

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.5634** Parcel number(s):
- 2. Temporary resource number: **525418015**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Fanning, John J., House**
- 6. Current building name: **408 West 13th Street**
- 7. Building address: **408 W 13th Street**
- 8. Owner name: **Security Service Federal Credit Union**
- Owner organization:
- Owner address: **16211 La Cantera Parkway**
San Antonio, TX 78256

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**
SE 1/4 of **NE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533943** Northing: **4236612**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 4: 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): **1,054 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
Wood/Shingle
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: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the north, this house appears to rest on a concrete sill, most likely installed after construction. White-painted, horizontal wood siding, with narrow cornerboards, clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and green-painted wood surrounds. Four-light windows enclose a porch on the southwest corner of the house. A window opening in the south-facing gable has been boarded shut. A shed-roof porch fills the inside (northeast-facing) corner. White-painted, square-cut wood shingles cover the kneewall. Spanning between the kneewalls and the porch's ceiling are wire-mesh screen. A white, aluminum-frame storm door opens near the west end of the porch. Another doorway opens in the south elevation of a shed-roofed structure protruding south of center on the east elevation. Brown-gray asphalt shingles cover the main cross-gabled and porch roofs. White-painted wood soffit and green-painted wood fascia box the eaves. Decorative stickwork, with turned spindles and finials, fills the north-facing gable. A tall, red-brick chimney emerges near the junction of the roof ridges.
22. Architectural style: **Late Victorian**
Other architectural styles:
Building type:

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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. Most of the houses here have an unusually shallow setback from West 13th Street, the busy, principal east-west thoroughfare through this area. This property is situated on the south side of West 13th Street, between 1221 North Grand Avenue to the east and 410 West 13th Street to the west. A planted-grass yard, with mature landscaping, surrounds the building. Encircling the property is a wood privacy fence. Along the southern edge of the property, along an east-west-oriented alley, is a gravel parking area.

24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A standard kit-built shed is located on the southwest corner of the lot. Oriented to the south, the structure lacks a formal foundation. The walls consist of white-painted sheet metal. Paired, sliding doors of the same description dominate the front (south) elevation. The front-gabled roof also consists of sheet metal.**

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: **John Grund**
- 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 it appears on an 1893 Sanborn map. This house has not been significantly altered since its construction.**
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): **Single Dwelling**
34. Site type(s): **residence**
35. Historical background:

The earliest resident associated with this house, constructed around 1890, was John Grund, proprietor of a bus and carriage line. From around 1909 through 1914, the resident was John J. Fanning, a molder for the Pueblo Foundry and Machine Company. He later moved, dying on February 10, 1924, at the age of 71.

Around 1919, Sadie E. Hall resided at this address, remaining here through 1925. She was the mother of Mrs. Sam Metzger and Mrs. R. Sewell. Hall died on December 11, 1936, at the age of 78. Around 1930, the resident was pharmacist Clarence A. Potter, founder and proprietor of Potter's Pharmacy from 1923 until 1949. This store was originally located at 715 West 13th Street and later moved to 1214 North Elizabeth Street.

In 1935 the resident was Hugh G. Murphy, and George T Brown lived here around 1940. Prior to 1945, Roy Edmiston purchased

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this property and resided here until his death in 1967. He came to Pueblo around 1935. With his wife, Sylvia, Roy had three children: Rowena Gallemore, Eugene Edmiston, and Roberta Reynolds. All of the children owned the property at various times following their father's death. Security Service Federal Credit Union obtained the lot and house from Roberta Reynolds in 2005.

36. Sources of information:

"Potter (Clarence A.)" [obituary]. Pueblo Chieftain, 17 March 1970, p. 10A.

"Sadie E. Hall" [obituary]. Pueblo Chieftain, 12 December 1936, p. 2.

"Fanning (John J.)" [obituary]. Pueblo Chieftain, 11 February 1924, p. 10.

"Edmiston (Roy E.)" [obituary]. Pueblo Chieftain, 14 August 1967, p. 6B.

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.

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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

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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, particularly as one of the earliest dwellings constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a modest, Late Victorian house. 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 1890, this house exhibits a 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 building has not been significantly altered since its construction. The building retains sufficient physical integrity to convey its 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): 13thstw408**

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**

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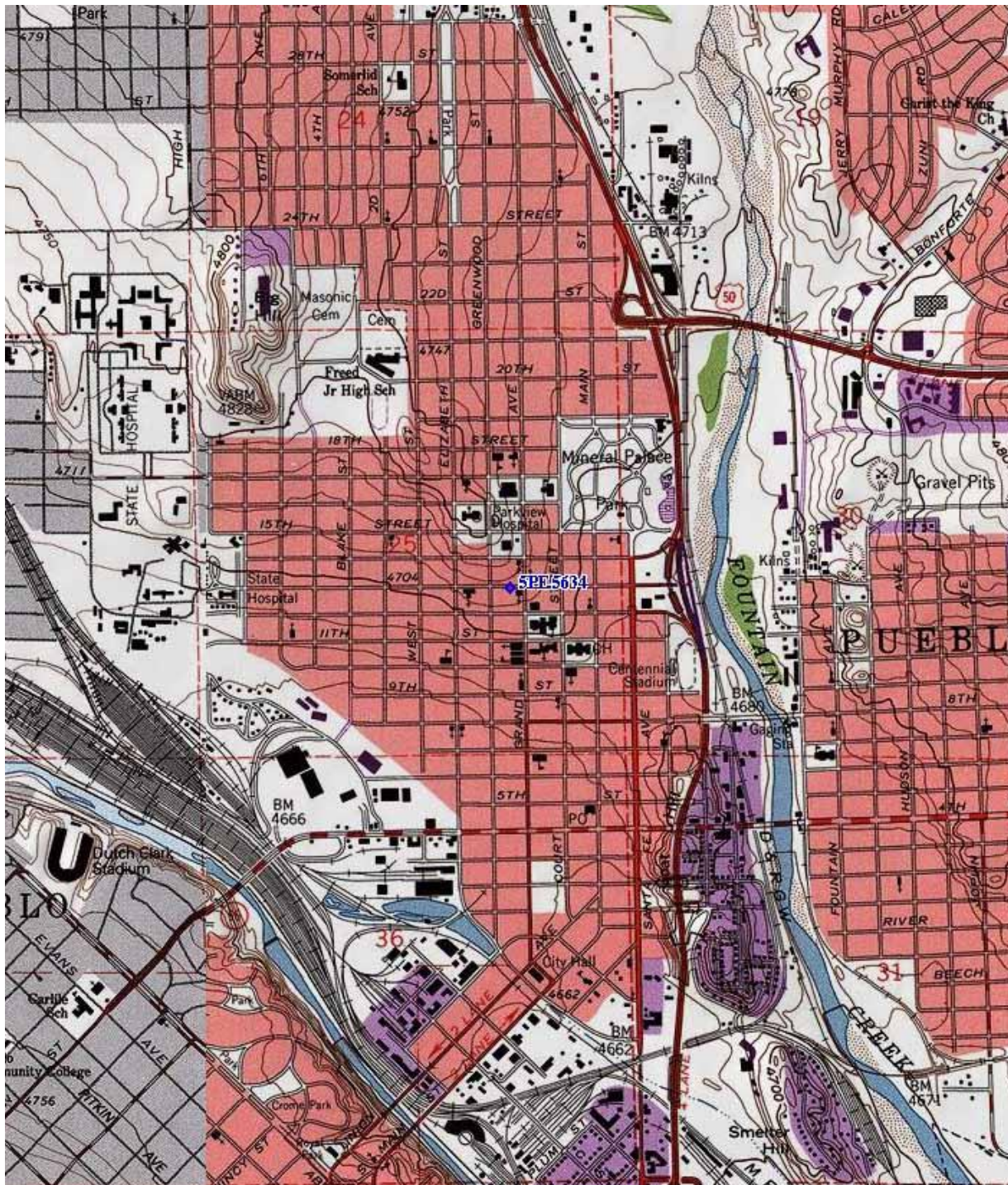
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SITE SKETCH MAP



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LOCATION MAP



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