

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5PE.6470** Parcel number: **525122007**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Edward Frederick Brown House**
- 6. Current building name: **George D. Gibson House**
- 7. Building address: **1901 North Elizabeth Street**
- 8. Owner name: **George D. Gibson**
- Owner organization:
- Owner address: **1901 N Elizabeth 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 checked="" type="checkbox"/> Individually eligible	<input 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

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**  
**SE** 1/4 **SW** 1/4 **NW** 1/4 **NE** 1/4 of section **25**
10. UTM Reference Zone: **13**  
Easting: **533710** Northing: **4237281**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 17, 18, and 19; 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: **1,813 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**  
**Fence**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the east, this house rests on a foundation of regular-coursed, rusticated, pink rhyolite ashlar. Piercing the foundation are three-light hopper windows. A red, pressed-brick veneer, with thin, with mortar, clads the exterior walls. It features a protruding belt course corresponding to the second-story window sills. A two-story addition to the rear (west) elevation is covered in unpainted, square-cut wood shingles. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. In the first floor they open between concrete sills and flat arches, with a rounded bottom edge. In the second story, the windows lack the flat arch. Canted, three-sided bays protrude west of center from the first stories of both the north and south elevations. They host double-hung windows flanking a central hopper or awning window. The upper sashes of the double-hung windows have leaded glass, as does the central hopper or awning window. The hipped-roof dormers, which protrude from all four slopes of the centrally hipped roof, host a row of three, single-light hopper, awning, or casement windows. The first story of the rear addition has 6-over-6-light windows. The second story hosts bands of 8-light casement windows. A hipped roof porch spans the symmetrical front (east) facade and wraps around the southeast corner of the house. The porch consists of a concrete floor; a kneewall covered in square-cut wood shingles; and white-painted Tuscan columns. Red-brick steps approach the porch on its east elevation, corresponding to the principal doorway in the center of the facade. Above the steps is a pediment. The principal doorway hosts a wide, oak door, with etched-glass sidelights. Transoms span the door and sidelights. A secondary doorway opens in the west elevation of a small wing protruding from the northern third of the rear elevation. It hosts French doors flanked by divided-light sidelights. Another doorway opens just south of the protruding bay. Both doorways provide access to a brick patio, sheltered beneath pergola resting on Tuscan columns. Gray asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Tall, red-brick chimneys emerge above the roof near the northwest and southwest corners of the house. Cream-painted beadboard and white-painted fascia, with a protruding cornice, box the eaves. Beneath the soffit are evenly spaced modillions. A khaki-painted frieze band separates the walls from the roof.**
22. Architectural style: **Late 19th And 20th Century Revivals**  
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 Elizabeth Street are generally the same on this block. This property is situated on the northwest corner of North Elizabeth and West 19th streets. Concrete sidewalks are parallel to both streets. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. A wrought-iron fence, spanning between red-brick pillars, encircles the front yard; a wood privacy fence surrounds the back yard.**

24. Associated building, features or objects:

**GARAGE**

**A 3-car garage is located at the southwest corner of the property. Oriented to the south, it rests on a concrete foundation. A red, pressed-brick veneer clads the exterior walls. Two, overhead-retractable garage doors dominate the front (south) facade. Both are steel and are painted white. To the east is a 2-car, 32-panel door, and to the west is a single-car, 16-panel door. A 9-light, 2-panel steel door opens in the north end of the east elevation. Sheltering it is a front-gabled hood resting on knee brackets. The east elevation also hosts a trio of 6-light, fixed-frame windows within a siding-clad area that appears to enclosed what had been another single-car garage door. Gray asphalt shingles cover the hipped roof, and the eaves are boxed. A khaki-painted frieze band separates the walls from the roof.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1904**  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: **Edward Frederick Brown**

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 1904. An analysis of the style, materials, and historical records corroborates this date. The most notable alteration has been the construction of the rear addition, which appears to date to after 1990. The building originally had only a small, open back porch. Otherwise, the house has not been notably altered.**

