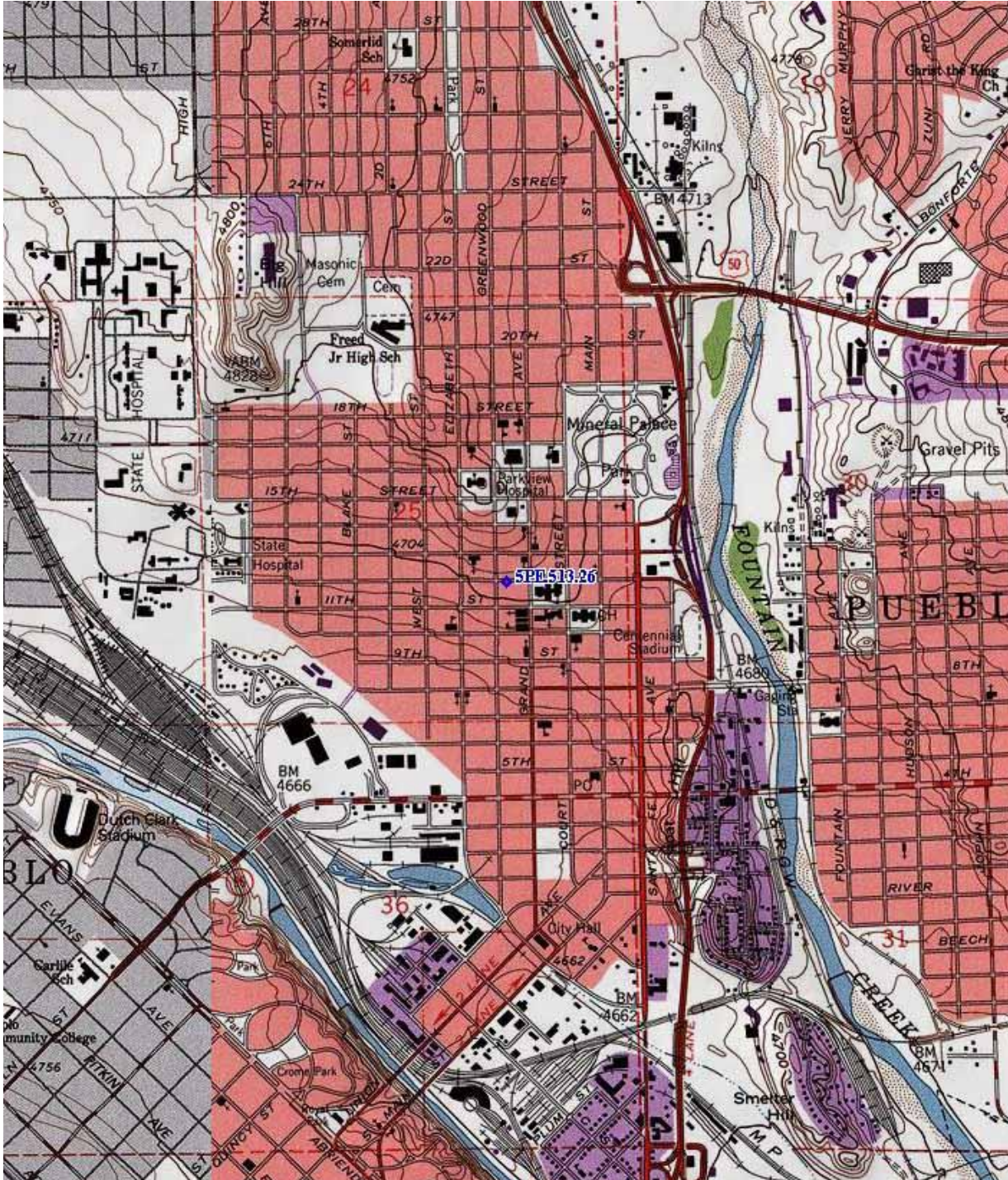
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SITE SKETCH MAP



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LOCATION MAP



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