

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5664** Parcel number(s):
- 2. Temporary resource number: **525401011**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Hogg, William, House/Skinner Grocery Store**
- 6. Current building name: **Daugherty, Jean, House**
- 7. Building address: **111 W 14th Street**
- 8. Owner name: **Jean Daugherty**
- Owner organization:
- Owner address: **111 W 14th 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

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NE 1/4** of **NE 1/4** of **NE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534337** Northing: **4236757**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 15: Block 8**  
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): **988 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Asphalt** Other wall materials:  
**Asbestos**
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: **Porch**  
**Fence**
21. General architectural description:  
**Oriented to the south, this house rests on a sandstone foundation, almost entirely obscured behind white-painted stucco. All basement window openings have been boarded shut. Brown asphalt sheets, in a faux brick pattern, clad the exterior walls. White-painted asbestos shingle siding covers the gables. Broad, white-painted, horizontal, wooden composition siding covers the eastern portion of the rear (north) elevation. Windows are generally 4-over-4-light, double-hung sash, with white-painted wood frames and surrounds. Flanking either side of the principal (south) elevation are 4-light, fixed-frame windows, with white-painted wood frames and surrounds. A 1-beside-1-light, sliding-sash window opens in the east end of the rear (north) elevation. The principal doorway opens in the center of a front-gabled former storefront protruding from the eastern three-quarters of the front (south) façade. The doorway hosts a white, 6-panel metal door, opening behind an aluminum-frame storm door. Approaching the doorway is a 5-step wood stoop, with flanking, wood balustrades. Another door opens in the recessed, western portion of the facade. It hosts a 3-panel, 1-light, glass-in-wood-frame door, painted white, opening behind a wood-frame screen door. Approaching the doorway are 4 wood steps. Another doorway opens north of center in the east elevation. It hosts a white-painted, wood slab door, with a single light, opening behind a white, aluminum-frame storm door. A 4-step wood stoop approaches the doorway from the north. Interlocking, green asphalt shingles cover the cross-gabled roof. White-painted wood fascia and soffit box the shallowly overhanging eaves.**
22. Architectural style: **Late 19th And Early 20th Century American Movements**

## Architectural Inventory Form

Page 3

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 West 14th Street are generally the same on this block. However, an addition to the front of this particular building creates an unusually shallow setback. This property is situated on the north side of West 14th Street, between a north-south oriented alley to the east and 115 West 14th Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers all but the front yard, which has gravel. A large elm tree shades the southwest corner of the lot. Surrounding the backyard is a combination of chain-link and woven-wire fences.**

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.**

**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:
- unknown**

Source of information:

29. Construction history:

**According to Pueblo County Tax Assessor records, this building was constructed in 1900. However it appears on an 1893 Sanborn map, and city directory listings for this address date to 1890, suggesting a circa 1890 date of construction. The most notable alteration was the construction of the storefront across the front (south) façade, which occurred around 1925.**

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s):
- Single Dwelling**

32. Intermediate use(s):
- Grocery Store**

33. Current use(s):
- Single Dwelling**

34. Site type(s):
- Grocery Store, Residence**

35. Historical background:

**The first resident of this house, constructed around 1890, was William Hogg, a ticket agent for the Missouri Pacific Railway. He was born in Canada in March 1851. His wife, Ada M. Hogg, was also born in Canada, in October 1867. They were married around 1879 and had three children: Andy, William W., and Ada M. The family moved from this house prior to 1900.**

**Amelia Balcoup lived here in 1900, with her children Fred, Grace, and Dorothy. Amelia was born in November 1856 in Pennsylvania. She was a clerk. In 1914, the resident was C.C. Bixby.**

**In 1919, August H. Sasse lived here. He had come to Pueblo in 1911. Sasse later moved to 713 West 10th Street, where he died in July 1953. Following Sasse, around 1925, were Vernon L. and Gladys Skinner. Vernon was a store manager for the Colorado Supply Company, southern Colorado area, from 1910 to 1919, when he entered the automobile business. In 1949, he became an antique dealer. His wife, Gladys, came to Pueblo in 1919. Around 1925, she had a storefront constructed on the front of this**

**Architectural Inventory Form**

Page 4

house, which she then shared with Vernon. In it, she operated a small grocery store. The Skinners had two daughters, Bea Pearce and Ruth Greenwell. The family moved from this address prior to 1930, eventually residing at 323 South Union and 1620 Van Buren. Gladys died in January 1954 and Vernon in September 1967.

The next resident, around 1930, was Frank C. Wilson, who continued to operate the grocery store through 1935. In 1945, Lloyd F. Mize lived here. He came to Pueblo around 1918 and eventually became a pipe fitter for the CF&I Steel Corporation. He and his wife, Essie B. Mize, later resided at 718 Glendale. Lloyd died on April 8, 1972.

Around 1950 through 1955, the residents were Paul V. and Goldie E. Mitchell. In 1960, Nellie B. Bradshaw lived here, remaining at this address until her death. She came to Pueblo in 1926 and was an occupational therapist at the Colorado State Hospital, retiring in 1957. She and her husband, Clarence, had four daughters: Mary Bradshaw, Mable Bradshaw, Goldie Rearick, and Grace Bradshaw. Nellie died in this house on September 13, 1970.

