

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.6638** Parcel number: **525120008**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Dr. Augustus J. Monahan House**
- 6. Current building name: **Penny K. Patti House**
- 7. Building address: **1918 North Greenwood Street**
- 8. Owner name: **Penny K. Patti**
- Owner organization:
- Owner address: **1719 Aquila Dr
Pueblo, CO 81008**

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 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
 Easting: **533881** Northing: **4237366**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 5 and 6; 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: **1,133 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
 Other wall materials:
18. Roof configuration: **Hipped Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Fence
 Porch
 Chimney**
21. General architectural description:
This house is oriented to the east. Because it is concealed behind white-painted stucco, the nature of the foundation could not be determined. White-painted stucco clads the exterior walls. A faux stone veneer, also painted white, covers the front foyer and lower portions of the front (west) facade. Windows are generally double-hung sash, with white-painted wood frames and surrounds, with projecting, blue-painted cornices. Most windows have cottage-style glazing in their upper sashes and are protected behind aluminum-frame storm windows. A canted bay protrudes east of center from the north elevation, beneath a pediment. Opening in a hipped-roof wing protruding from the northern three-quarters of the rear (east) elevation is a single-light picture window. A hipped-roof porch protrudes from the northern half of the asymmetrical facade. It has a concrete floor, wrought-iron railings and supports, and arched friezes. Concrete steps approach the porch on its west and south sides. The porch shelters the principal doorway, which hosts a white-painted wood slab door, opening behind security-type storm door. A shed-roof porch spans the rear elevation. It has a concrete floor and simple, square wood supports and balustrades. It shelters a secondary doorway, which opens in the north end of the elevation. It hosts a white-painted, single-light, paneled wood door, opening behind an aluminum-frame storm door. White painted wood fascia and beadboard soffit box the eaves. Gray asphalt shingles cover the centrally hipped main roof and all other roof surfaces. A tall, red-brick chimney, with a corbelled cap, protrudes from the ridge of the rear wing.
22. Architectural style:
 Other architectural style:
 Building type: **Hipped-Roof Box**
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 North Greenwood Street are generally the same on this block. This property is situated on the west side of the street, between 1916 North Elizabeth Street to the south and 1920 North Greenwood Street to the north. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers

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the lot. Enclosing the back yard is a wood privacy fence.

24. Associated building, features or objects:

GARAGE

A two-car garage is located east of the house. Oriented to the east, this building rests on a concrete foundation. White stucco clads the exterior walls. A white-painted, steel, overhead-retractable garage door dominates the east elevation. Opening in the south elevation is a single-light, 4-panel door. White painted soffit and fascia box the eaves. Gray asphalt shingles cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1903** 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: **Dr. Augustus J. Monahan**

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 house was constructed in 1903. An analysis of the style, materials, and historical records corroborates this date. This house appears to have originally resembled a Classic Cottage. However, it was remodeled between 1952 and 1960. Modifications include the replacement of the original front porch, which had spanned the facade, and the installation of stucco over the original masonry.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. Historical background:

Built in 1903, the first owner and resident of this house was prominent Pueblo physician Dr. Augustus J. Monahan. He opened a private practice in the Thatcher Building and also served as the Pueblo County Health Officer. He and his wife appear to have had one daughter, Mattie A. Monahan. The family moved from this address around 1920 to 1 Pitkin Place (now 302 West Pitkin Place). Dr. Monahan died in July 1924. At that time, the Pueblo County Commissioners passed a resolution stating that "the city and county of Pueblo and the state of Colorado, have lost an honorable upright citizen."

