

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6581** Parcel number: **525124004**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Leonard C. Gibbens House**
- 6. Current building name: **Catherine A. Podolsky House**
- 7. Building address: **622 West 20th Street**
- 8. Owner name: **Catherine A. Podolsky Trust**
- Owner organization:
- Owner address: **PO Box 15936981**
Sioux Falls, SD 57186

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

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 SW 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533614** Northing: **4237385**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 1 and 2 of Ragles Subdivision of Lots 1 through 16; Block 23**
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: **780 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Roof Treatment/Dormer
21. General architectural description:
This house is oriented to the north. White-painted stucco conceals the foundation. Narrow, horizontal, white-painted siding clads the exterior walls. Covering the gables and dormer are white-painted, square-cut wood shingles/ A combination of vertical beadboard and horizontal weatherboard cover an enclosed porch or mudroom across the rear (south) elevation. Windows are generally 1-over-1-light, double-hung sash, with brown-painted wood frames and surrounds that have projecting cornices. Projecting shallowly from the north end of the west elevation is a shed-roofed, rectangular bay. It rests on cantilevered joists, with their ends shaped into points. Opening in the western half of the rear elevation is a pair of 1-beside-1-light, sliding-sash windows, with aluminum frames. A shed-roof porch spans the nearly symmetrical front (north) facade. It has a wood floor, siding-clad kneewalls, and paired wood supports, with open trusswork. Wood steps, flaked by wrought-iron railings, approach the porch east of center, corresponding to the principal doorway. This doorway hosts a single-light, single-panel wood door, painted white. A secondary door opens in the west elevation of the enclosed porch or mudroom across the rear elevation. It host a white-painted, wood slab door, approached by concrete steps. Gray asphalt shingles cover the cross-gabled roof, and the rafter ends are exposed. The gabled host knee brackets. Protruding from the roof's north slope is a front-gabled dormer, hosting four vents of wood latticework. A red-brick chimney emerges from the roof's south-facing slope, west of center and near the roof ridge.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural style:
Building type: **Bungalow**
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 West 20th Street are generally the same. This property is situated on the southeast corner of West 20th and West streets. Separating the streets from the concrete sidewalks are a gravel-covered strips. Gravel also covers much of the yard.
24. Associated building, features or objects:

1922 West Street

Addressed as 1922 West Street, a second, smaller house is located just southwest of the main house. Oriented to the west, it rests on a concrete foundation. Narrow, white-painted wood siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with brown-painted wood frames, aluminum-frame storm windows, and brown-painted wood surrounds. The window opening in the south end of the asymmetrical front (west) façade has a narrow upper sash. A rectangular bay protrudes near the center of the south elevation. The three window openings within this bay have been boarded shut. The east end of the south elevation has a 2 (horizontal)-over-2 (horizontal) window. A small, integral porch is located within the northwest corner of the house, and has small pent roofs, which extend it a few more feet north and west. It has a concrete floor and battered, wood piers. The principal doorway, opening in the north face of the inside corner, hosts a single-light, 3-panel wood door. A secondary doorway opens in the east end of the north elevation and hosts a 6-panel steel door. Gray asphalt shingles cover the main hipped roof and all other roof surfaces. The rafter ends are exposed beneath the broadly overhanging eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1915** 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: **Leonard C. Gibbens**
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 1915. An analysis of the materials, style, and historical records corroborates this date. The only alteration since that time has been the enclosure of the rear porch. This date of this modification is uncertain. The second house was constructed in 1916.
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 original owner and resident of this house, built in 1916, was Leonard C. Gibbens, a conductor for the Missouri Pacific Railway. He resided here with his wife, Nannie C. Gibbens. The couple had four children: Sylvia, Helen, Calvin, and Edward. Prior to 1925, the family moved from this address and later settled at to 2107 North Grand Avenue. Leonard Gibbens died on September 29, 1947.
- By 1930, Charles and Dorothy D. Kretschner lived at this address. Charles was the proprietor of the Kretschner Tire Company as well as Charles D. Kretschner & Son, a blacksmith and automobile repair business. Bother enterprises were based at 102 South Greenwood Street.**
- Beginning around 1940, the house hosted a string of short-term residents, including Fred C. and Geneva Mattoon in 1940; Oliver and Willa A. Carroll in 1950; and Neil Simpson Jr. and Theadora M. Simpson in the late 1950s. Bruce L. and Marilyn L. Rowe purchased this property in 1972 and appear to have operated it as rental units. Bruce Rowe died in 1997; ownership of the property then transferred to the Marilyn L. Rowe Trust. House Buyers, Inc., purchased the property from the Rowe Trust in 2006. In 2007, the current owner, the Catherine A. Podolsky Trust, acquired the houses and lots. The Podolsky Trust operates the property as two rental units.**

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.

