

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.5799** Parcel number(s):
- 2. Temporary resource number: **525412001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Tudor, Leavitt, House**
- 6. Current building name: **Galusha, Thomas S. and Betty J., House**
- 7. Building address: **1319 Court Street**
- 8. Owner name: **Thomas S. and Betty J. Galusha**
- Owner organization:
- Owner address: **8278 Cuerna Verde Rd**
Rye, CO 81069

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: Range:
1/4 of 1/4 of 1/4 of 1/4 of Section
10. UTM reference zone: **13**
Easting: **534121** Northing: **4236707**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 40 feet of Lots 1 and 2; Block 22**
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): **1,066 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Garage/Attached Garage
Chimney
Porch
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the east, this house rests on a gray-painted concrete foundation. White-painted, variegated wood shingles cover the gable. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. Some windows have green-painted, wood-frame screens. Single-light casement windows flank either side of a brown-brick hearth and chimney protruding from the east end of the north elevation. West of these windows is a hipped-roof, rectangular bay. Single-light hopper windows open in the west ends of the side elevations. A round window pierces the east-facing gable. A hipped-roof porch spans the entire asymmetrical front (east) elevation, and wraps around the house's southeast corner. It has a concrete floor, stucco-covered, square supports, and a stucco-covered kneewall, with brick cap. Four concrete steps approach the porch on the south side of its east elevation, corresponding to the principal doorway. This doorway hosts a 1-panel, 6-light wood door, opening behind a wood-frame storm door. Above it is a single-light transom. A white-painted, paneled wood door, with its light boarded shut, opens behind an aluminum-frame storm door at the west end of the north elevation. A front-gabled, single-car garage is attached to the northwest corner of the house. Dominating its north elevation are paired, white-painted, beadboard doors, on metal strap hinges. Another doorway opens in the south end of the rear (west) elevation. It

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hosts a white-painted, paneled wood door, opening behind an aluminum-frame storm door. Above it, in the gable, is an identical door. Approaching it from the west is a wood staircase. Brown, interlocking asphalt shingles cover the front-gabled main roof and all other roof surfaces. White-painted beadboard soffit and wood fascia, with projecting cornice, box the broadly overhanging, flared eaves. Beneath the soffit is a dentiled frieze. The front (east-facing) gable features a decorative wood vergeboard. A brick chimney protrudes from the west end of the roof's north-facing slope.

22. Architectural style: **Late 19th And Early 20th Century American Movements**

Other architectural styles:

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 neighborhood features modest and large houses and high-rise hospital and apartment buildings. Setbacks from Court Street are generally the same on this block. This property is situated on the southwest corner of Court and West 14th streets. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. Large lilac bushes obscure much of the house.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1903**

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: **Leavitt Tudor**

Source of information: **U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 11A.**

29. Construction history:

According to Pueblo County Tax Assessor records, this house was constructed in 1903. An analysis of the style, materials, and historical records corroborates this date. The garage and enclosed porch appear to date to the 1920s or '30s, based on materials. The most notable alteration since that time has been the application of stucco over the original brick, which is still exposed at the hearth and chimney.

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): **Multiple Dwelling**

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

35. Historical background:

The first owner and resident of this house, constructed in 1903, appears to have been Leavitt Tudor, a commercial agent for the Western Pacific Railroad. He was born in Indiana around 1871. His wife, Daisy, was born in Illinois around 1878. Together, they had three children: Ruby W., Mary E., and Leavitt, Jr. The family resided here through at least April 1910.

From that time until around 1945, this house had a string of residents, none staying for more than five years. Some of them were J.E. Whitley, 1914; Eli Sheldon, 1919; Walter O. Jones, 1930; and Bert S. Hahs, 1935.

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Around 1945, Charles B. Tappan purchased this property and resided here until his death five years later. He was born in Montrose, Colorado. For several years he was a sales representative for the Pet Milk Company before taking the same position with the Hills Brothers Coffee Company, which he served for 20 years until his retirement. With his wife, Mary Clare Tappan, Charles had two children, Mrs. Willis E. Kelley and Dr. Charles W. Tappan. The elder Charles Tappan died in this house on May 22, 1950.

