

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.516.21** Parcel number(s):
- 2. Temporary resource number: **525150008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Downen, Thomas J., House**
- 6. Current building name: **Piatt, Christian D, and Amy, House**
- 7. Building address: **423 W 18th Street**
- 8. Owner name: **Christian D. and Amy M. Piatt**
- Owner organization:
- Owner address: **423 W 18th St**
Pueblo, CO 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

Architectural Inventory Form

Page 2

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: **533890** Northing: **4237155**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East half of Lot 10 and all of Lot 11; 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): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **980 square feet**
16. Number of stories: **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: **Fence**
Chimney
Porch
Roof Treatment/Dormer
Window/Stained Glass
21. General architectural description:
Oriented to the south, this house rests on a buff-colored, rock-faced, regular-coursed sandstone ashlar foundation. The basement windows are 2-light hopper. The exterior walls consist of red, pressed-brick, with thin, pink-tinted mortar. Square-cut wood shingles cover the dormers and white vinyl siding clads a single-story, shed-roofed addition across the rear (north) elevation. Windows are generally 1-over-1-light, double-hung sash, with black-painted wood frames and aluminum-frame storm windows. They open between rough-faced sandstone sills and lintels. A stained-glass oculus window pierces the center of the front (south) façade's second story. Another stained-glass window, with a fleur-de-lis motif, appears in a round-arch opening in the center of the east elevation. A similar window is located in the south side of the same elevation's first story. Sheltering the windows in the second story of both the façade and the east elevation are green-, red-, and brown-striped, canvas awnings. The front-gabled dormer protruding from the roof's south slope hosts a Palladian window. A hipped-roof porch spans the entire façade and wraps around the southeast corner. It features a simple wood balustrade between Tuscan columns on paneled pedestals. The center two sets of columns are paired and correspond to a pediment. Four tile-covered steps approach the porch, offset just east of center. The principal doorway opens east of center in the otherwise symmetrical façade. It hosts a 14-

Architectural Inventory Form

Page 3

panel wood door, opening behind a black, security-type storm door. Above the door is a flat arch transom, with leaded, beveled glass. Another doorway opens low in the center of the east elevation. It hosts a wood slab door, opening behind an aluminum-frame storm door. Opening in the east end of the rear addition's north elevation is a white, aluminum-frame storm door. Brown asphalt shingles cover the hipped main roof and all other roof surfaces. White-painted wood fascia and soffit box the broadly overhanging eaves. Beneath the eaves are evenly spaced modillions. A front-gabled dormer protrudes from the north-facing slope, and hipped-roof dormers emerge from the east- and west-facing slopes. An engaged hearth and chimney protrudes from the south end of the east elevation. Another extends from the center of the rear elevation.

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 north side of West 18th Street, between 419 West 18th Street to the east and 425 West 18th Street to the west. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the backyard is a combination of wood privacy and chain-link fences. A concrete 2-track driveway runs along the west side of the house, connecting the garage to West 18th Street.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 2-car garage is located on the northwest corner of the lot. Oriented to the south, the building rests on a concrete foundation. The walls consist of red, pressed brick. Dominating the front (south) elevation are a pair of garage doorways, each hosting a 16-panel, wood, overhead-retractable garage door, painted white. Brown asphalt shingles cover the centrally hipped roof, and white-painted wood fascia and soffit box the eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1901**
 Source of Information: **Comparison to adjacent 425 West 18th Street (5PE.516.22), a known Cooper-designed residence.**
Pueblo County Office of Tax Assessor. Property information card [internet].

26. Architect: **Francis W. Cooper (most likely)**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Thomas J. Downen**

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 only notable alteration has been the construction of the small, shed-roofed rear addition, which appears to date to after 1990.

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

V. HISTORICAL ASSOCIATIONS

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

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

Architectural Inventory Form

Page 4

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32. Intermediate use(s): **Single 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 real estate broker Thomas J. Downen, who was also an insurance and investment broker as well as acting as the public trustee for Pueblo County. He was born in Illinois around 1845. Downen fought for the Union during the Civil War and was critically wounded at the Battle of Chickamauga. Like many Civil War soldiers, Downen contracted tuberculosis during his long stay in an unsanitary military hospital. Following the war, his doctor recommended moving to a more hospitable western climate.

