

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.517.61** Parcel number(s):
- 2. Temporary resource number: **525424003**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Armstrong, David M., House**
- 6. Current building name: **1117 North Greenwood Street**
- 7. Building address: **1117 N Greenwood Street**
- 8. Owner name: **Neighborhood Services, Inc.**
- Owner organization:
- Owner address: **3937 Ivywood Lane**
- 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**
SW 1/4 of **SE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533868** Northing: **4236476**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **South 29.93 feet of Lots 1 to 3; Block 36**
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): **1,877 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Synthetics/Vinyl** Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Porch**
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. Small, square openings in the foundation may have hosted glass blocks, but now are only boarded shut from behind. A wood slab door opens near the center of the foundation, in the south elevation. White vinyl siding clads the exterior walls. Windows are generally 1-over-1-light, single-hung sash, with brown aluminum frames and white vinyl surrounds. Other windows are single-light fixed frame. A 3-sided canted bay protrudes north of center from the second story of the asymmetrical front (east) façade. This bay has its own, front-gabled roof. A hipped-roof porch spans the façade. It has a concrete floor and simple, blue-painted wood balustrade. The northern 2 porch supports are blue-painted, paneled, rectangular post. The southernmost support is square, unpainted wood. Concrete steps, with a flanking, black pipe railing, approaches the south end of the porch's east elevation, corresponding to the principal doorway. This doorway hosts a white, 6-panel metal door, opening behind a white, vinyl-frame storm door. An identical door occupies a doorway at the south end of the rear (west) elevation. Approaching it is a concrete stoop, with flanking, wrought-iron railing. Another doorway at the north end of the façade now contains only a window; the concrete stoop remains intact. Gray, interlocking asphalt shingles cover the cross-hipped roof. Blue vinyl fascia and soffit box the eaves.
22. Architectural style: **Late Victorian**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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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. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the west side of North Greenwood Street, between an east-west-oriented alley to the south and 1123 North Greenwood Street to the north. Separating the street from the pink sandstone sidewalk is a gravel strip. Gravel also covers most of the property. Supporting the back yard is a white-painted concrete retaining wall. Capping the wall is a chain-link fence.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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. Sanborn maps and city directories corroborate a circa 1900 date of construction. Modifications include an addition to the north half of the rear elevation. The replaced windows and doors, and the installation of vinyl siding, date to after 1990.**
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 first owner of this house, constructed around 1900, is unclear. However, the first resident appears to have been David M. Armstrong. He was born in Iowa around 1861. Armstrong first worked as a blacksmith for the Pueblo County poor farm near Overton. However, he moved into Pueblo (and this house) around 1900 to open his own carriage building business. His wife, Madge Armstrong, was born in Michigan around 1868. They were married circa 1884 and had at least two children, Lucile and Hazel.

By 1909 the resident was a widow, Mary Sweeney, and her large family. Mary Sweeney was born in Michigan around 1858. She had at least six children: William, Harry A., Clarence E., Charles R., Francis E., and Marie N. Sweeney. Clarence was a caller for the Missouri Pacific Railway. William was a railroad switchman and Clarence a railroad clerk. The family resided here through at least 1909.

In 1914, the resident was Maria A. Pruett, followed by W.F. Little in 1919. Around 1925, Robert S. Cotton purchased this property and resided here the rest of his life. He was born in Ohio around 1860 and was a railroad conductor. His wife, Olive, was born in Kansas around 1880. They had at least two children, Ruth Amidon and Virginia Blount. Robert Cotton died between 1945 and 1950. Olive Cotton died in this house on November 5, 1952.

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Leland H. Wells resided here in 1955, followed by Virginia Pemberton and Angelo Appeloni in 1960.

Associated Acquisitions, Ltd., acquired this property in 1983. In 1989, the property transferred to American Federal Savings & Loans, which transferred the house and lot to American Savings of Colorado in 1990. Neighborhood Services, Inc., the current owner, purchased the property from American Savings of Colorado in 1990. Neighborhood Services operates the property as a rental unit.

36. Sources of information:

"Cotton (Olive H.)" [obituary]. Pueblo Chieftain, 6 November 1952, p. 10.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 15B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 15A.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 10B.