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

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#### 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, constructed in 1904, was Edward Frederick "Fred" Brown, president of the Crews-Beggs Dry Goods Company, Pueblo's preeminent department store. He was born in Iowa around 1873. His wife, Catherine Helen Brown, was born in England around 1873. She arrived in Pueblo in 1889 and had been an employee of Crews-Beggs since the store opened its doors in 1891. The couple moved from this house to 1800 North Elizabeth Street (5PE.516.27) prior to 1925. Fred Brown died on February 5, 1944.**

**In 1925, the resident of this house was Charles W. Lee. He was born in Macksberg, Iowa, on April 12, 1870. In 1887, he moved to Lamar, Colorado, where he operated a small store. While there, he married Cora A. Blodgett in 1889. The**

couple moved to Pueblo in 1890. Once here, Lee worked as a traveling salesman for the Loose-Wiles Biscuit Company until he set out on his own and formed the Charles W. Lee Crackers and Candy Company. He operated the business successfully until 1922, when he sold out to his previous employer, Loose-Wiles. Following the sale of his business, Lee headed the Pueblo Conservancy District, piloted the group that constructed the Colorado Building on the corner of Fourth and Main streets, and served as a director of the Pueblo Chamber of Commerce. Lee also owned and operated the Pueblo baseball club that played in the Western League. He purchased the team in 1909 and often enjoyed traveling with the team on road trips. Lee became one of the most prominent citizens of Pueblo. "Many years are needed for man to attain the position occupied by Charles W. Lee," observed the Pueblo Chieftain on Lee's death. "His spot therefore must go unfulfilled and the community will feel his loss keenly." Charles Lee died on October 4, 1932, and his widow left this house shortly after his death.

Kenneth McCabe purchased this property prior to 1935. He was a native of Brooklyn, New York, and moved to Pueblo in 1917. McCabe was a salesman for both the Crews-Beggs Dry Goods Company and the Hyde Paper Company before forming the Gold Top Bread Company in 1928. Gold Top would later become Rainbow Bakers. McCabe was president, general manager, and chairman of the board of Rainbow, and retired from the company in the early 1950s. In 1957, McCabe became a co-chairman of the Pueblo March of Dimes, working to raise money to vaccinate Pueblo's school children against polio. In addition to this residence, McCabe and his wife, Priscilla, owned a summer home in Rye, Colorado. Kenneth McCabe died on June 29, 1978. His widow remained here until 1984.

Samuel K. and Cyndi Lou Gilliam acquired the house and lots from Priscilla McCabe in 1984. Samuel Gilliam was the sole owner by 1989. He sold the property to George D. and Kristan B. Gibson in 1997. George Gibson, the current resident, became the sole owner in 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.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 1B.

"E.F. 'Fred' Brown of Crews-Beggs Called By Death." *Pueblo Chieftain*, 6 February 1944, p. 1.

"Brown (Edward Frederick)" [obituary]. *Pueblo Chieftain*, 6 February 1944, p. 6.

"Brown (Catherine Helen)" [obituary]. *Pueblo Chieftain*, 1 October 1955, p. 6.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 9A.

"Death Summons Charles W. Lee." *Pueblo Chieftain*, 5 October 1932, p. 1.

"Civic leader McCabe dies at home in Rye." *Pueblo Chieftain*, 1 July 1978, p. 3A.

"Kenneth McCabe" [obituary]. *Pueblo Chieftain*, 2 July 1978, p. 11B.

## 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**

40. Period(s) of Significance: **Architecture, 1904**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is architecturally significant under State Register Criterion C, Pueblo Landmark Criterion 2a, as an example of a classically inspired Foursquare. Character-defining features include a symmetrical facade, Tuscan columns, a pediment, and modillions. While 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, it could eligible for listing in 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 1904, 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. Modifications are minor and include the replacement of doors, the porch floor, and one window. While extensive modifications and additions have been made to the rear elevation, they**

are entirely isolated to that elevation. All character-defining features 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.**