Thus, in 1873, Thomas Downen began the long journey to California. However, at that time the railroad ended at Las Animas, requiring Downen to continue his travel by wagon train. But his ill health forced him to rest at Rocky Ford, where he met George W. Swink. Mr. Swink convinced Downen to remain in the Arkansas Valley, where he eventually took up a homestead claim.

In 1875, Downen married Susan McCollum, who was born around 1863 in West Virginia. They had four children: Susan; Thomas, Jr.; Sallie; and Donald. In 1883, they moved to Pueblo to be closer to better schools for their growing family. The elder Thomas Downen first opened a furniture store, which he operated only a few months before entering the city's burgeoning real estate business. The Thomas J. Downen Agency became one of the leading real estate brokers in Pueblo and was one of the forces behind the North Side Neighborhood's Dundee Place addition. The younger Thomas Downen followed in his father's footsteps and also became a successful Pueblo realtor.

In 1914, the resident here was C.C. Slaughter, a wholesale merchant. He was born in Ohio around 1875. His wife, Margaret, was born in Canada around 1886. They resided here with a daughter and Margaret's mother.

Around 1925, Ernest F. Stone purchased this property and resided here through at least 1930. He was born in Virginia around 1880. His wife, Anna A. Stone, was also born around 1880, in Maryland. Together, they had three children: Ida Virginia Stone; Ernest F. Stone, Jr.; and William T. Stone. The elder Ernest Stone was a manager of the local electric power company.

In 1935, the resident was Reimer Lee Jackson, owner of the Jackson Chevrolet Company. Around 1940, Jay J. Martin purchased this property and resided here through at least 1960. He was born around 1894 in Pennsylvania. His wife, Priscilla P. Martin, was born in Maryland around 1896. They were married in 1921 and had a son, Jay J. Martin, Jr. The elder Jay J. Martin was assistant superintendent of the CF&I Steel Corporation's Minnequa Works.

Dr. Robert H. and Mary Gwendolyn Redwine purchased this property around 1975. In 1992, the Redwines transferred the property into the Mary Gwendolyn Redwine Trust, which sold the house and lot to G.L. Dukes and K.A. Witwer in 2000. Christian D. and Amy M. Piatt, the current owners, purchased the property from Dukes and Witwer in 2004.

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.

"Downen (Thomas J. Jr.)" [obituary]. Pueblo Chieftain, 5 March 1959, p. 25.

"Jackson (Reimer Lee)" [obituary]. Pueblo Chieftain, 26 October 1971, p. 5B.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 14A.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6B.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 1B.

Piatt, Christian D. Interview with Adam Thomas, 1 August 2005.

Architectural Inventory Form

Page 5

"Thomas J. Downen." Typescript in the "Downen, Thomas J." folder, Western Research Collection, Robert Hoag Rawlings Public Library, Pueblo, Colo.

Comparison to adjacent 425 West 18th Street (5PE.516.22), a known Cooper-designed residence.

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

Architectural Inventory Form

Page 6

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; 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.

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, 1901-1955; Architecture, 1901**41. Level of significance: National: State Local

Architectural Inventory Form

42. Statement of significance:

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. This house has been home to a string of prominent Pueblo businessmen, including real estate broker Thomas J. Downen, wholesaler C.C. Slaughter, power company manager Ernest F. Stone, automobile dealer Reimer Lee Jackson, and CF&I Steel Corporation assistant superintendent Jay J. Martin. The property is also significant under Local Landmark Criterion 1C (important individuals) for its direct association with the people named above. As well, the house is significant under National Register Criterion C (Local Landmark Criterion 2A--architecture) as an example of a classically inspired Foursquare. Character-defining features include Doric columns, dentiled cornices, modillions, and a Palladian window. It may have also been designed by pioneer Pueblo architect Francis W. Cooper because of its close resemblance to the adjacent residence, 424 West Eighteenth Street (5PE.516.22), a known Cooper-designed residence. The levels of architectural and historical significance, combined with physical integrity, are 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. It could, however, qualify as a City of Pueblo Landmark. It is, in any case, 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. The only notable modification has been the construction of a small shed-roofed addition isolated to the rear elevation. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