Purchasing the property from Dr. Monahan was another prominent Puebloan, Hermon C. Whipple. He was born on May 30, 1890, in Huntington, New York. His wife, Madeline B. Whipple, emigrated from France to the United States in 1908. Hermon Whipple founded Whipple-Fortune Inc., a pioneering automotive firm, and served as the company's president and general manager. He later became a representative for the Northwestern Life Insurance Company, where he earned the distinction of being the national insurance giant's top agent. Whipple later served as vice president of the Colorado Association of Life Underwriters. He also participated in numerous local charitable organizations. He was the vice president of the Pueblo Lions Club, a member and director of the Pueblo Commerce Club, a member and president of the Pueblo Advertising Club, an extremely active member of the Pueblo Chamber of Commerce, and participated in Y. M.C.A. community improvement efforts. Despite his success and charity, Whipple appeared to have committed suicide on November 6, 1931, in the garage on this property. When he failed to show up for breakfast, his wife found him dead in his car; exhaust fumes filled the closed garage. Madeline Whipple became the sole owner of the property and continued to live here a few more years.

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Walter R. Bryant purchased this house and lot from Mrs. Whipple prior to 1935. He was born around 1884 in Missouri; his wife was born around 1885 in Illinois. They were married about 1908 and did not have children. Bryant was an accountant and bookkeeper for a wholesale bakery. The couple lived at this address for about five years. Walter Bryant sold the property to Harlan E. Smith prior to 1940.

Harlan Smith was born on January 10, 1903, in Peoria, Iowa, while his wife, Edith V. Smith, was born around 1904 in Missouri. He and his wife were lifelong educators, first working as teachers in Colby, Kansas. In Pueblo, Smith taught in Pueblo School District 60, working his way up to principal of Somerlid Elementary School. He retired from that position in 1968 and died on November 14, 1981. The Smiths did not live at this address for long, moving prior to 1945.

Purchasing the house from Harlan Smith was Yale H. Estes. He moved to Pueblo in 1942, first finding work as a laborer for the Standard Fire Brick Company. He then became a management analyst at the Pueblo Ordinance Depot. He lived here with his wife, Lillian N. Estes. Yale Estes died on March 8, 1957.

Eugene H. Keith purchased this property from Lillian Estes prior to 1960. He resided here with his wife, Ruby F. Keith. Eugene Keith was a longtime employee of the Colorado Interstate Gas Company, retiring as district superintendent after 45 years of service, on July 1, 1985. He died on November 12, 1995.

Keith sold the house and lot prior to 1967 to Wilbur E. and Bonnie M. Jones. The Joneses lived here for 15 years before selling the property in 1982 to Elwyn Roy Alber. In 1983, Alber transferred ownership of the property to himself and his wife, Rebecca S. Alber. The Albers lived here nearly 20 years before selling the property in 2001 to R.G. and S.J. Martin. The Martins sold the house and lots in 2003 to the Butcher Block Cattle Company. In turn, Butcher Block sold the property to Beverly A. Carlson in 2006. Lovely Homes, LLC, acquired the property from Carlson in 2007 and immediately transferred it to Penny K. Patti, the current owner.

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 (Unreadable) A.

"County Mourns Untimely Death Of Dr. Monahan." *Pueblo Chieftain*, 29 July 1924, p. 7.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 9B.

"H.C. Whipple Is Victim Of Asphyxiation." *Pueblo Chieftain*, 7 November 1931, p. 1.

U.S. Census of 1930. Precinct 9, Pueblo, Pueblo County, Colorado. Sheet 11A.

"Bryant (Walter R.)" [obituary]. *Pueblo Chieftain*, 27 May 1939, p. 7.

"Harlan E. Smith" [obituary]. *Pueblo Chieftain*, 16 November 1981, p. 10B.

"Estes (Yale H.)" [obituary]. *Pueblo Chieftain*, 9 March 1957, p. 9.

"Eugene H. "Gene" Keith" [obituary]. *Pueblo Chieftain*, 14 November 1995, p. 2B.

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: **Social History**40. Period(s) of Significance: **1903-1958**41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant 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 homes in the latest contemporary suburban styles. This house was home to prominent physician Dr. Augustus Monahan, entrepreneur Hermon Whipple, accountant Walter Bryant, school principal Harlan Smith, and manager Yale Estes. However the levels of architectural and historical significance 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1903, 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. The application of stucco has concealed the original exterior wall cladding any character-defining features it may have contained. Also, the removal of the original porch further diminished the

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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integrity of this building. However, other character-defining features, particularly the original form and windows, remain intact. This house 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

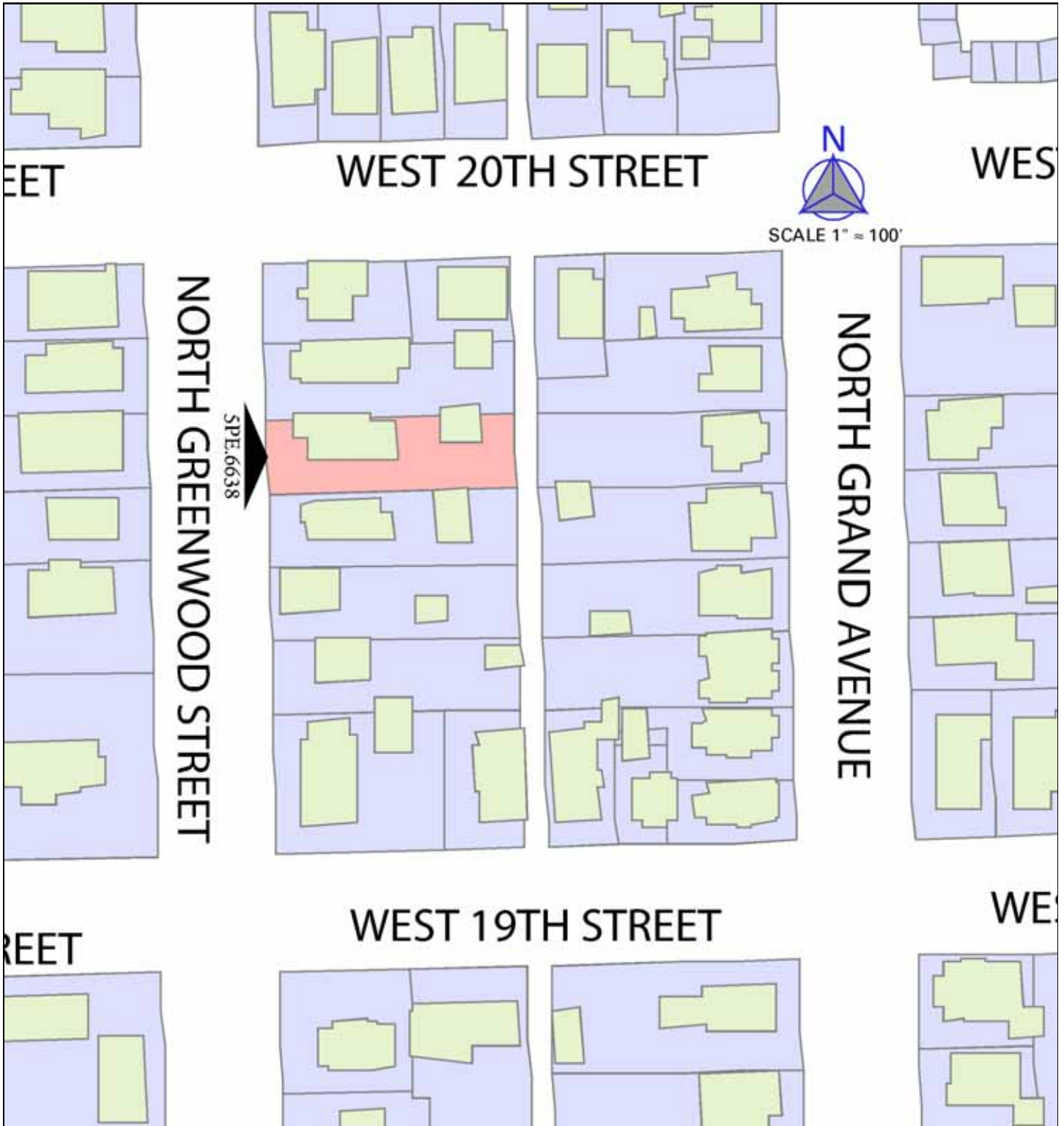
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenwoodstn1918 - 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): **1/3/2008**
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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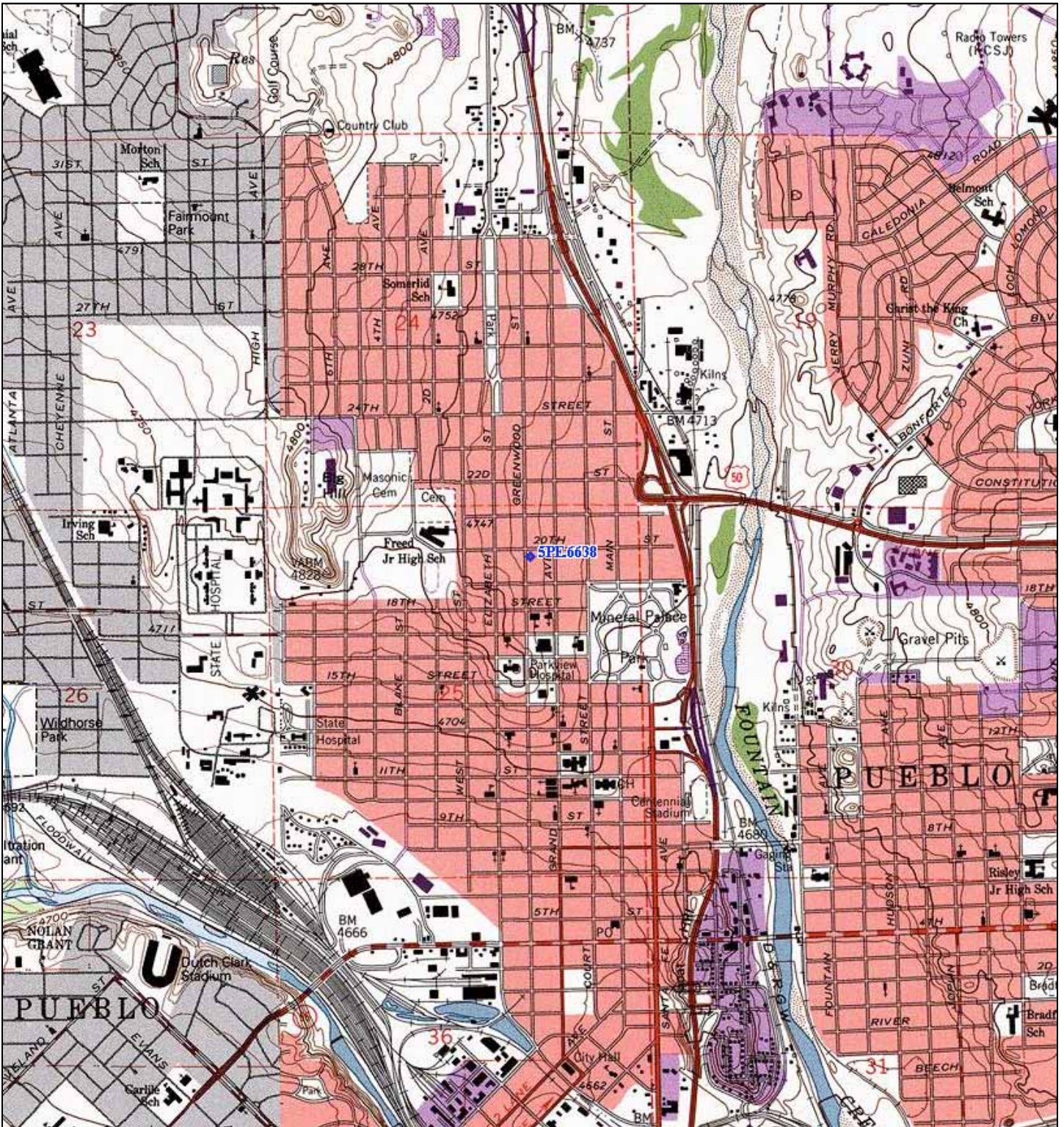
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SKETCH MAP



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LOCATION MAP



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