

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.517.15** Parcel number(s):
- 2. Temporary resource number: **014** **525422005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lewis, Thomas L., House**
- 6. Current building name: **701 West 11th Street**
- 7. Building address: **701 W 11th Street**
- 8. Owner name: **Eleventh Street Properties, LLC**
- Owner organization:
- Owner address: **421 W 11th 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
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input 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 **SW** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**  
Easting: **533591** Northing: **4236439**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 3, excluding the west 44 feet, and all of Lot 4; Block 51**  
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,274 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:  
**Stucco**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Fence**  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the south, this house rests on a random-coursed, pink sandstone ashlar foundation, with single-light and 3-light hopper basement windows. A buff-color, sandstone watertable separates the foundation from the walls above it. A tan-colored brick veneer clads most of the exterior walls. Gray-painted stucco covers the faces of the pedimented gables. Horizontal, wooden-composition siding clads the front (south) porch kneewalls and a 2-story addition to the west side of the rear (north) elevation. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and white, aluminum-frame storm windows. Windows opening within the brick-clad portions of the house feature buff-colored, rough-faced sandstone sills. A large, fixed-frame window, opening to the east of the front (south) door, has a transom with diamond-shaped, leaded glass. A narrower but similar window opens to the west of the front door. Above these windows, on the front (south) façade's second story are two sets of paired, 1-over-1-light, double-hung sash windows. These windows and those in the second story of the east elevation feature diamond-shaped glazing in the upper sash. A pair of 1-beside-1-light, sliding sash windows, with white, aluminum frames, pierce the second story of the rear (north) addition. A single-story, canted bay protrudes from the north end of the east elevation. The bay features a crenellated parapet. A large, hipped-roof porch spans most of the front (south) façade and wraps around the southeast corner. The porch features gray-painted columns with ionic capitals. These columns rest on the kneewall. The porch is accessed via 5 wood steps at its westernmost end. Above the steps, a pediment emerges from the porch roof, hosting the house number in an oval border. The porch roof features a dentiled cornice with**

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modillions lining the soffit. The front door, which opens west of center in the front (south) façade, is an oak door with an oval-shaped light. It opens behind a black, metal, security storm door. A single-light sidelight is west of the door; and a transom, with diamond-shaped, leaded glass, is above both the door and transom. A concrete ramp, with a pipe railing, approaches the front porch from the north. A red-painted wood deck protrudes from the rear (north) addition's north elevation. The deck provides access to a two-light, wood slab door. A wood staircase rises across the rear (north) elevation and provides direct access to the second story, via a doorway on the rear addition's east elevation. Gray, asphalt shingles cover the cross-gabled roof. Cream-painted beadboard soffit, with evenly spaced modillions, boxes the eaves. A gabled dormer protrudes from the west end of the roof's north slope, above the rear addition, which has a shed roof. A tan brick chimney emerges from the east-west roof ridge, west of center.

22. Architectural style: **Late Victorian/Edwardian**

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, one- and two-story houses. A gravel-covered strip separates the pink sandstone sidewalk from the street. The house is situated on the northwest corner of West 11th and West streets. A planted grass yard surrounds the house. A chain-link fence delimits the east and south sides of the property; a wood fence lines the north side. A gravel parking area is located behind (north and east) of the house.

24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A standard modular shed is located northwest of the house. It is a front gambreled structure comprised of blue-painted, pressed sheet metal with gray trim. Dominating the front (east) elevation are paired doors. A 1-over-1-light window opens in east-facing gable.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1908**

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: **Thomas L. Lewis**

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 records, this house was constructed in 1908. An analysis of the form, style, and materials corroborates this date. Recent alterations include the construction of a 2-story addition to the west end of the rear (north) elevation and a related deck and stair structure. Photographs from a 1981 survey reveal that the only aspects of the façade that have been modified since that time are the removal of unhistorical fiberglass awnings over some windows and the recladding of the porch kneewall. The stucco dates to before at least 1981.

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): **Multiple Dwelling**

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

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34. Site type(s):

35. Historical background:

**This house was constructed in 1908 for Thomas L. Lewis, cashier and later president of the Railway Building & Loan Association in Pueblo. He was born around 1869 in Texas. With his wife, Ethel Westcott Lewis, Thomas had one daughter. He appears to have moved from this house between 1915 and 1918. Thomas Lewis died in May 1942.**

**The house's next residents were Henry R. and Clara Hanson Anderson. They had six children: Mrs. E.P. Hunter, Mrs. W.L. Hyde, Mrs. Walter Radley, Mrs. Mabel Pearson, Chris Anderson, and Robert Anderson. The Andersons moved from this house prior to 1925. Clara died in 1939. Henry later resided at 517 West 19th Street. He died in 1951.**

**By 1925, the owner and resident was prominent Pueblo merchant Emanuel "Eppy" Epstein. He arrived in Pueblo from Russia in 1904, and was owner of the Army and Navy Store and the Eppy Wine Company. He was a member of B'nai B'rith and congregation B'nai Jacob, of which he was charter member. Epstein was a prominent civic booster while leading and contributing to social welfare and Jewish causes. He had two daughters, Marion Goodman and Millie Grossman; and three sons, Jay L. Ambrose, Al Ambrose; and Aub Ambrose. Epstein resided in this house through the early 1930s. He died in 1949.**