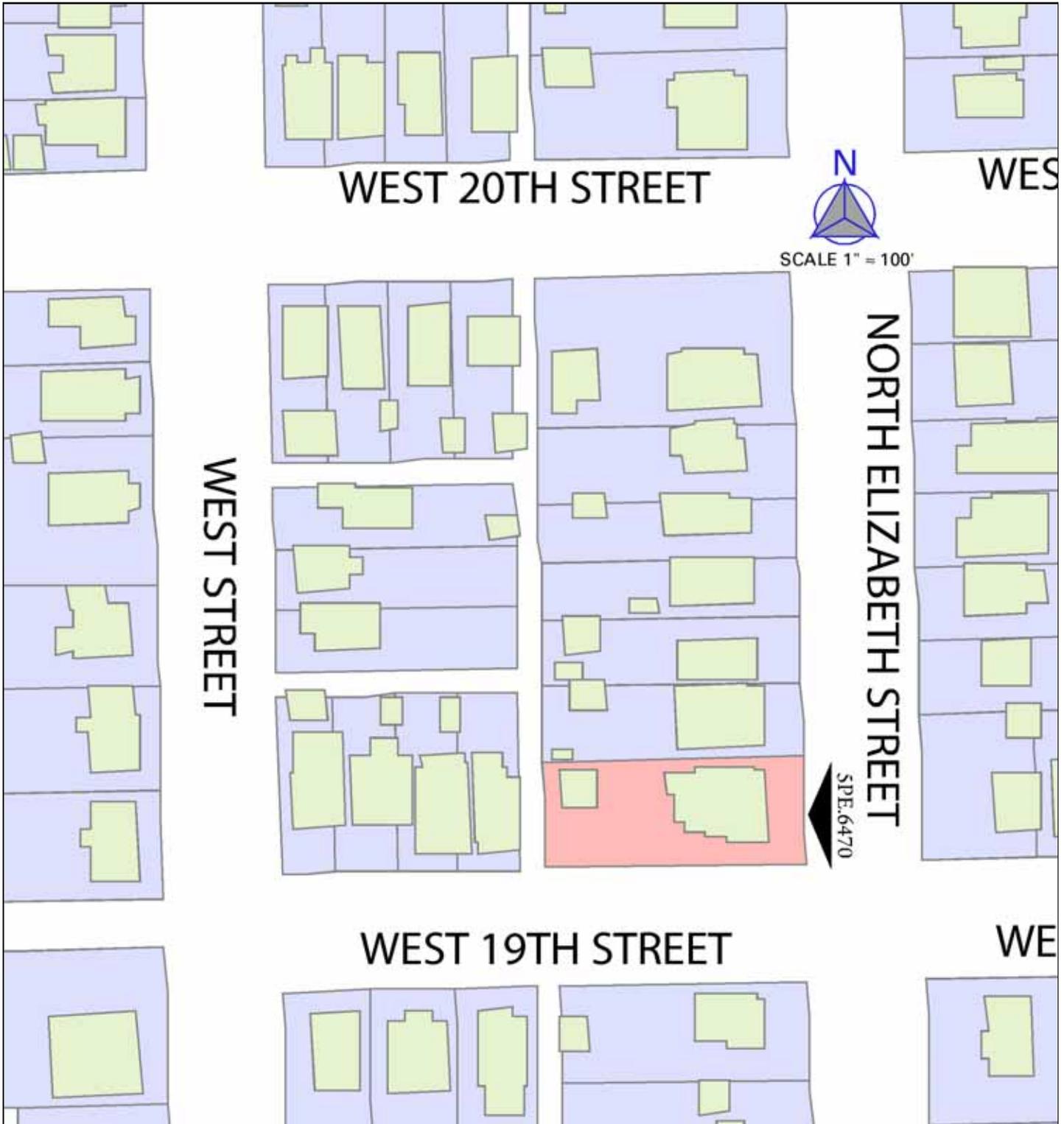
If there is National Register district potential, is this building contributing:  Yes  No  N/A