"Gibbens (Leonard C.)" [obituary]. *Pueblo Chieftain*, 30 September 1947, p. 10.

"Bruce Rowe" [obituary]. *Pueblo Chieftain*, 29 March 1997, p. 6A.

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 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, 1915; Social History, 1915-ca. 1940**
- 41. Level of Significance: National State Local
- 42. Statement of Significance:

This property is historically significant for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. This house was home to railroad conductor Leonard C. Gibbens and Charles Kretschner, the owner of automobile service companies. As well, the house is architecturally significant as an example of a Craftsman-style bungalow. Character-defining features include the front-gabled dormer, overhanging eaves, exposed rafter ends, and knee brackets. However, the levels of architectural and historical significance, combined with physical integrity, are not 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, in any case, a contributing resource within a potential historic district.

- 43. Assessment of historic physical integrity related to significance:
Constructed in 1915, 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 modification has been the enclosure of the rear porch. Almost all of the original character-defining features and the original form remain intact. This building retains sufficient physical integrity to convey its historical and architectural significance.

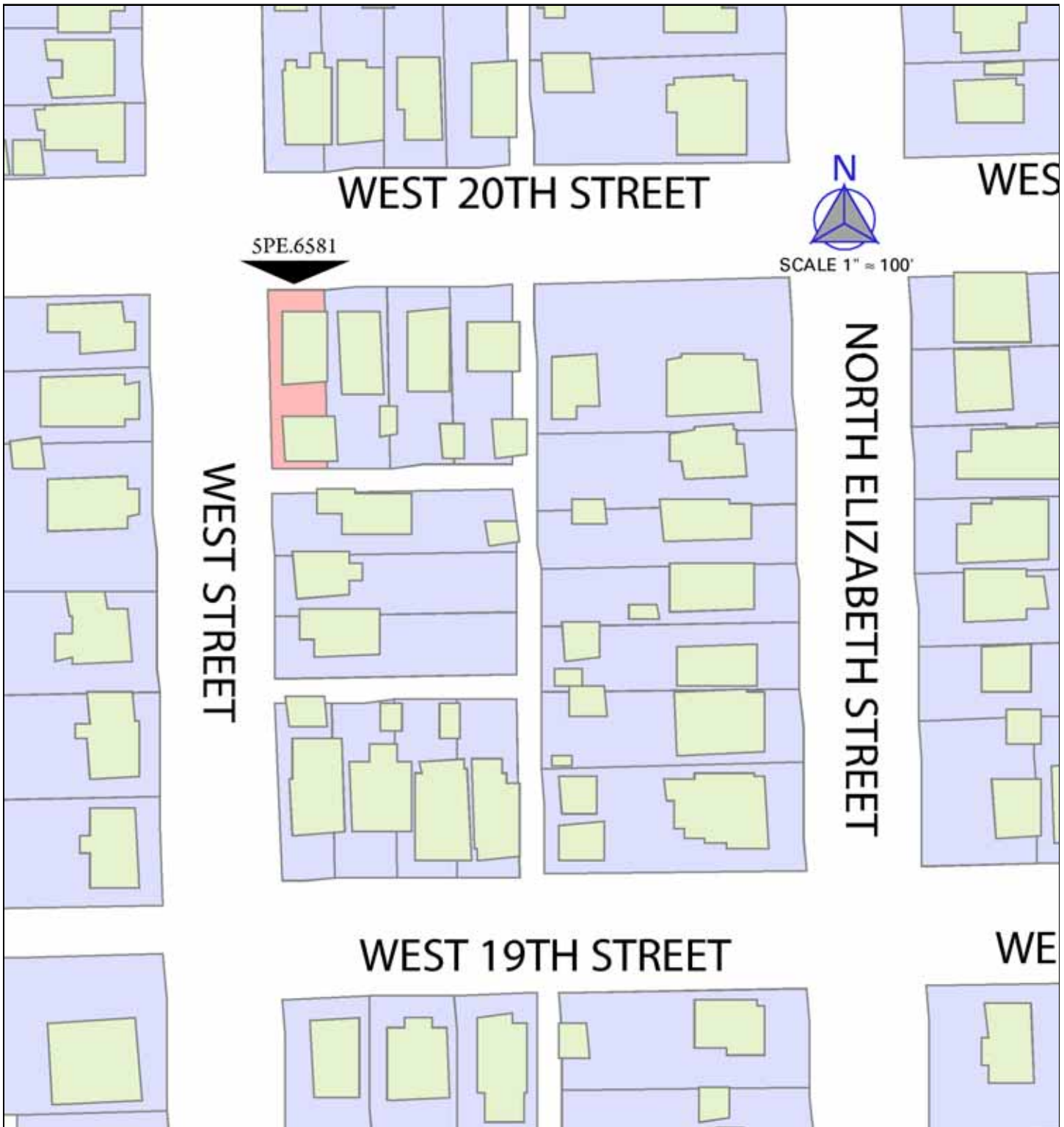
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 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