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

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.

"Sweeney (Mary)" [obituary]. Pueblo Chieftain, 2 January 1938, p. 13.

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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. 1900**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. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of late Victorian-era domestic architecture. 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.

In 1987, the Colorado Historical Society determined that this property was not individually eligible for listing in the National Register of Historic Places. This survey concurs with that determination.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, this house exhibits a moderate 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. A small addition, replaced windows and doors, and vinyl siding have removed or concealed many character-defining features. However, the building maintains its original form. 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): greenwoodstn1117**
 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): **08/09/05**

50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, L.L.C.**

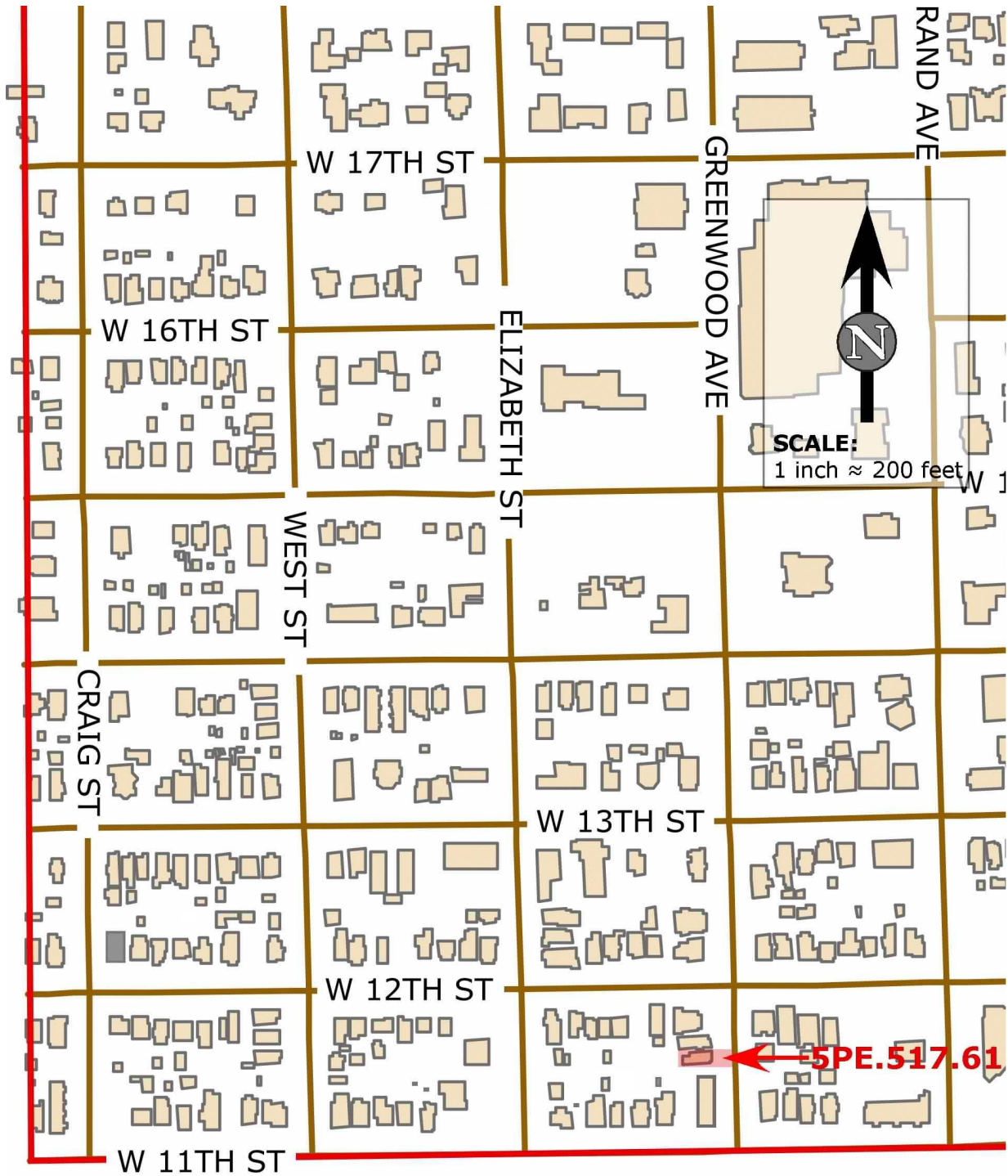
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

