

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.516.22** Parcel number(s):
- 2. Temporary resource number: **525150009**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Booth, Albert S., House**
- 6. Current building name: **Pelto, Susan May and Charles B., House**
- 7. Building address: **425 W 18th Street**
- 8. Owner name: **Susan May and Charles B. Pelto**
- Owner organization:
- Owner address: **425 W 18th St**  
**Pueblo, CO 81003**

- 44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data
- Local landmark eligibility field assessment:  Individually eligible  Not eligible  Need data

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**NE 1/4** of **NE 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533869** Northing: **4237135**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 9 and the west half of Lot 10; Block 16**  
Addition: **Bartlett & Miller Addition** Year of addition: **1871**
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,818 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:  
**Wood/Shingle**
18. Roof configuration: **Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Window/Stained Glass**  
**Balcony**  
**Garage/Attached Garage**  
**Chimney**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the south, this house rests on a pink-colored, rock-faced, regular-coursed, sandstone and rhyolite ashlar foundation, with raised and beaded mortar. The basement windows are 2-light hopper. The garage attached to the northwest corner of the house and the 2-story addition to the northeast corner of the house both have concrete foundations. A garage door pierces the north elevation of this addition and the east elevation hosts a 9-beside-9-light, sliding sash window. The walls of the house consist of a red pressed brick, with thin, pink-tinted mortar. The north elevation of the attached garage features unusual brickwork, depicting a key-like pattern beneath a series of cross-shaped voids. Blue-painted, square-cut wood shingles cover a front-gabled addition to the second story of the rear (north) elevation. (This addition rests partially on the east-facing slope of the attached garage's roof and on its own supports.) Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames. They open between rock-faced sandstone sills and flat arches. Those arches above windows in the front (south) façade consist of sawn sandstone, while those in secondary elevations are brick, with sawn sandstone**

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keystones and springers. An oval-shaped oculus window, with diamond-shaped glazing, pierces the east side of the façade's second floor. The window dominating the hipped-roof dormer, protruding from the south-facing slope, is a 15-over-1-light, double-hung sash. A two-story, three-sided canted bay protrudes near the center of the west elevation. Opening high in the north end of the west elevation is a 15-over-2-light window. The north end of the west elevation's first story hosts a single-light window, sheltered beneath a hipped-roof hood, on knee brackets. The front-gabled dormer protruding from the roof's west-facing slope hosts a 1-over-1-light window, in a round-arch opening, with flanking, divided-light sidelights. This window provides access to a small balcony above the canted bay. A 2-car garage, attached to the northwest corner, hosts a 28-light, sliding-sash window in its south elevation. Its north elevation has a pair of 16-light windows. The addition to the center of the rear elevation has bands of single-light windows. The hipped-roof dormer protruding from the roof's north slope hosts a 3-over-2-light window. Another 3-sided, canted bay protrudes from the east elevation. The addition on the northeast corner hosts a combination of 10-over-1-light, 4-over-1-light, and 1-over-1-light double-hung sash windows. A cantilevered, angled structure connects the second story of the east bay to the northeast addition. Covering it are square-cut wood shingles, painted blue. A hipped-roof porch spans the east half of the facade and wraps around the southeast corner. The corner is circular and protrudes outward from the rest of the porch. The porch has a concrete floor, a kneewall covered in blue-painted, square-cut wood shingles, and white-painted, wood Tuscan columns. Paired, single-light casement windows, beneath transoms, enclose the southeastern portion of the porch. Seven concrete steps approach the porch on the west end of its south elevation. Above them is a pediment, with round-pebbles in mortar covering the frieze, which also hosts the letter "B" in a circle. The columns beneath the pediment are grouped in threes. The principal doorway opens near the center of the façade. It hosts a paneled oak door, with a large light hosting circular glazing. It opens behind a wood-frame storm door. A single-light transom opens above the doorway. Another doorway opens directly above this one, in the facade's second story. The light of the wood door has diamond-shaped glazing. It opens behind a white-painted, wood-framed storm door. This doorway provides access to a small balcony above the porch. Another doorway opens in the north end of the west elevation. It hosts a white-painted, 3-panel, 1-light door, with diamond-shaped glazing. It opens behind an aluminum-frame storm door. Dominating the west elevation of the garage is a pair of tall, 24-panel, steel, overhead-retractable garage doors. The east elevation of the garage hosts a white-painted, paneled, 3-light sliding door, with integral human-size door. Another doorway opens near the center of the rear (north) elevation. It hosts a white-painted, paneled, 5-light door, opening behind an aluminum-frame storm door. Above it is a single-light transom. It provides access to a small porch beneath the second-story addition at the center of the rear elevation. This porch has a white-painted beadboard kneewall and square wood supports, with chamfered corners. This porch connects to a complex of an uncovered wood deck and partially sheltered patio. Gray asphalt shingles cover the cross-hipped main roof and all other roof surfaces. White-painted wood fascia and soffit box the eaves. Attached to the eaves are evenly spaced, blue-painted modillions. Beneath the modillions is a blue-painted, dentiled cornice. The attached garage has eave returns. A large brick chimney, with elaborately corbelled cap, protrudes from the north end of roof's west-facing slope. The top of the roof is flat, suggesting that it had hosted a widow's walk.

22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles:

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 neighborhood features modest and large, one- and two-story houses. Setbacks from West 18th Street are generally the same on this block. This property is situated on the northeast corner of West 18th Street and North Greenwood Street. Separating the streets from the sidewalks is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the back yard is a brick wall, and a sandstone retaining wall delimits the eastern edge of the property. A concrete driveway connects the attached garage to North Greenwood Street.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1901**  
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **Francis W. Cooper; Walter DeMordaunt (additions)**  
Source of information: **McLeod, Paul J. "Comprehensive List of the Projects of Walter DeMordaunt, Architect, with a Brief Biography." Ms (photocopy). Special Collections, Robert Hoag Rawlings Public Library, Pueblo.**

**Cooper, Francis W. Specifications for the Albert S. Booth House, 425 West 18th Street, Pueblo. In the collection of Charles and Susan Pelto.**

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27. Builder: **unknown**  
Source of information:
28. Original Owner: **Albert S. Booth**  
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 building was constructed in 1901. An analysis of the style, materials, and historical records corroborates this date. The attached garage is not an original feature, but, based on Sanborn Maps, it dates to before 1951 and was designed by prominent Pueblo architect Walter DeMordaunt, who may have made other modifications to the residence for its conversion into a boarding house. Other modifications include the enclosure of the southeastern corner of the front porch, the construction of the first floor breakfast room and second floor bathrooms and sleeping porch; and the back deck. The bathrooms and sleeping porch also appear to date to before 1951.**
30. Location: **original** Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:

The first owner and resident of this house, constructed in 1901, was prominent Pueblo banker Albert S. Booth. He was born on May 20, 1866, in McDonough County, Illinois. As a child, he moved with his family to Topeka, Kansas, where, at age 16, he began his business career as an office boy for the Topeka general manager of the Atchison, Topeka & Santa Fe Railway. While working for the railroad Booth continued his studies, eventually advancing to secretary for the general manager's chief clerk. In 1889, he became the private secretary for the traffic manager of the Big Four Railroad (Cleveland, Cincinnati, Chicago & St. Louis Railroad) in Cincinnati.

Booth arrived in Pueblo on December 1, 1890, to become the private secretary to Mahlon D. Thatcher, president of First National Bank and one of the wealthiest and most prominent men in Colorado. The two quickly became close friends. Thatcher appointed Booth as cashier of the bank on March 15, 1902, and, on February 1, 1913, he became vice president of the institution and received a seat on its board of directors.

In 1916, Booth was elected president and director of the Bent County Bank in Las Animas. He was secretary-treasurer and director of the Pueblo Union Depot & Railroad Company; president and director of the Juanita Coal & Coke Company, Delta; secretary of the Standard Firebrick Company; secretary-treasurer of the M.D. Thatcher Estate Company; secretary-treasurer of the Inland Real Estate Company; vice president of the Florence Citizen newspaper; secretary-treasurer of the Bloom Land & Cattle Company, Diamond Cattle Company, and Hatchett Cattle Company; and a director of the National Sugar Manufacturing Company, of Sugar City.

On October 30, 1895, Albert Booth married Blanche Hesser, of Colorado Springs. Together, they had three sons: Albert S. Booth, Jr.; Milton H. Booth; and James W. Booth. While residing in this house, the Booths typically had a live-in domestic servant; in 1909 the servant was Mrs. Angus McConnell. In March 1943, Booth resigned his positions at First National Bank. (He may have embezzled money from the institution, forcing his resignation, but evidence of this is inconclusive. However, it may explain the financial predicament that forced Blanche Booth to convert this home into a boarding house in later years.) Albert Booth was stricken with pneumonia in December and remained confined to his bed until his death in this house, at 3 p.m., on October 20, 1944. Blanche Hesser Booth died on January 12, 1960.

Following Blanche Hesser's death, Mr. and Mrs. William Haver purchased the property and had the unenviable task of evicting its roomers, to return the house to a single-family dwelling. However, one elderly roomer, Raymond Petrie, refused to leave. The Haver family eventually relented and Petrie resided happily with them until his own death seven years later.

Lewis M. and Candace M. Quigg purchased this property in 1976, selling it to Billie F. and Hulda Carol Blair in 1982. Billie Blair

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sold the house and lot to Fekete Homes, Inc., in 1987. A year later, Richard J. and Judith C. Swanson acquired the property from Fekete Homes, selling it in 1994 to Ken W. White, Jr., and Gala I. White. Susan May and Charles B. Pelto, the current owners and residents, purchased the house and lot from the Whites in June 2003.

## 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.

"A.S. Booth Passes Away at His Home." Pueblo Chieftain, 21 October 1944, p. 1.

"Booth (Blanche Hesser)" [obituary]. Pueblo Chieftain, 13 January 1960, p. 6.

Pelto, Charles and Susan. Interview with Adam Thomas, 1 August 2005.

Cooper, Francis W. Specifications for the Albert S. Booth House, 425 West 18th Street, Pueblo. In the collection of Charles and Susan Pelto.

Skelton, Carroll. "Attention to detail marked plans for banker's house." Pueblo Chieftain, 20 November 1977, p. 8D.

Pelto, Charles and Susan. Completed Property History Questionnaire for 425 West 18th Street.

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



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42. Statement of significance:

**The Colorado Historical Society previously determined this property eligible for individual listing in the National Register of Historic Places in 1988. This survey concurs with that determination.**

**This property is significant under National Register Criterion A (Pueblo Local Landmark Criterion 1A--history) 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, like this one, in the latest contemporary suburban styles. The house's longtime resident, Albert S. Booth, was one of city's leading businessmen. The property may also be significant under Local Landmark Criteria 1C (important individuals) for its direct association with Booth, who was not only a prominent business professional, but also a close associate to the city's powerful Thatcher family. As well, the house is significant under National Register Criterion C (Local Landmark Criteria 2A and 2B--architecture) as an example of a classically inspired foursquare. Character-defining features include Doric columns, a pediment, and modillions. This residence was designed by pioneer Pueblo architect Francis W. Cooper, and his original building specifications remain with the current owners. As well, the additions were designed by another leading Pueblo architect, Walter DeMordaunt. 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, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is most likely a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1901, 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. While there have been notable modifications to the house, particularly the construction of the attached garage and sleeping porch, they are isolated to secondary elevations and may retain significant architectural merit in themselves. 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): 18thstw425**  
 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): **08/01/05**  
 50. Recorder(s): **Adam Thomas**  
 51. Organization: **Historitecture, L.L.C.**

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52. Address: **PO Box 419**  
**Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