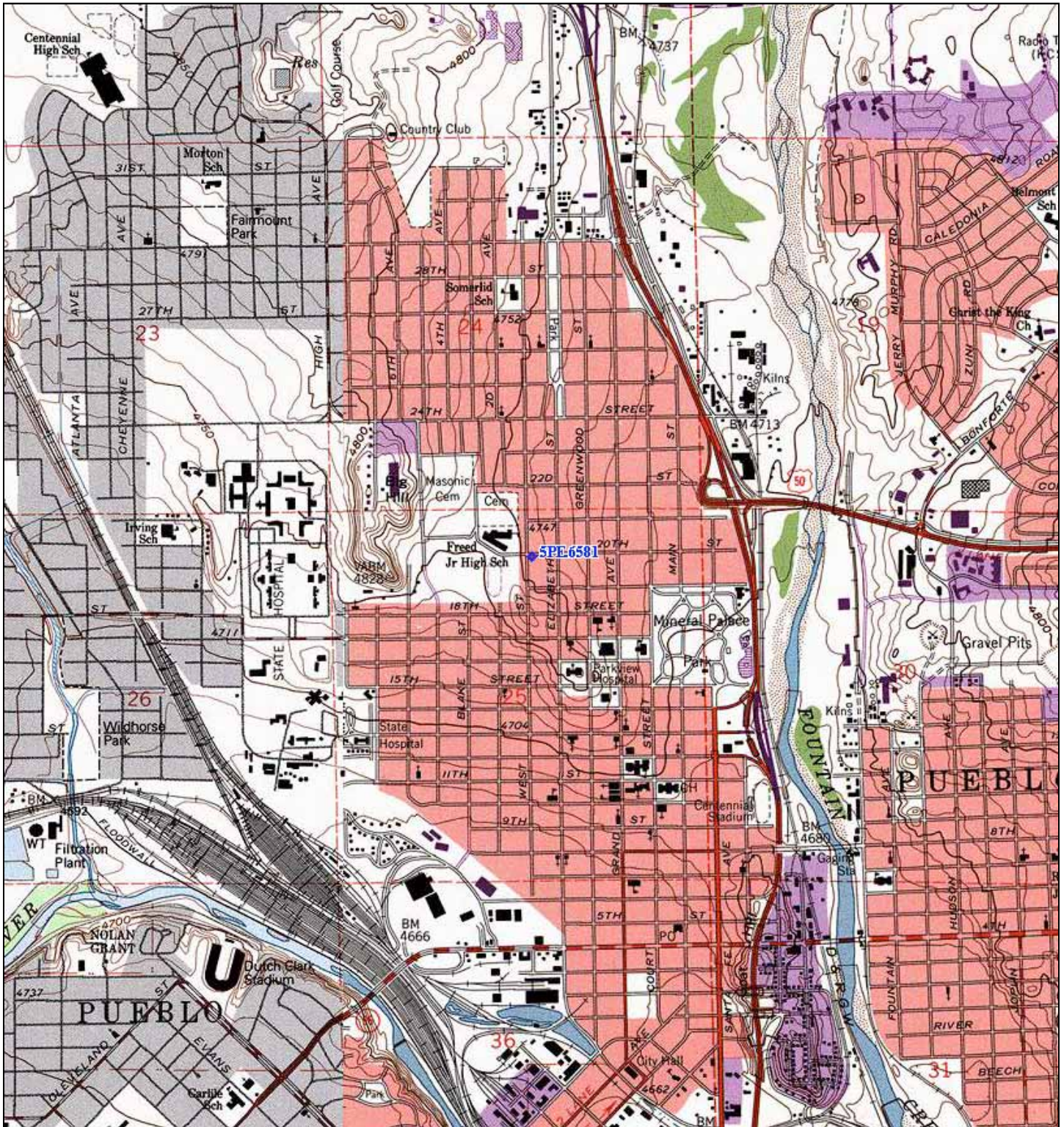
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **20thstw622 - 1 to - 6**
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): **2/1/2008**
- 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**

SKETCH MAP



LOCATION MAP



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