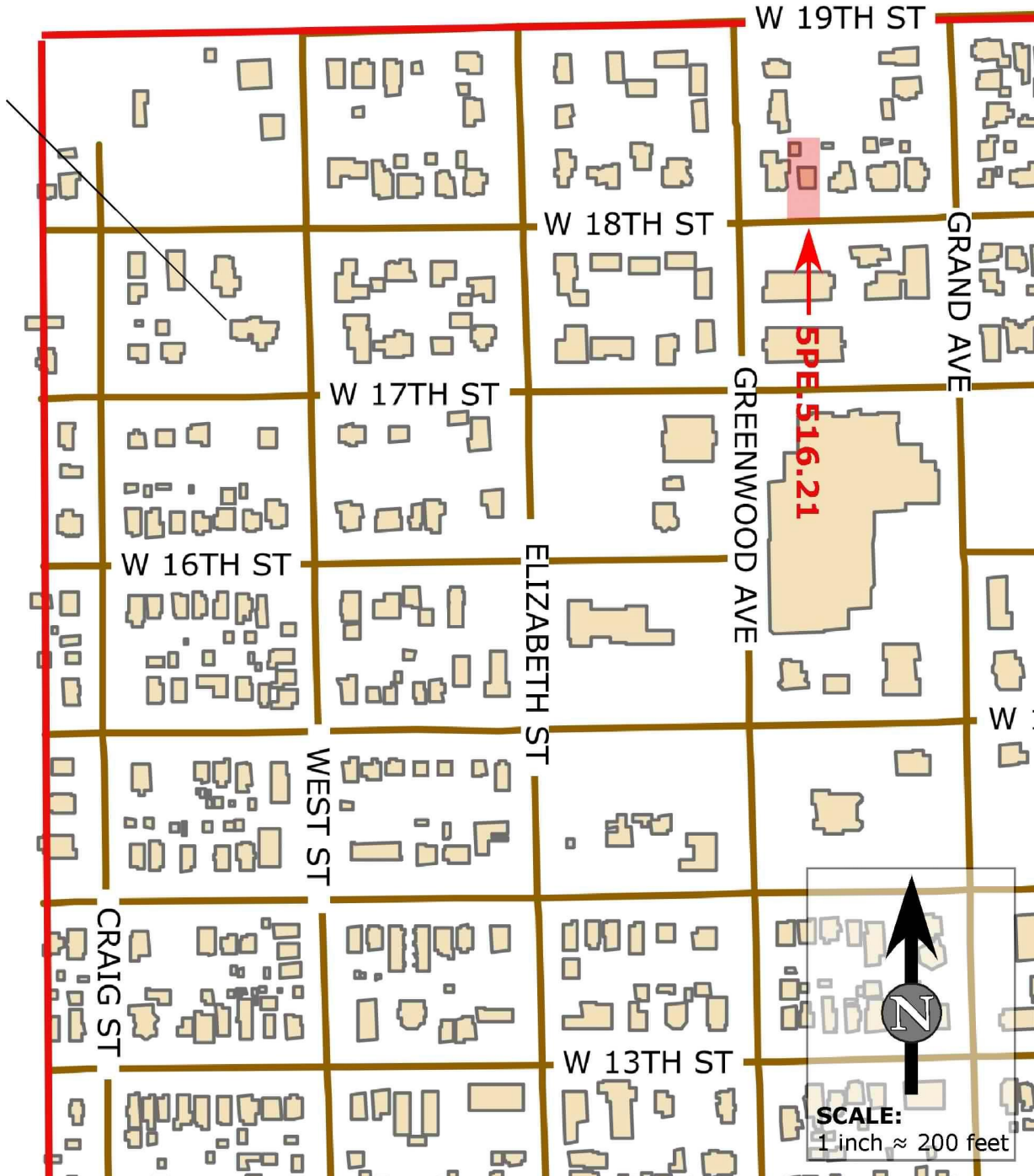
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 18thstw423
- 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.**
52. Address: **PO Box 419**
Estes Park, CO 80517-0419
53. Phone number(s): **(970) 586-1165**