Mary Clare Tappan continued to reside here until 1986, when she sold the property to Thomas S. and Betty J. Galusha, the current owners. They operate the property as a rental unit.

36. Sources of information:

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.

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. Sheet 11A.

"Tappan (Charles B.)" [obituary]. Pueblo Chieftain, 22 May 1950, p. 8.

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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: **1903**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 the more architecturally sophisticated buildings of the emerging professional class joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of a style derived from the Late-19th and Early 20th Century American Movements. 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 in 1903, this house 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 modification has been the application of stucco over the original brick. This property 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

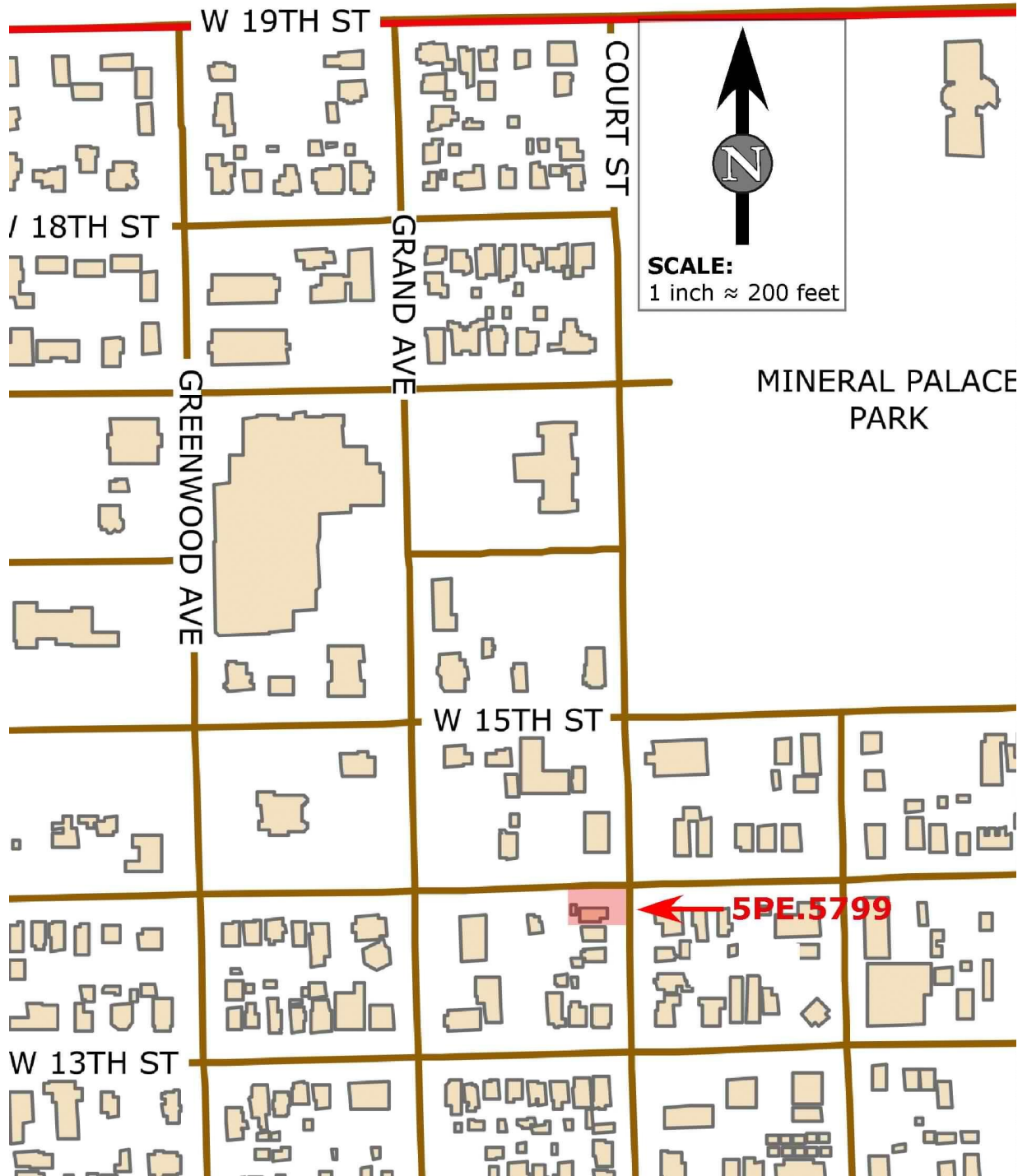
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): courtst1319
 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): **08/08/05**
 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**

