

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_\_ Determined Eligible- NR
  - \_\_\_\_\_ Determined Not Eligible- NR
  - \_\_\_\_\_ Determined Eligible- SR
  - \_\_\_\_\_ Determined Not Eligible- SR
  - \_\_\_\_\_ Need Data
  - \_\_\_\_\_ Contributes to eligible NR District
  - \_\_\_\_\_ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number: **5PE.6620** Parcel number: **525120003**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Everett Day Duplex**
- 6. Current building name: **Eloise Schmidt Duplex**
- 7. Building address: **418-420 West 20th Street**
- 8. Owner name: **Eloise Schmidt**
- Owner organization:
- Owner address: **418 W 20th 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

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NE 1/4 NW 1/4 NW 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
 Easting: **533915** Northing: **4237385**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **East 68 feet of Lots 1 and 2; 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: **1,656 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**  
**Stucco**  
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Chimney**  
**Fence**  
**Garage/Attached Garage**  
**Porch**
21. General architectural description:  
**Oriented to the north, this duplex rests on a concrete foundation. A red, raked-brick veneer clads the exterior walls. Cream-painted stucco covers the side (east- and west-facing) gables. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. The principal doorways open beneath pediments on either end of the symmetrical facade. They host vertical plank doors, opening behind aluminum-frame storm doors. The doorways provide access to concrete stoops, with brick kneewalls. Sheltering the stoops are shed roofs consisting of sheets of green, translucent, fiberglass, set in wrought-iron frames. Dominating a pent-roof bay shallowly protruding from the center of the facade's first story are a pair of single-car garage doorways. Each hosts a gray-painted, overhead-pivot type garage door, with four raised panels. Secondary doorways opens near the south ends of both the east and west elevations. They provide access to concrete steps, descending to the north. The east set of steps is sheltered beneath a fiberglass hood on wrought-iron supports. The west set is contained within a small, enclosed, shed-roofed porch. Gray asphalt shingles cover the cross-gabled roof, and the building lacks overhanging eaves. Red, raked-brick chimneys protrude from the roof's north-facing slope, on either side of the central, front (north-facing) gable.**
22. Architectural style: **Modern Movements**  
 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 West 20th Street are generally the same. This property is situated on the south side of the street, between a north-south-oriented alley to the east and 1930 North Greenwood Street to the west. Separating the street from the concrete sidewalk is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the backyard is a combination of decorative concrete-block walls and wood privacy fences. Concrete driveways**

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approach the garage doors.

24. Associated building, features or objects:

**There are no other buildings associated with this property.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1930**  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: **Everett Day**

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 duplex was constructed in 1930. An analysis of the materials, style, and historical records corroborates this date. The fiberglass roofs and awnings appear to date to the 1950s. The enclosed porch on the south end of the west elevation and the garage doors most likely date to the 1970s.**

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

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#### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Domestic/Multiple Dwelling**

33. Current use(s): **Domestic/Multiple Dwelling**

34. Site type(s): **Residence**

35. Historical background:

**The building on this property consists of a duplex, built in 1930. The eastern half is addressed as 418 West 20th Street, and the west half is 420 West 20th Street. The first resident of the 418 unit, and most likely the owner, was Everett Day, a prominent Pueblo businessman. Born in Stanton, Kansas, on September 13, 1874, Day attended the business school at the University of Kansas in Lawrence. Upon graduation, Day worked for a short time in Lawrence and then moved to Idaho, where he worked for a year. He moved back to Kansas, this time Linden, and worked in retail. Everett Day married Alice Sharp in Paoli, Kansas, on November 18, 1896. The couple moved to Pueblo shortly after their marriage, and Everett joined the Crews-Beggs Dry Goods Company as a salesman. Day and another Crews-Beggs employee, A.C. Jones, decided to open their own retail store in 1912. They purchased the B&O Dry Goods Company, located at the corner of Second and Main streets, and renamed it the Day-Jones Dry Goods Company and directly competed with their former employer, Crews-Beggs. The Day-Jones venture proved to be successful for both partners, but that success did not come without significant, seemingly insurmountable setbacks. By 1914, the store had outgrown its original location at Second and Main, so the partners moved it to Fourth and Main. The new retail space consisted of a basement level with two floors above it. But much of the inventory was destroyed in Pueblo's great flood of 1921. The partners replaced their lost merchandise and relocated the store to Pueblo's monumental Opera House Block. Yet misfortune followed them. A colossal fire on the night of February 28, 1922, destroyed the Opera House Block and, with it, the Day-Jones Dry Goods Company. The store reopened in August 1922, and moved through a handful of downtown locations in the succeeding years. Day sold his interest in the business in January 1954. In his time away from the business, Day was an avid sportsman, described by the *Pueblo Chieftain* as "an expert fisherman, hunter, former golf champion and winner of many trophies for his skill at trap and skeet shooting." Day and his wife had one son, Max, who at one time also owned an interest in Day-Jones. Everett later joined his son's Max Day Agency, an investment company.**

**Although Everett Day was this property's most prominent resident, he also had the shortest tenure at this address. By 1935, Everett and Alice Day moved from this duplex to 1922 North Elizabeth Street (5PE.6628) and to 426 West 14th**

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Street by 1945. Everett took his own life on August 21, 1955.

Harry J. and Elena Tyson resided in 418 from before 1935 to after 1945. Harry worked as a salesman for the National Cash Register Company.

The resident of the 420 unit in 1930 was Harry E. Mitchell. He lived here with his wife Nellie, and does not appear to have had any children at that time. The Mitchells were the proprietors of a music store. City directories lists Arthur J. and Margaret F. Gesberg as residents of 420 in 1940. Arthur served as the president of the Silver State Tire Service. Margaret was as a teacher at Thatcher Elementary School.

Esther M. Storer resided in 420 beginning prior to 1945, remaining here for almost 20 years. Esther was the widow of Todd C. Storer, a well-known Pueblo attorney in the 1920s and 1930s. Mrs. Storer was a teacher at Fountain Elementary School. She was a lifelong Puebloan, born around 1892. She graduated from the University of Colorado in 1912 and married Todd Storer in 1915. She died in February 1960, while still a resident of this duplex.

The residents of 418 by 1950 were Ida Forsman, widow of Bernard Forsman, and her daughter, Hulda H. Forsman. Ida moved to Pueblo from Springfield, Missouri, in 1892, having immigrated from Sweden. She was born around 1852 and died in May 1954, while still a resident of this duplex. Ida Forsman was about 102 years old. Hulda Forsman remained in the duplex until the late 1960s. She worked as the director of the Department of Psychological Measurement Research and Guidance for School District No. 60 and also was associated with the import office for the Juvenile Division of the Pueblo County Court. Before holding these positions, she taught at Central High School. Hulda later moved one block south of this duplex, to 504 West 19th Street (5PE.5784). She died on April 3, 1977.

In 1978, William Ray Jacovetta purchased this property. He sold it Robert E. and Gaylene R. Cornella in 1992, who transferred ownership into the Robert E. and Gaylene R. Cornella Trust in April 1998. The Trust sold the duplex to its current owner, Eloise Schmidt, in August 1998. This property was for sale at the time of this survey.

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 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6A. Also Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 8A.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheets 4B and 7B. Also Precinct 10, Pueblo, Pueblo County, Colorado. Sheet 3A.

"Funeral Services For E.H. Day Set For Tuesday Afternoon." *Pueblo Chieftain*, 22 August 1955, p. 4.

"Rites At 10:30 Tuesday For Mrs. Gesberg." *Pueblo Chieftain*, 14 April 1958, p. 2.

"Long Illness Fatal For Todd C. Storer." *Pueblo Chieftain*, 23 April 1937, p. 1.

"Storer (Esther M.)" [obituary]. *Pueblo Chieftain*, 16 February 1960, p. 6A.

"Mrs. Ida Forsman Dies At Hospital." *Pueblo Chieftain*, 30 May 1954, p. 2A.

"Miss Hulda H. Forsman" [obituary]. *Pueblo Star-Journal*, 4 April 1977, p. 16B.