46. If the building is in existing National Register district, is it contributing:  Yes  No  N/A

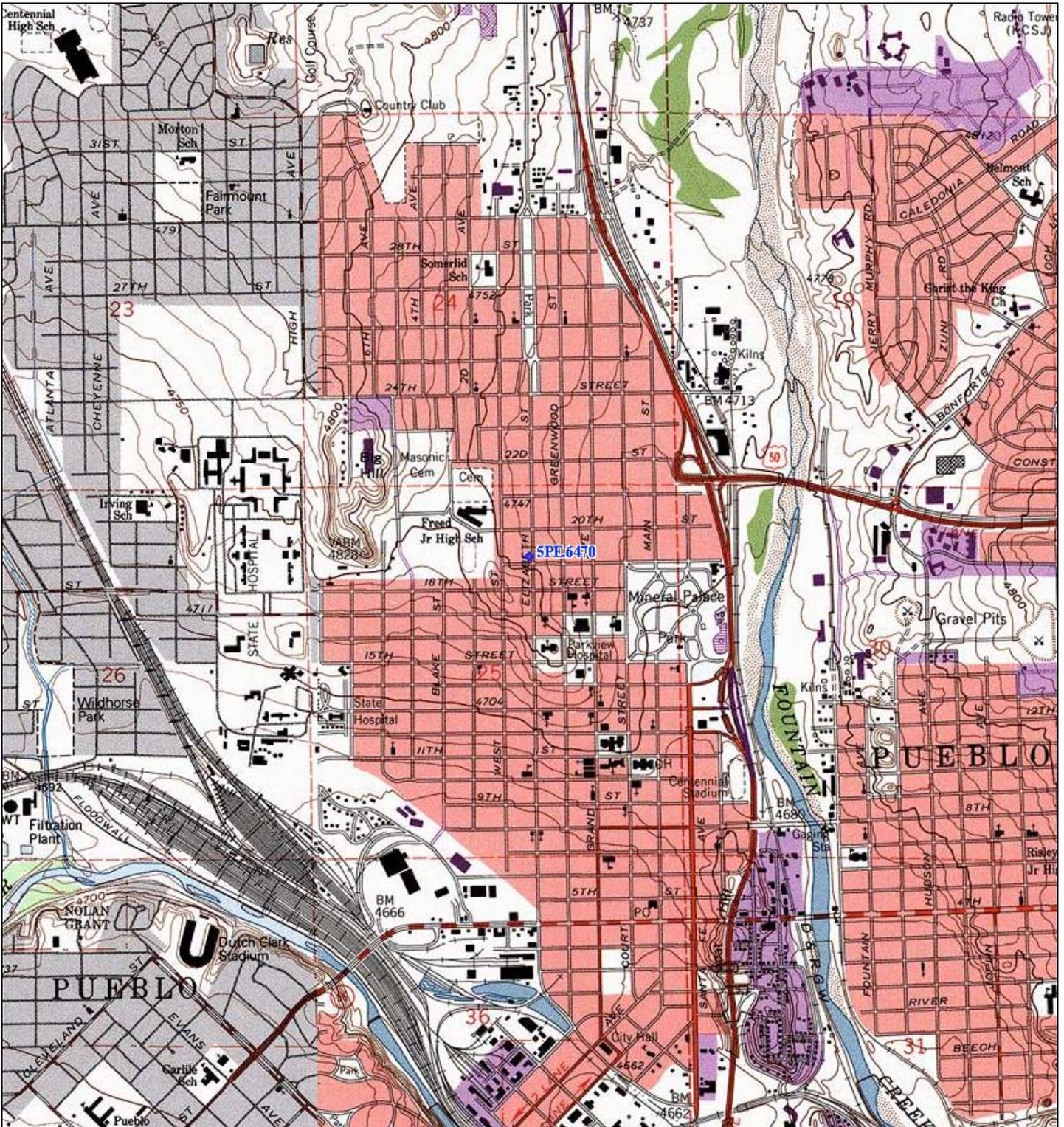
### VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **elizabethstn1901 - 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**

SKETCH MAP



LOCATION MAP



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

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC