

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.516.34** Parcel number(s):
2. Temporary resource number: **525405004**
3. County: **Pueblo**
4. City: **Pueblo**
5. Historic building name: **Hartman, William L., House; Hoag, Frank S., House**
6. Current building name: **Sceats, Dorthy Jane Marsh, House**
7. Building address: **1401 N Greenwood Street**
8. Owner name: **Dorthy Jane Marsh Sceats**
- Owner organization:
- Owner address: **1401 N Greenwood St**
Pueblo, Colorado 81003

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533834** Northing: **4236760**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots G, H, I, J, K, L, M and N of Block 39 Elizabeth Place (subdivision of Blk 39 of County Addition). Also half of a vacated alley adjacent.**
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): **U-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,275 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**
Other roof materials:
20. Special features: **Window/Segmental Arch**
Fence
Balcony
Porte Cochère/Porte Cochere
Chimney
Porch
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. Tan stucco is applied over the brick walls. Because dense foliage obscures most of this house, the remainder of this architectural description is quoted from this property's 2003 Pueblo Historic Preservation Commission Application for Landmark Designation by Cindy Hawthorne and Gary Trujillo:
"The front of this house is broken into three separate bays. The center bay is accentuated by the front entry porch, which has a projecting stair flanked on either side with columns buttressed on two sides. The columns support a clay tile roof that overhangs from the center section. The projecting porch has curvilinear parapet walls that rise to a height of approximately two feet above the clay tile roof. Projecting back, the overhangs have rafters exposed and rounded to become part of the ornamentation.

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"Off the central bay above the roof line there is a parapet that delineates the central bay. It is approximately 2 feet rising to a height of 7 feet above the sloping tile roof on either side. At the center of the parapet wall in line with the clay tile roof on either side is a round window of nine panes in divided lights. The round window is framed by a projecting surround, which has a modified quatrefoil design. It projects from the face of the parapet wall. Below that are casement windows that flank a single-hung window. The single hung window is an eight-over-one configuration. Each of the casement windows that flank it are eight-over-one and narrower in size. They are part of a depression in the parapet wall that accentuates the window configuration.

"At the first story the main entry door is a flat panel of oak with a beveled leaded glass window that occupies the top third of the door. On either side of the main door are three-quarter size sidelights, also of leaded glass in fixed wood frames.

"The south bay to the left side of the main door has a bay that has a pair of casement windows that are centered within the water table. Directly above that pair of windows at the first floor level is a large opening of one central double hung window, flanked on either side with single hung windows. All of the windows are in a one-over-one configuration, topped by a segmented arch with a beveled leaded glass transom. Directly above that opening at the second level is a configuration of an eight-over-one single hung window flanked on either side by four-over-one fixed windows. At the first and second floor windows are stone seals.

"To the north or right of the main entry lies a similar bay. At the lowest level is one singular awning window that is again cut into the water table. Directly above and centered at the first level is a window configuration of two casement windows, one-over-one, that flank a center single-hung one-over-one window. Directly above that is a projecting 3-sided bay window. The center window of the projection is an eight-over-one single-hung window and at the angled sides of the bay windows are matching six-over-one single-hung windows.

"At the north elevation the home has a projecting one story level original to the home. The projection on the lower floor occupies approximately two thirds of the facade at the lowest level. The facade has three single-hung one-over-one windows with limestone sills. One service door is on the far west side. The east and west walls of the one-story portion of the house project upward to form a parapet which is approximately 2 feet higher at its highest point above the sloped tile roof. This roof drains to the north. It has exposed 2x6 rafters that project past the gutter line and are slightly bird-mouthed with rounded ends. On the east side of the projecting addition are three windows, including one singular casement window at the basement level, a one-over-one single-hung level at the first floor, and a one-over-one at the top floor. In both cases the fixed upper sash is approximately one-third of the total opening size. On the east side of the projection and facing eastward is a semi-circular arched opening that has sidelights that flank a central single-hung window. Both of the transoms have ¼-circle heads while the center window upper sash has a segmented top that fits into the total semi-circle opening, again with the limestone sill. Directly above the lower level is a window that is set asymmetrically into the elevation. That is the only portion of the upper floor that extends to the edge of the eave line.

"The south view is a combination of projecting bays at the first and second levels. It is broken up by a chimney of wire-faced blond brick that is not in keeping with the original style. The chimney addition breaks up the facade by sectioning the total elevation. At the south elevation on the east end are window configurations that are directly related to and complementary to the south bay of the front elevation. The window configurations are a pair of casement windows cut into the water table that are directly below a segmented arched opening that has a central single-hung window flanked on either side by one-over-one casement windows topped by a leaded glass transom.

"At the western side of the south elevation is a projecting bay that is covered with a tiled roof with projecting bars formed by 2x6 wood rafters, with the same bird-mouth design and rounded ends described above. The projecting bay is supported by 8x8 wood beams that have a rounded end. The center portion of the projecting bay is two times the width at the two sidewalls. In the center is a large single-hung window flanked by two fixed sidelights. The sidelights are one-over-one, and the center window is one-over-one again with the upper fixed sash 1/3 the size of the lower sash. Centered originally in the upper floor is a projecting bay that is almost an oreo window in concept, sealed by a stucco covering. The projecting bay has two sloped sides with a center section that has a one-over-one single-hung window which is approximately one and half times the size of the sloped side of the bay. At the second level on either side of the projecting bay are framed one-over-one single-hung windows.

"The rear of the house has a porte cochere that allows vehicular passenger drop off at the rear. One portion of the porte cochere contains a balcony that is serviceable from the upper floor. Columns supporting the overhang are buttressed on two sides. The remaining section, which is divided into three separate bays, has a two-story living area above the porte cochere and is enclosed. The enclosed portion has three casement windows directly above the opening into the porte cochere. The gutters are resting on the bracketed overhang on the rafter extensions. They are complementary to the style of the home with the design of four descending bands, and each of the down spouts flows into a receptor and extends down to the grade level."

22. Architectural style:

Late 19th And 20th Century Revivals/Mission

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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 and large one- and two-story houses. This property is situated on the northwest corner of North Greenwood and West 14th streets. Separating the streets from the sidewalks is a grass-covered strip. A wrought-iron fence surrounds most of the property and extremely dense foliage obscures almost all of the buildings on the lot.

24. Associated buildings, features or objects:

1: Type: **Guest House**Describe: **A small guest house is located northwest of the principal structure. However, because of the extremely dense foliage around the building, it could not be surveyed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1918**
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: **Wm. Lawrence & Elizabeth Moffat Tarbell Hartman**
Source of information: **Warranty Deed. Book G, page 425, made 19 May 1874, recorded 14 September 1876. Larimer County Office of Clerk and Recorder.**
29. Construction history:
According to Pueblo County Tax Assessor records, this house was constructed in 1918. An analysis of the form and style, as well as other documents (including city directories), corroborate this date. This house has not been notably altered, other than the construction of a chimney, 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 following history is quoted from this property's 2003 Pueblo Historic Preservation Commission Application for Landmark Designation by Cindy Hawthorne and Gary Trujillo:

"Immediately after their marriage in 1884 the original owners, William Lawrence Hartman and Elizabeth Moffat Tarbell Hartman, set about creating a notable life for themselves in Pueblo. Mr. Hartman became a very prominent attorney winning many important cases in the Colorado Court of Appeals and Colorado's Supreme Court concerning contract breaches, reservoir tax levies, foreclosures, and political conventions. He was also an attorney for the Santa Fe Railroad and the Southern Colorado Power Company.

"General John J. Pershing, Commander-in-chief of the American Expeditionary Force during World War I requested Mr. Hartman to travel to France in 1917 on behalf of the Y.M.C.A. He worked with the French government to arrange

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accommodations with various hotel proprietors for the Doughboys that would be on leave.

"Mr. Hartman was a member of the South Pueblo Masonic Lodge #31 and in the year 1893 became the Master of the lodge. (Lodge #31 was the organization that built Hose Company #3, originally a volunteer fire department. The building still exists and houses the Hose Company #3 Fire Museum at 116 Broadway.) After the war he again did legal work on an international level by representing the Masons and the Y.M.C.A. The object of the Masonic Overseas Mission was to maintain and operate facilities in England, France, Switzerland, Germany, Belgium and Italy where all American soldiers could meet and be hosted by Masons in the service. They provided such services as check cashing, loans, conducting Masonic funerals, decorating graves, furnishing information about places of interest, hotels, etc., and in general rendering any assistance to Freemasons in the armed forces.