## 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.

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- 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, 1930; Social History, 1930-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is historically significant for its association with mid-twentieth-century development of Pueblo's North Side Neighborhood, when more modest houses were constructed on the few remaining lots. Often, these were multiple-family residences, such as duplexes and apartments. As well, the house is architecturally significant as an early example of modernist minimalism necessitated by the material shortages of the Great Depression and World War II. Character-defining features include the rectangular plan, lack of surface ornamentation, and no overhanging eaves. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property could 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, in any case, a contributing resource within a potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1930, this house exhibits a moderate level of physical integrity relative to the seven aspects of integrity**

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. Modifications are minor and include the replacement of the garage doors, installation of the fiberglass roofs over the front stoops, construction of the enclosed porch on the south end of the west elevation, and replacement of the original garage doors. Most character-defining features remain intact. This building 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

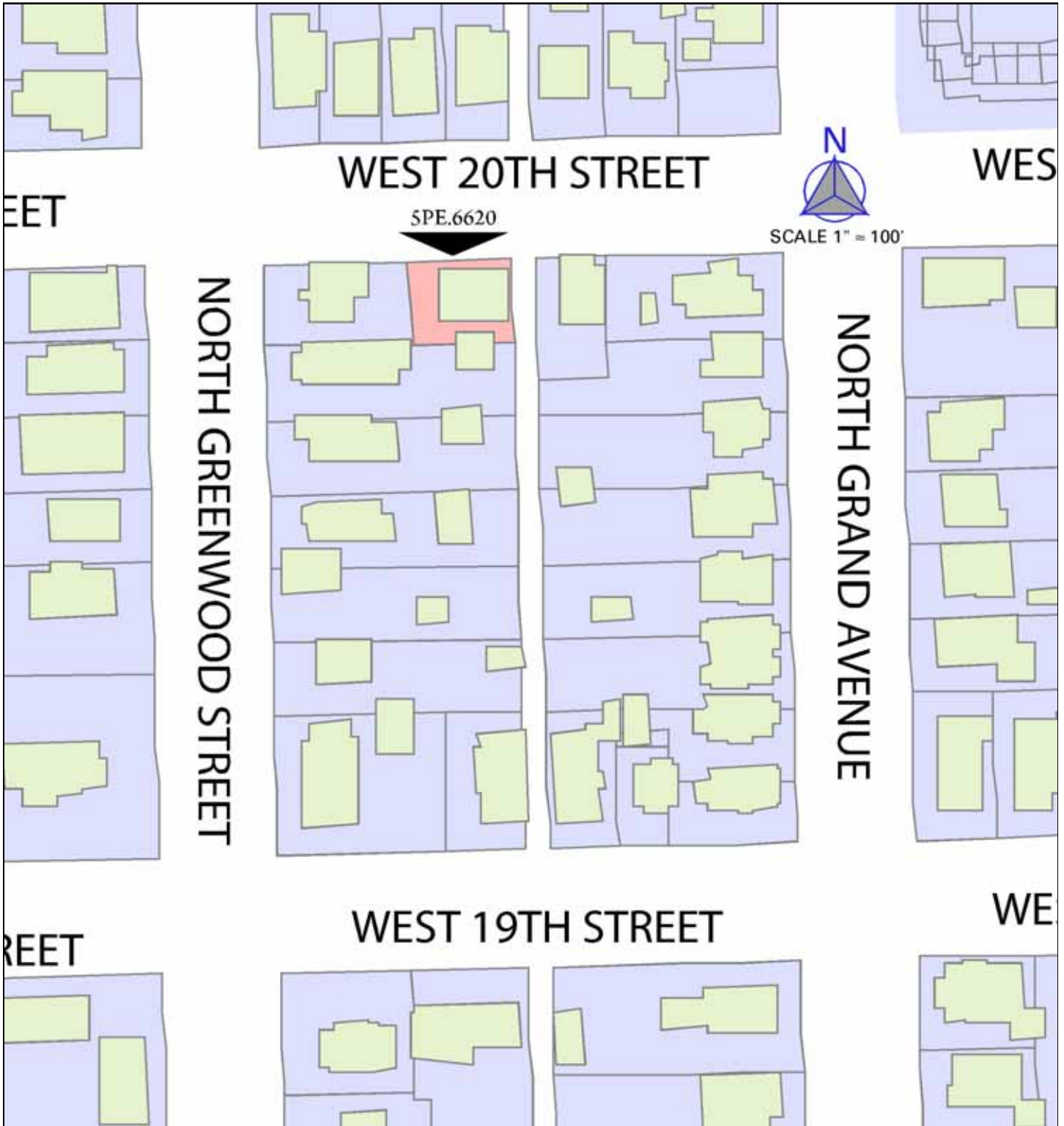
## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **20thstw418-420 - 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): **2/1/2008**
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**

