

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.6536** Parcel number: **525121001**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Morris C. Johnson House**
- 6. Current building name: **Gary and Marjorie Cruts House**
- 7. Building address: **1927 North Greenwood Street**
- 8. Owner name: **Gary and Marjorie Cruts**
- Owner organization:
- Owner address: **1927 Greenwood 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 checked="" type="checkbox"/> Individually eligible	<input 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**
SE 1/4 NE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
 Easting: **533842** Northing: **4237384**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 31 and 32; Block 22**
 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: **1,056 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
 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: **Chimney
 Porch
 Fence
 Roof Treatment/Flared Eave
 Roof Treatment/Dormer
 Window/Segmental Arch**
21. General architectural description:
Oriented to the east, this house rests on a foundation of random-coursed, rusticated-faced buff sandstone ashlar. A tan-brick veneer, with thin, pink mortar, clads the exterior walls. The brickwork features corbelled belt courses corresponding to the first- and second-story window sills. Windows are generally 2 to 4 (vertical)-over-1-light, double-hung sash, with peach-painted wood frames and brown, aluminum-frame storm windows. They open above dressed sandstone sills. Brown, louvered shutters flank the windows in all elevations except the south. Canvas awnings shade those windows in the second story of the facade. Opening near the center of the south elevation, corresponding to a landing on interior staircase, is a large stained-glass window, with a leaded glass transom. It opens beneath a segmental arch. The east end of the south elevation's second story hosts a 1-beside-1-light, sliding sash window. A window opening in the west end of the north elevation also has a segmental arch. A hipped-roof porch spans the facade and wraps around the northeast corner. It features a wood floor; brick kneewalls with cut sandstone caps; and paneled, square columns with ionic capitals. Multi-light, fixed-frame windows enclose the northeastern portion of the porch. Concrete steps approach the south end of the porch's west elevation, beneath a projecting pediment. The frieze of the pediment hosts a fan-and-vine pattern. The steps and pediment align to the principal doorway, which hosts a 7-panel wood door opening beneath a stained-glass transom. South of this doorway is another leaded, stained-glass window. A flat-roofed, combination carport and porch spans the rear (west) elevation and shelters a secondary doorway. Another doorway opens in the south end of the rear elevation's second story, beneath a transom. Peach-painted wood fascia and beadboard soffit box the broadly overhanging, flared eaves. A broad friezeband separates the walls from the soffit. Brown-gray asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Protruding slightly from the roof's front (east-facing) slope is an eyebrow dormer, hosting a louvered attic vent. A large, tan-brick chimney protrudes from the northern edge of the roof's east-facing slope. A smaller chimney emerges near the southwest corner of the house.
22. Architectural style: **Late 19th And 20th Century Revivals**

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Other architectural style:

Building type: **Foursquare**

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 southwest corner of North Greenwood and West 20th streets. Separating the streets from the concrete sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the back yard is a wood privacy fence.

24. Associated building, features or objects:

GARAGE

A single-car garage is located at the northwest corner of this property. Oriented to the north, the garage rests on a concrete foundation. The walls consist of orange pressed brick. A wood, 8-panel, overhead-retractable garage door is centered in the north elevation, and two window openings, beneath segmental arches and enclosed with orange-painted boards, flank the door. The garage door and boarded windows all have faux strap hinges painted on them. Orange-painted soffit and fascia box the eaves. Brown asphalt shingles cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1906** Actual EstimateSource of information: **Pueblo County Assessor Property Profile.**26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Morris C. Johnson**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 1906. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations have been the enclosure of a portion of the front porch and the replacement of the original back porch. Both modification appear to date to after 1970.

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:

The first owner and resident of this house, built in 1906, was pioneer southern Colorado cattleman and industrialist Morris C. Johnson. He and his wife, Ada Johnson, were born in England, him in January 1860 and her in May of 1870. Morris Johnson was an early rancher and later established a farm implement businesses and dabbled in heavy industries. During the time he resided at this address, Johnson was a wholesale grain and produce dealer and managed the Spanish Peaks Coal Company. He died on January 12, 1952, but had moved from this house by 1919.

Charles A. Flutcher purchased the property prior to 1919. He was born in Missouri around 1880. He and his wife, Stella D. Flutcher, of Colorado, were married around 1907 and had two sons: Charles A. Flutcher Jr. and Howard D. Flutcher. The elder Charles Flutcher was a prominent Pueblo businessman, owning and operating a commercial laundry business. Flutcher served a term as the president of the Colorado-Wyoming Laundrymen's Association, was a member of the American Institute of Laundering, and was a former director of the Pueblo Golf and Country Club. Charles Flutcher Sr.

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died on June 22, 1955, after living at this address for over 35 years. His widow moved shortly after Charles's death.