**Around 1945, this house was briefly home to Harrison S. Phillips, an architect and builder. By 1950, Alfred L. Teter owned the house and resided here, followed by John Wesley Parsons in the 1960s. Robert L. and Dolores Hernandez purchased the house and lot in 1980, selling it 14 years later to Jo Anne King and Benn Stanley, who sold it a year later. Larry K. and Jan Faubion then owned the property until 1998, when then transferred it to the Kids Crossing organization. Kevin C. and Asia J. Wells purchased the property in 2000. Eleventh Street Properties, LLC, bought the house and lot in 2004. It currently operates the house as apartments.**

36. Sources of information:

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

**U.S. Census of 1910. Precinct 4, Pueblo, Colorado; Roll: T624\_124; Page: 8B; Enumeration District: 156; Image: 689.**

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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: **1908**41. Level of significance: National:  State  Local

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42. Statement of significance:

This property is significant under Pueblo Local Landmark Criterion 1A (history) 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. It also represents the growth of a merchant-entrepreneur class in the neighborhood, symbolized by people like Thomas Lewis and Emanuel Epstein. As well, the house is significant under Local Landmark Criterion 2A (National Register criterion C--architecture) as an intact example of the Edwardian style. 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 or the Colorado State Register of Historic Properties. However, it could be eligible as a City of Pueblo Landmark for its historical associations and architecture. It is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1908, the principal building on this property 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 rear and east elevations have seen rather sizable additions within the last 10 years. However, the façade remains largely unaltered since the building's construction.

## 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): 11thstw701  
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): 04/28/05

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

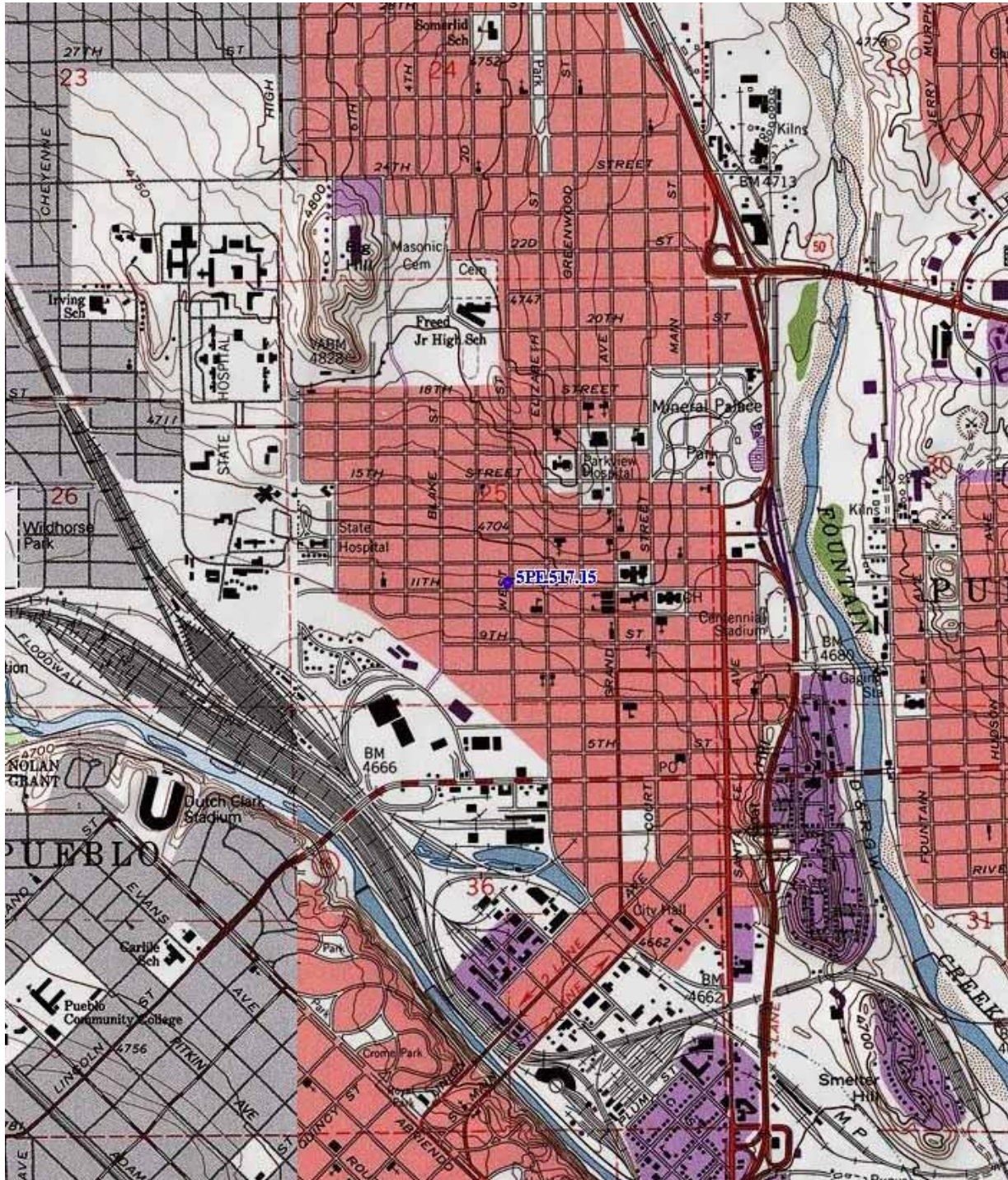
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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