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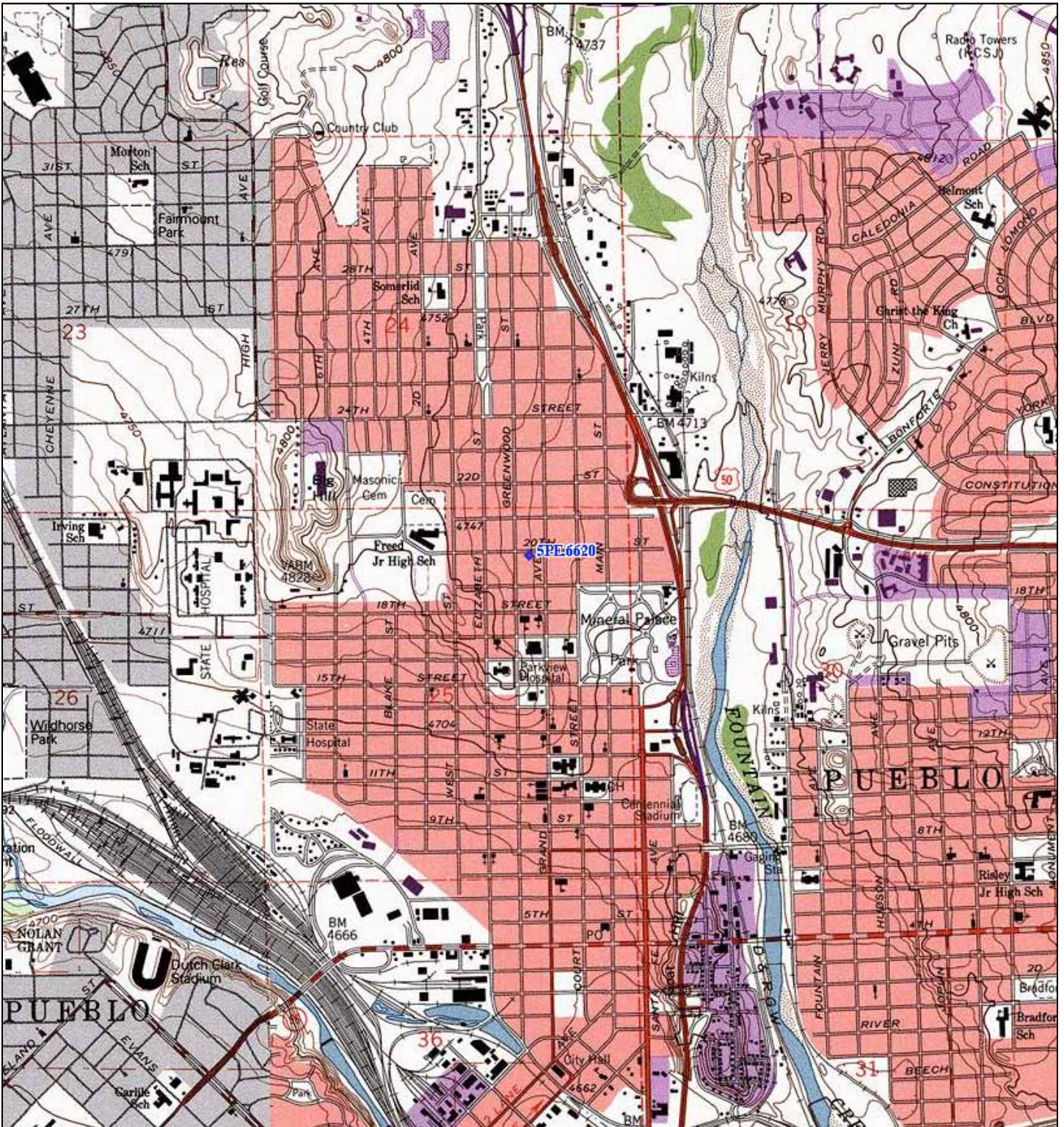
## SKETCH MAP





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## LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

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