Patti Di Santi acquired this property from the Nellie Bradshaw estate in 1970. Di Santi remained the owner until 1996, when she sold it to Karen Lee Klaus. In 1999, Mayme and Glenn H. Williams bought the house and lot from Klaus. Glenn Williams sold the property to Albert E. and Melanie S. Yendes in 2001. The Yendeses, in turn, sold the property a few days later to Joshua L. Macklin. The U.S. Bank National Association acquired the property in 2003. Jean Daugherty, the current owner and resident, purchased the house and lot 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.

U.S. Census of 1900. Ward 5, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 167.

"Sasse (August H.)" [obituary]. Pueblo Chieftain, 4 July 1953, p. 6.

"Skinner (Gladys L.)" [obituary]. Pueblo Chieftain, 24 January 1954, p. 8A.

"Skinner (Vernon L.)" [obituary]. Pueblo Chieftain, 30 September 1967, p. 7A.

"Mize (Lloyd F.)" [obituary]. Pueblo Chieftain, 10 April 1972, p. 6B.

"Bradshaw (Nellie B.)" [obituary]. Pueblo Chieftain, 14 Septmeber 1970, p. 6B.

U.S. Census of 1900. Ward 1, Pueblo, Pueblo County, Colorado. Series T623, roll 128, p. 24.

## Architectural Inventory Form

Page 5

## 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; 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.

Not Applicable

- Does not meet any of the above Pueblo landmark criteria.

39. Area(s) of Significance: **Commerce**40. Period of Significance: **ca. 1925-ca. 1935**41. Level of significance: National:  State  Local

### Architectural Inventory Form

42. Statement of significance:

**This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) for its association with the development of Pueblo’s North Side Neighborhood, particularly the evolution of small, neighborhood retail stores. 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 and storefront 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 most notable alteration, the construction of the storefront, occurred within the period of significance and contributes to that significance. Other modifications, including the covering of the original wall cladding and the replacement of at least one window, have not impacted key character-defining features. This property certainly 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

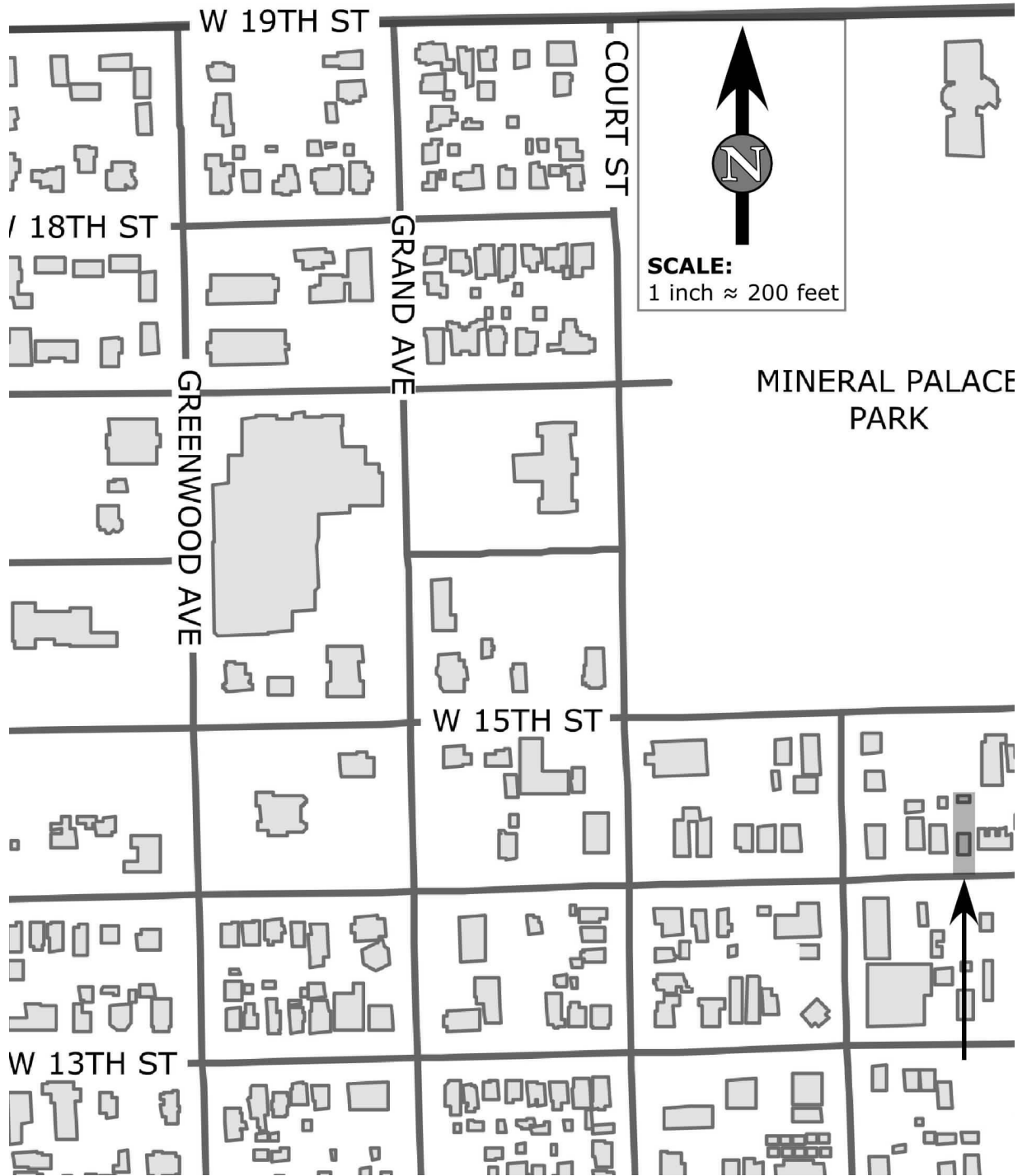
### VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): 14thstw111**  
 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): **07/11/05**  
 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