The residents in 1960 were Bert F. Scribner Jr. and Marie F. Scribner. Bert Scribner served as the manager and vice president of Rocky Mountain Bank Note Company. By 1965, the residents were Thomas H. and Phyllis S. Seymour. Mr. Seymour also served as a manager of the Rocky Mountain Bank Note Company. The Seymours remained here until 1975. In October of that year, Gary R. and Marjorie J. Cruts purchased the property. Mr. Cruts was the manager of Pueblo's north side Safeway grocery store. He and his wife remain the current owners and residents.

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 1900. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 14A.

U.S. Census of 1930. Precinct 10, Pueblo, Pueblo County, Colorado. Sheet 5A.

"Johnson Funeral To Occur Today." *Pueblo Chieftain*, 14 January 1952, p. 2.

"Johnson (Morris C.)" [obituary]. *Pueblo Chieftain*, 14 January 1952, p. 2.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 13A.

"Flutcher (Charles A.)" [obituary]. *Pueblo Chieftain*, 24 June 1955, p. 2.

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.

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

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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, 1906; Social History, 1906-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant under Pueblo Landmark Criterion 1a 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 pioneer rancher and entrepreneur Morris C. Johnson and commercial laundry owner Charles A. Flutcher. As well, the house is architecturally significant under Pueblo Landmark Criterion 2a as an example of classical-styled example of the foursquare form. Character-defining features include nearly square plan; centrally hipped roof with overhanging, flared eaves; and a prominent front porch with Ionic columns. While 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, or the Colorado State Register of Historic Properties, it could be eligible 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 1906, 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 includes the replacement of the original rear porch. All other character-defining features 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