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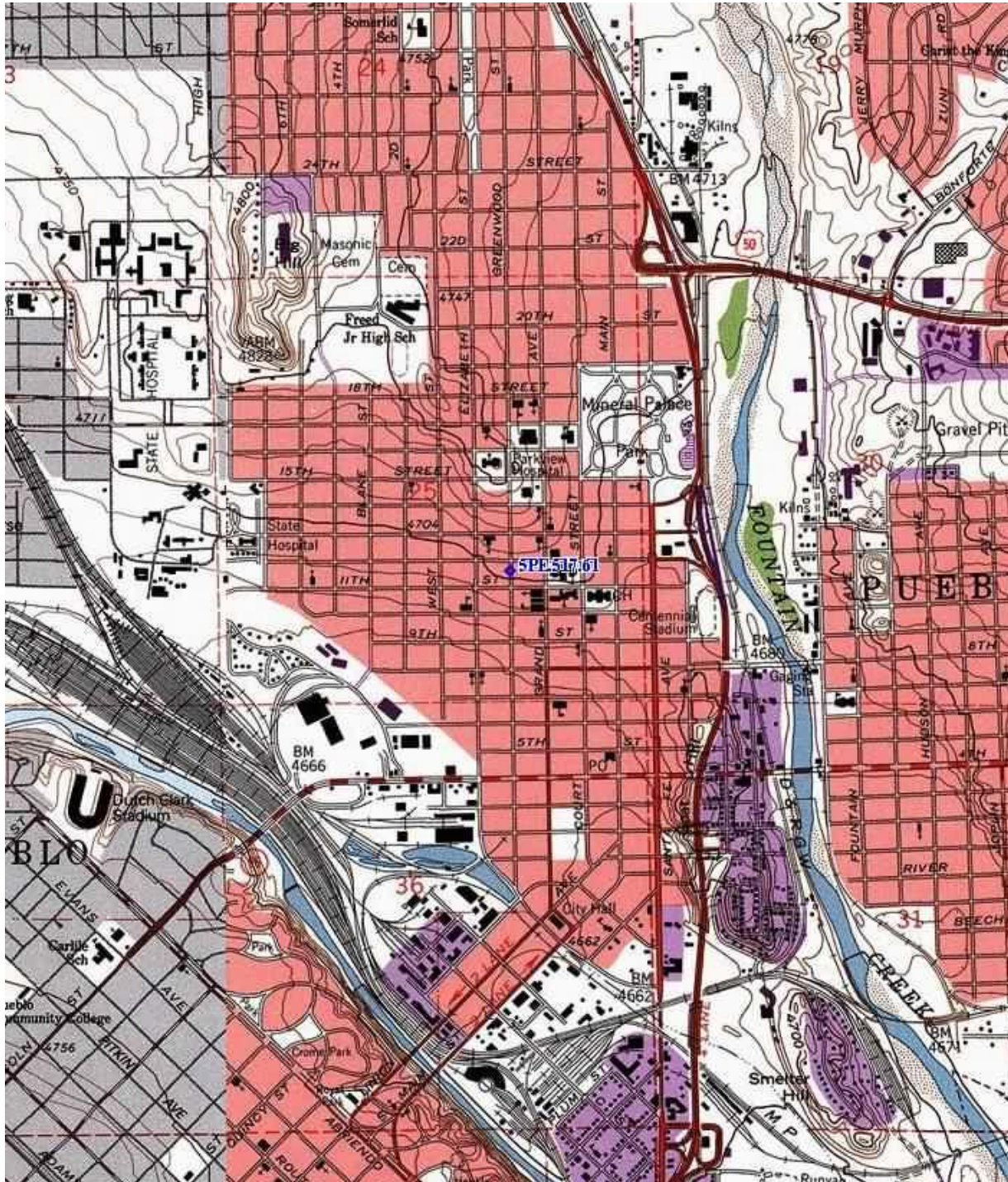
SITE SKETCH MAP



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LOCATION MAP



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