"Mrs. Hartman had significant associations with historical and contemporary persons of her time. Her parents were close friends of Mr. and Mrs. David Moffat of Moffat Tunnel fame. (Mrs. Hartman's godfather was Mr. Moffat and she was named after his wife.) She was a dedicated member of the Pueblo chapter of the Daughters of the American Revolution (DAR) and was the chapter's Regent from 1915 to 1916. Mrs. Hartman was a great granddaughter of William Tarbell who responded to the Lexington Alarm as a private in a regiment of Minute Men. The first shots of the Revolutionary War were fired during this battle. The famous writer, Ida Tarbell, was a cousin of Mrs. Hartman's and encouraged her to write about her experience witnessing Denver's celebration of Colorado becoming a state.

"Mr. and Mrs. Hartman had five children; only one son and one daughter lived to adulthood. Their daughter, Ruth Elizabeth Hartman, contributed to Pueblo's cultural side as a teacher of voice in her own business, The Pueblo Conservatory of Music, conducted out of the family's home. During the early years of World War II she was one of the few female pilot instructors for the Army Air Corp and was stationed in Boulder, Colorado.

"From 1935 until 1965, the house at 1401 N. Greenwood Street was the home of Frank Hoag and Amanda Moore Hoag. They were not only an important part of Pueblo's society but also the newspaper Mr. Hoag owned and published was indispensable to the town. The Hoag family originally settled in Colorado Springs in 1901 for health reasons. After working at the Colorado Springs Telegraph, Mr. Hoag took a job as an advertisement solicitor at The Star-Journal in Pueblo. In 1904 he accepted a promotion to business manager on the condition that he be able to buy the newspaper when he was able to afford it. In his new position, Mr. Hoag was able to turn the company from a money losing business into a profitable one by 1908. Ten years later Mr. Hoag became the owner of The Star-Journal by buying all of the outstanding stock. In 1933 he also bought The Pueblo Chieftain.

"Articles published in the newspaper over the years brought a great many improvements to Pueblo and also helped to calm potential chaos. One example was getting an edition out just a short time after the flood of 1921. It meant printing the paper by candlelight on a small hand press, which only printed one sheet at a time. Those first few editions gave important emergency information to the public. Another way was during 1932 when there was a run on the Pueblo banks following the collapse of the Railway Savings & Loan Association. Mr. Hoag's editorials halted the runs and calmed the panicked citizens.

"After World War II, the Santa Fe Railroad spent \$3 million to build a new freight yard, a hump yard, and eliminate a grade crossing in Pueblo. This railroad construction project was the largest in the region for more than ten years and the hump yard was the only one in Colorado. These improvements decreased railroad employee injuries and cleared the automobile congestion. Mr. Hoag convinced the railroad officials these improvements were necessary by sitting at the crossing every day counting the number of cars in each freight train and how long it took the train to pass. The results were then published on the newspaper's front page. Mr. Hoag was also involved with the conversion of the Pueblo Junior College into the four-year Southern Colorado State College and with the authorization of the Fryingspan-Arkansas Transmountain Water Diversion Project.

"Mr. Hoag usually worked six or seven days a week and seldom took a vacation. He also helped his employees on many occasions by paying a hospital bill, house payment, etc. It has been said that he rarely fired anyone. This does not mean he was free spending with his money. When he did not believe an expense or tax was appropriate he stood up for his beliefs. In 1930 Mr. Hoag was convicted for income tax fraud. He did not believe it was fair to be taxed on the earnings of the newspaper and also be required to pay taxes on the dividends he and his family received from the newspaper. Mr. Hoag was sentenced to spend five months in the county jail and pay a \$1,500.00 fine. He was able to conduct business quite well during his confinement since his cell door was not locked. He had access to a telephone, and was allowed frequent visitations.

"Positions on a few of the organizations Mr. Hoag was involved with over the years included president of the Pueblo Chamber of Commerce (three terms), co-founder of the Rocky Mountain Council of Boy Scouts, member of the Colorado Board of Corrections (1919-1930), and board member of the Young Men's Christian Association. Mr. and Mrs. Hoag gave not only their time but also many gifts to Pueblo area charities. For example they donated a Wurlitzer organ to the Beulah Methodist Church as well as a radio monitoring system and the first iron lung to Parkview Hospital."

Dorothy Jane Marsh Sceats purchased the property from the Hoag family in 1966. She continues to reside here with her

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husband, Dr. Donald J. Sceats, a retired pediatrician.

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.