Pueblo North Side Neighborhood, Phase II

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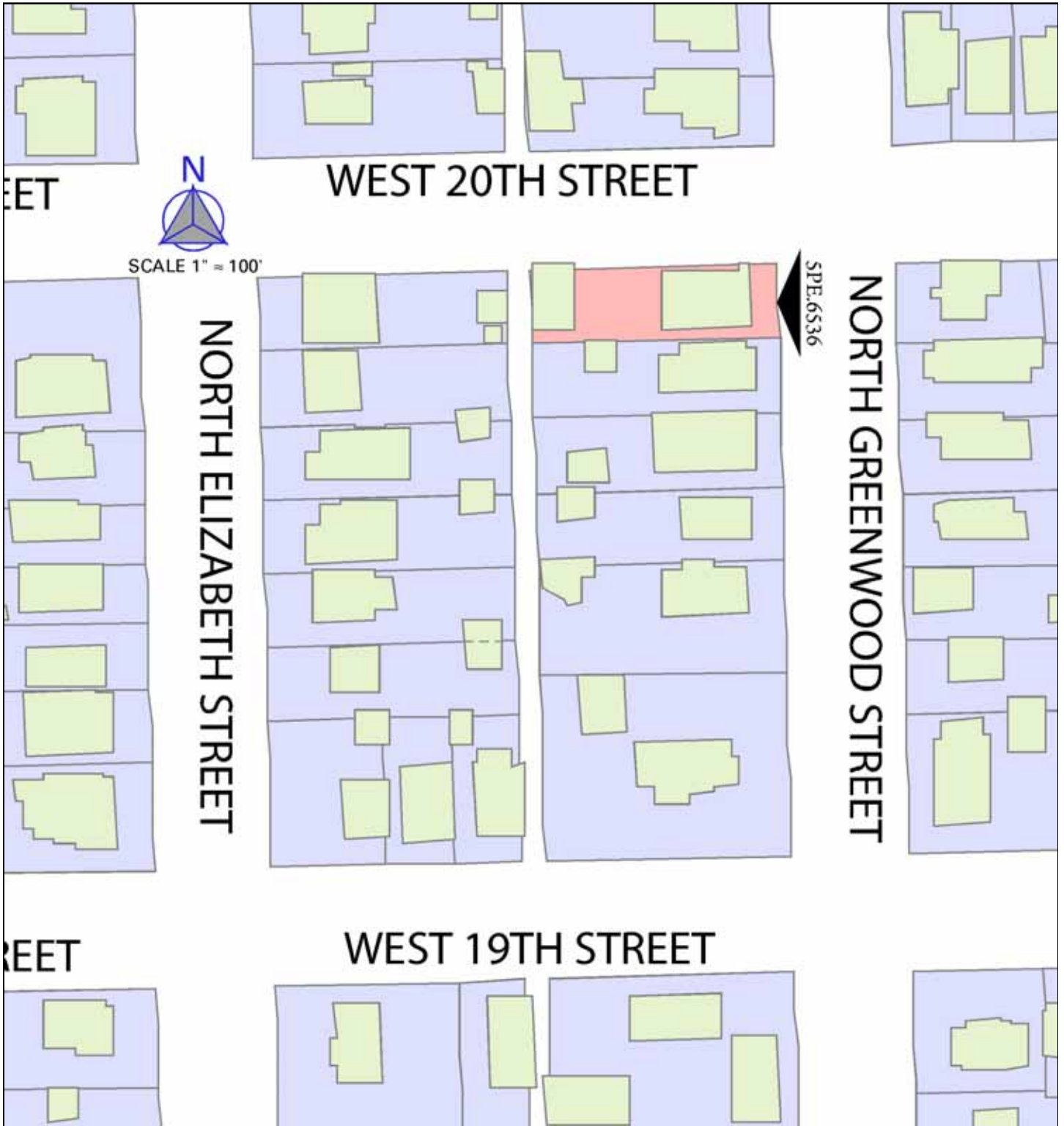
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47. Digital photograph file name(s): **greenwoodstn1927 - 1 to - 4**
Digital photographs filed at: **Robert Hoag Rawlings Public Library**
100 E Abriendo Ave
Pueblo, CO 81004-4290
48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
49. Date(s): **1/4/2008**
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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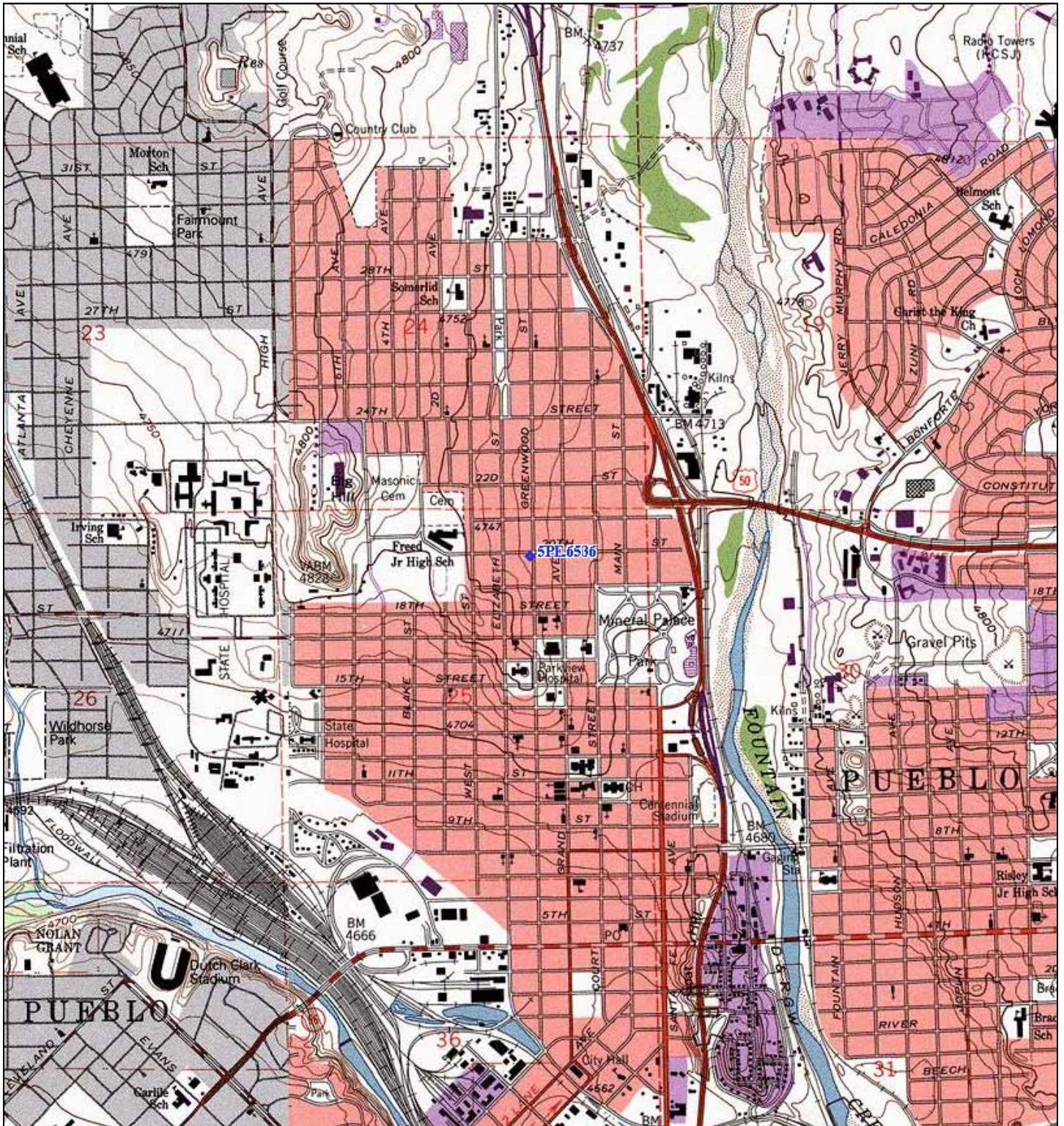
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SKETCH MAP



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LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

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