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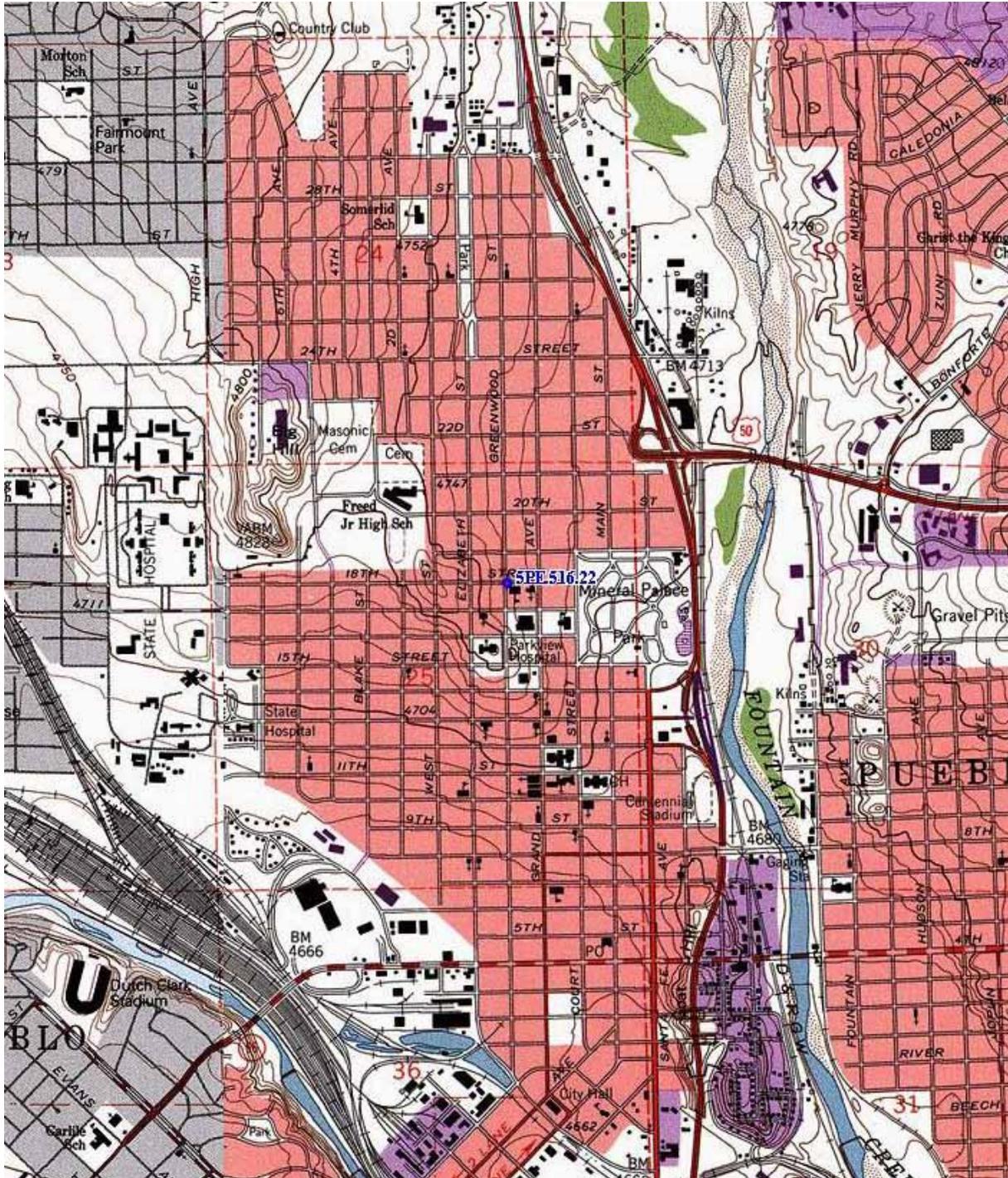
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#### SITE SKETCH MAP



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## LOCATION MAP



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