Hawthorne, Cindy, and Gary Trujillo. Pueblo Historic Preservation Commission Application for Landmark Designation for the Hartman-Hoag House (1401 N. Greenwood St.), 2003.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Designation authority: **City of Pueblo**Date of designation: **04/01/03**

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: **Social History**
Architecture40. Period of Significance: **Social History, 1918-1955; Architecture, 1918**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A and 1C) for its association with the 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes in the latest contemporary suburban styles. This house was home to two of Pueblo's most prominent families, William Lawrence and Elizabeth Tarbell Hartman and Frank and Amanda Moore Hoag. The house is also architecturally significant under Criterion C (Pueblo Local Landmark criterion 2A) as a superb example of the Mission style. Character-defining features include a heavy tile roof, curvilinear-shaped parapet with coping, and stringcourses. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. It is already individually listed as a City of Pueblo Landmark. The property is, in any case, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1918, 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. This house has not been notably altered since its construction and 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

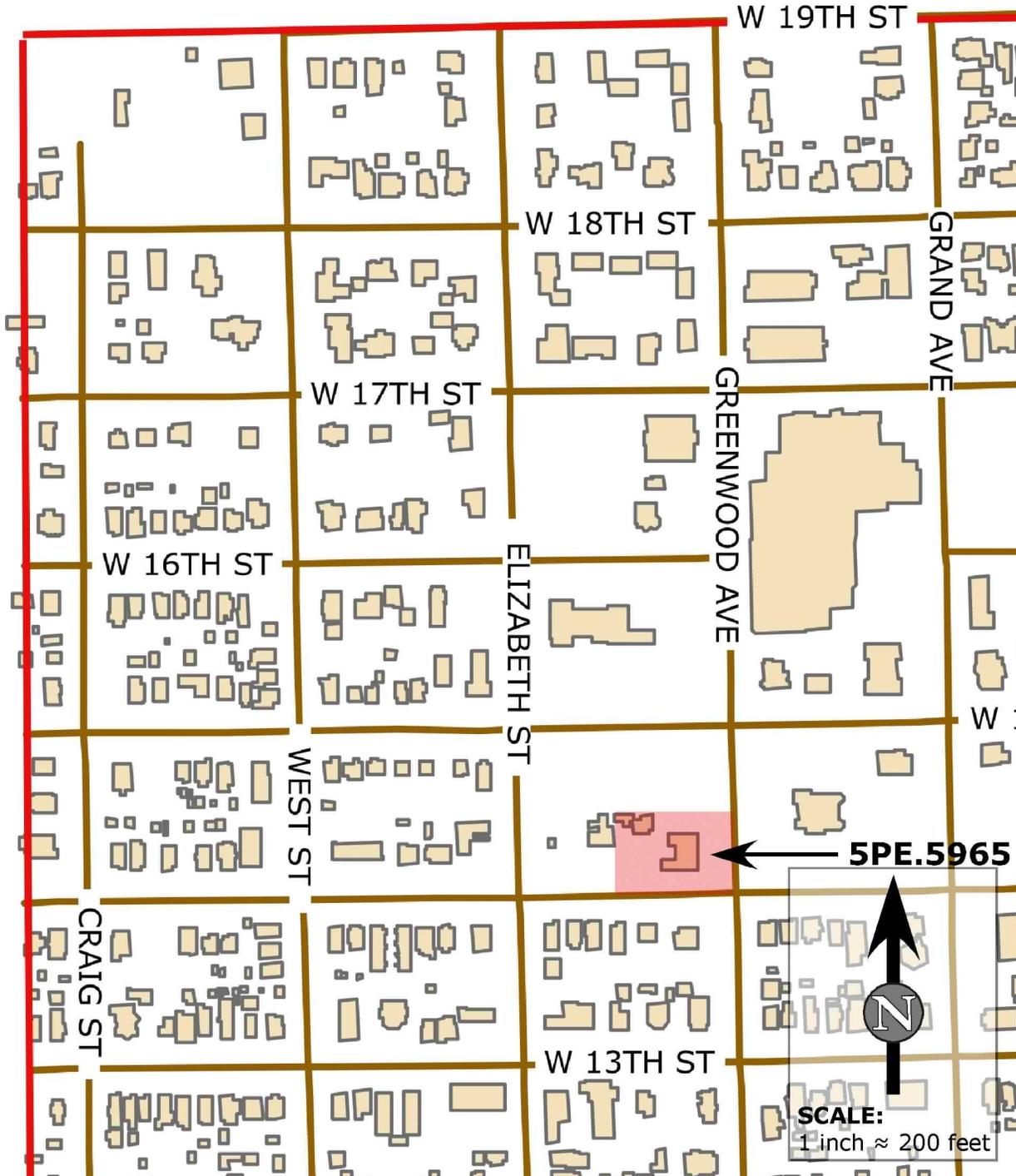
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): greenwoodstn1401
 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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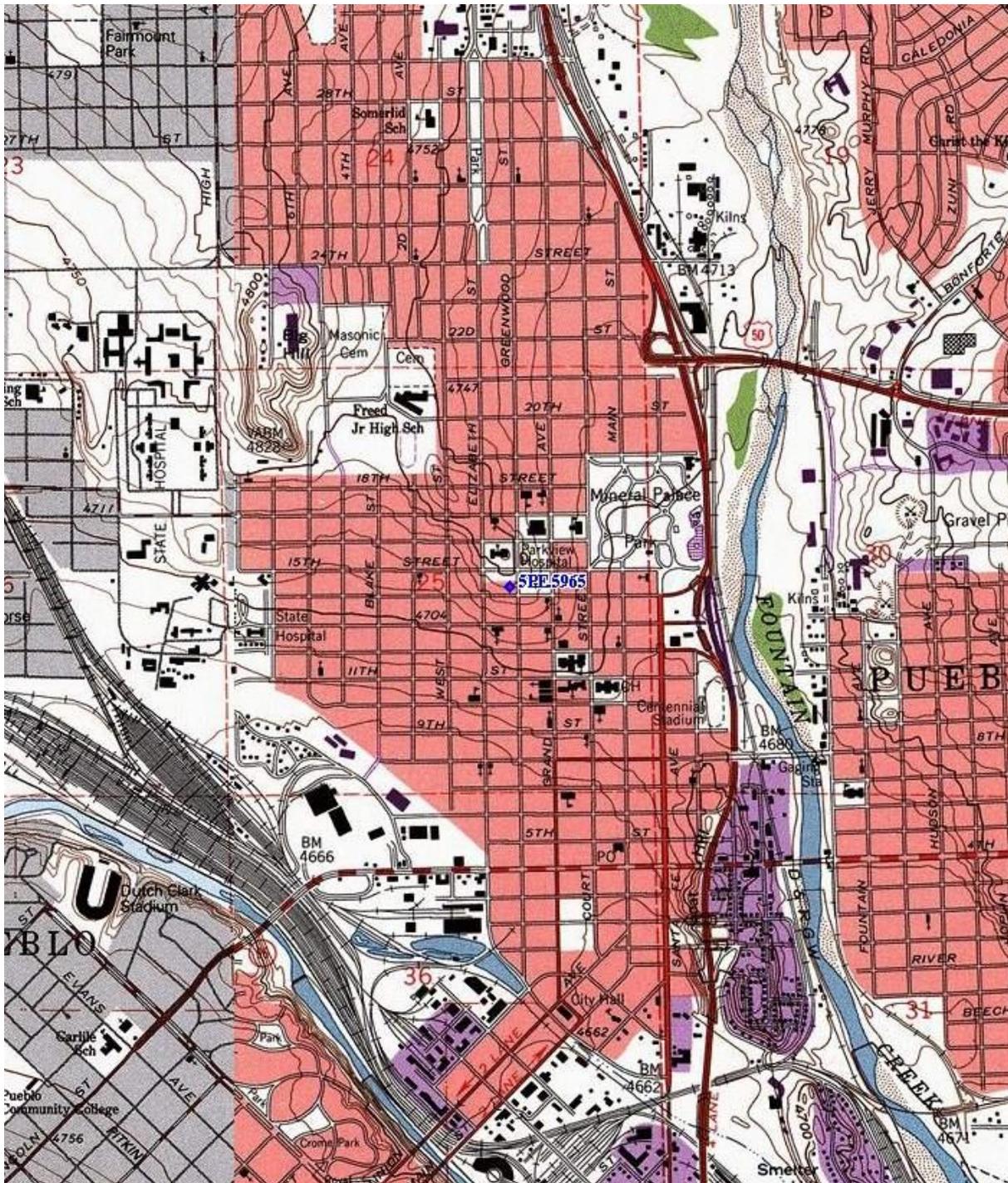
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SITE SKETCH MAP



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LOCATION MAP



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