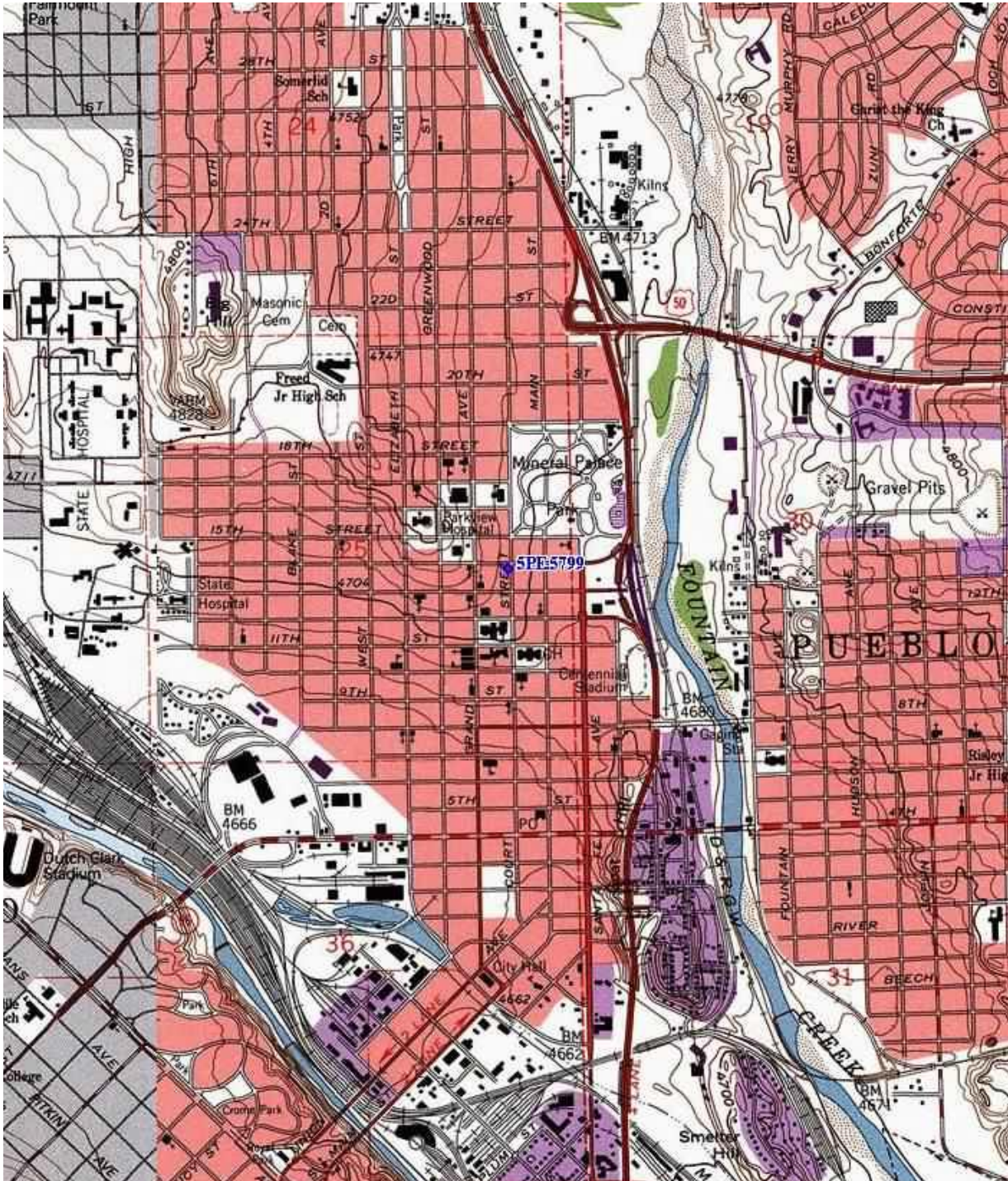
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SITE SKETCH MAP



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LOCATION MAP



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