Page 7

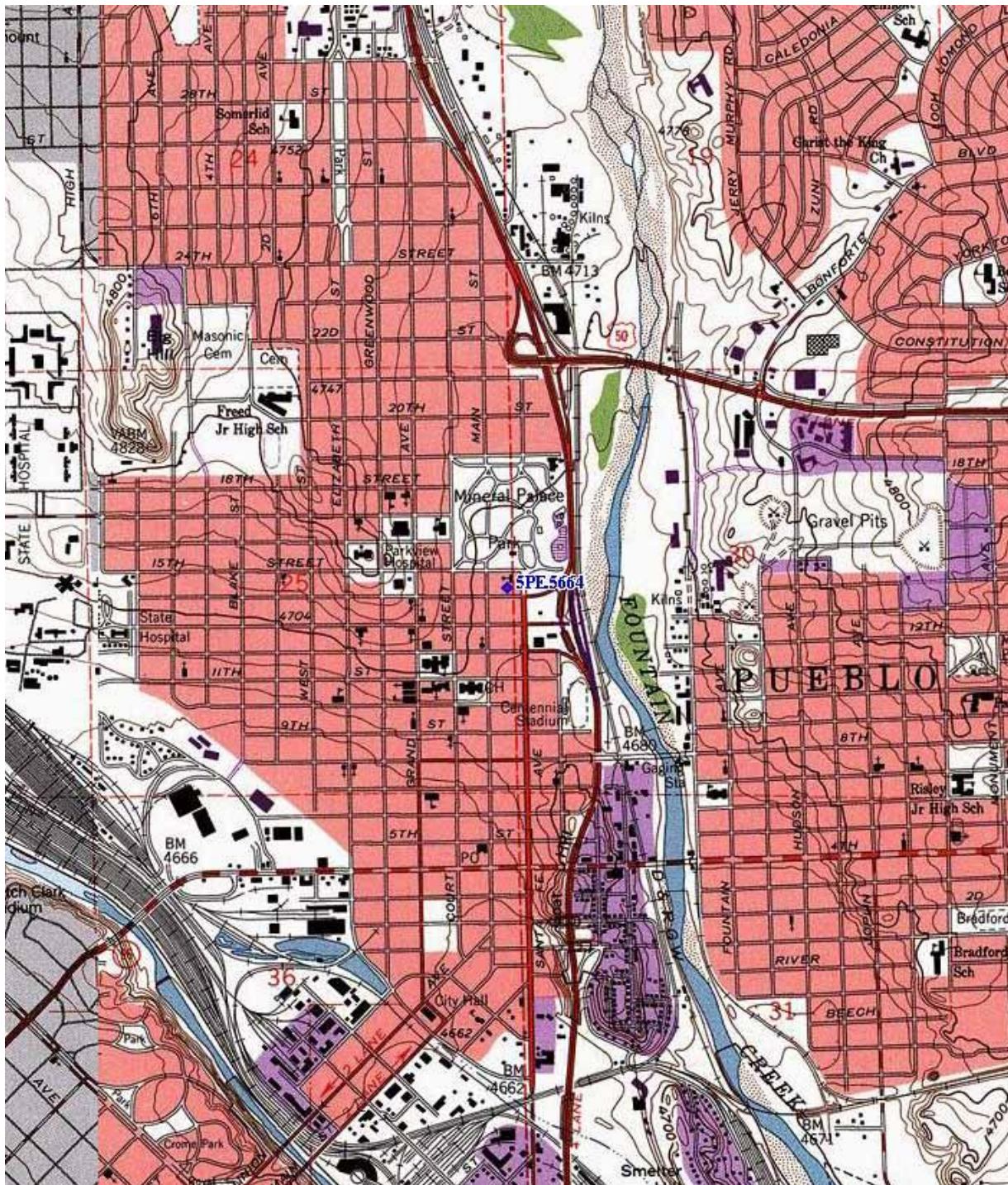
#### SITE SKETCH MAP





# Architectural Inventory Form

## LOCATION MAP



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