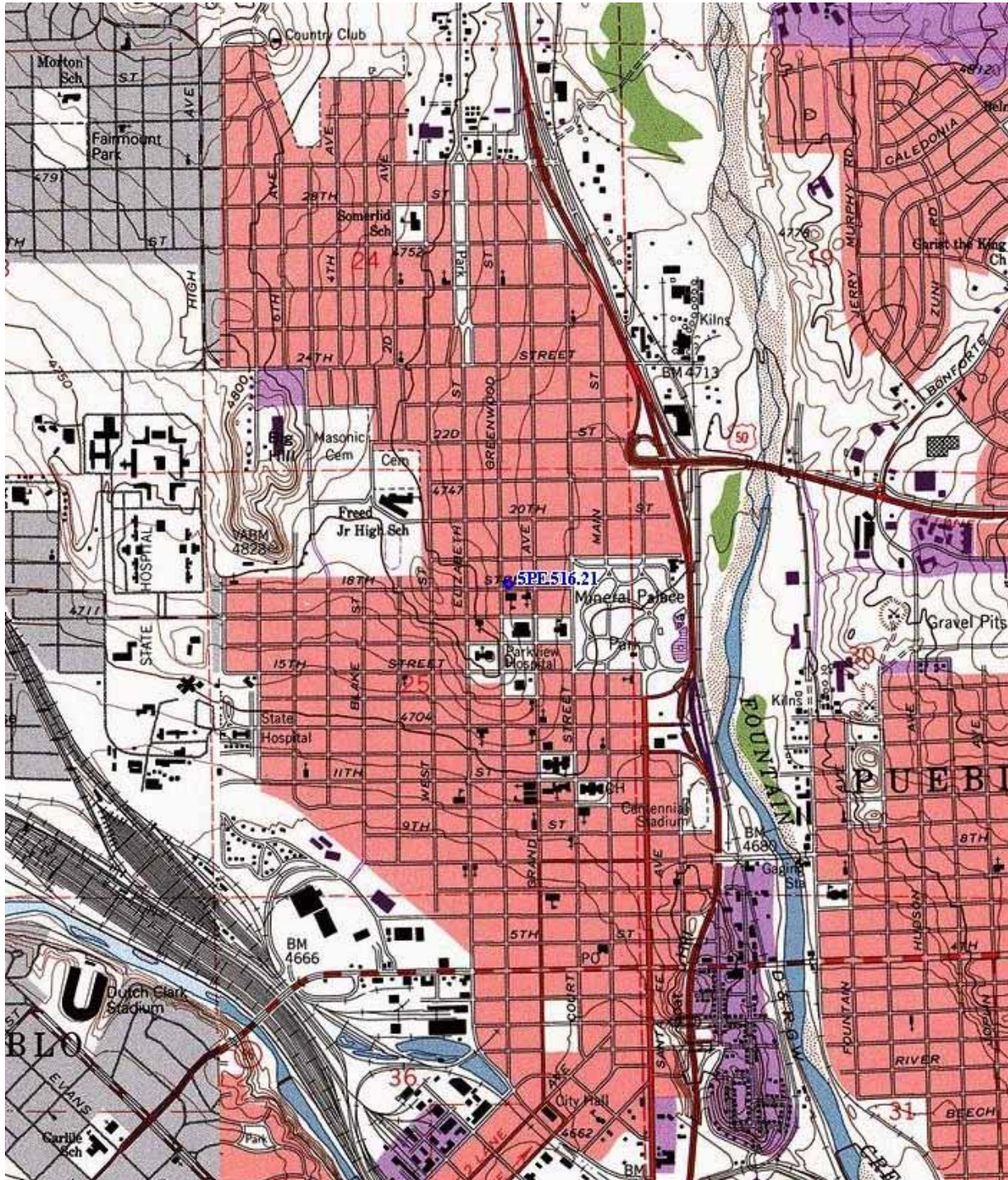
Architectural Inventory Form

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)