

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6473** Parcel number: **525122002**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Brooking-Howard House**
- 6. Current building name: **Shannon and Denice Reed House**
- 7. Building address: **1921 North Elizabeth Street**
- 8. Owner name: **Shannon and Denice Reed**
- Owner organization:
- Owner address: **1921 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 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 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**
NE 1/4 SW 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533706** Northing: **4237351**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 27 and 28; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,912 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle
Stucco**
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Fence
Roof Treatment/Dormer
Roof Treatment/Flared Eave
Porch**
21. General architectural description:
Oriented to the east, this house rests on a stone foundation, largely concealed behind brown-painted stucco. Brown-painted, square-cut wood shingles clad the exterior walls. False half-timbering, with tan-painted timbers and brown-painted daubing, covers the gables and dormers. Windows in the first story are generally 6-over-6-light, double-hung sash, with brown-painted wood frames, green-painted storm windows, and tan-painted wood surrounds. Windows in the upper half story are generally paired, 8-light casement. Enclosing what appears to have been an upper story sleeping porch at the rear (west) elevation are pairs of single-light casement windows. The principal doorway opens near the center of the asymmetrical front (east) facade. It hosts a red-painted, 6-panel door. Flanking it are 8-light sidelights. Four brick steps approach the porch and are sheltered beneath a front-gabled hood, with open trusswork. A hipped roof porch protrudes from the southern half of the rear (west) elevation. It has a concrete floor and Doric supports. The porch shelters a series of 5, divided-light French doors, with corresponding transoms. A hipped-roof dormer protrudes from roof's east-facing slope, just north of center. Dominating the south end of the same slope is a massive gable, which jetties over the first story. Red-brown asphalt shingles cover the cross-gabled main roof and all other roof surfaces. The flared eaves are boxed with green-painted wood fascia and tan-painted wood soffit. A massive, red-brick chimney protrudes near the center of the structure, just west of the main north-south roof ridge.
22. Architectural style: **Late 19th And 20th Century Revivals/Jacobean/Elizabethan**
Other architectural style:
Building type:
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 west side of the street, between 1919 North Elizabeth Street to the south and 1925 North Elizabeth Street to the north. Separating the

street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the property. Surrounding the back yard is a wood privacy fence.

24. Associated building, features or objects:

GARAGE

A two-car garage is located along the western edge of this property. Oriented to the west, it rests on a concrete foundation. Brown painted, square-cut wood shingles clad the north, east, and west elevations. The south elevation consists of brown-painted concrete block. A 32-panel, brown-painted, steel, overhead-retractable garage door dominates the front (west) elevation. Opening in the east end of the north elevation is a tan-painted wood slab door. In the center of the same elevation is a 1-over-1-light, double-hung sash window, with a wood frame. A tan-painted frieze separates the walls from the roof. Tan-painted wood soffit and blue-painted wood fascia box the eaves. Red-brown asphalt shingles cover the hipped roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1900-01 (original); 1932** Actual Estimate

Source of information: **Pueblo County Assessor Property Profile.**

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co., consulted 1886 through 2003.

26. Architect: **Francis W. Cooper**

Source of information: **Colorado Historical Society, Office of Archaeology and Historic Preservation. Colorado Architects Biographical Sketch for Cooper, Francis W. Denver: CHS-OAHP, 17 August 2001.**

27. Builder: **Unknown**

Source of information:

28. Original Owner: **John C. Brooking**

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 1900. Other sources, such as city directories, suggest a 1901 date of construction. Taken very shortly after the house's construction, a photograph in the collection of the current owners reveals that this building was originally Shingle style, with a integral porch at the northeast corner and a second story porch protruding beneath the south-facing gable. Windows were generally 9- to 15-over-1-light. Structural evidence and historical records indicate that the house was remodeled in the Jacobean/Elizabethan style when William and Julia Howard returned in 1932-33. Modifications included the enclosure of both porches, the construction of a gabled rather than hipped roof over the wing protruding from the south end of the facade, and the installation of false half-timbering on the gables. The current owners constructed the rear wing and porch.

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, constructed in late 1900 or early 1901, appears to have been John C. Brooking. He was born around 1869 in Maryland. His wife, Mabel, was born around 1875 in Iowa. The couple was married circa 1902 and had a daughter, Julia. Brooking owned and operated the J.C. Brooking Insurance Agency, which he established in 1889. The firm represented the Northwestern Mutual Life Insurance Company and the Preferred Accident Insurance Company of New York. John Brooking died tragically on May 13, 1932, when he came home for the lunch hour but accidentally left his car running in the closed garage. He succumbed to carbon monoxide poisoning when he reentered the garage and attempted to move the vehicle.

Following John Brooking's death, Julia Brooking and her husband, William G. Howard, returned to Pueblo and resided

in this house with Mabel Brooking. When Mrs. Brooking died on March 5, 1936, William and Julia inherited the property. William Howard was born on December 24, 1903, in Rabway, New Jersey. He attended Swathmore College and he received his Bachelor of Arts degree in 1926. He moved to New York City, where he began his career in real estate management with the Benenson Building Corporation. He married Julia Brookings on June 2, 1929. They eventually had two children: John C. Howard and Julia M. Howard. After relocating to Pueblo in 1932, William Howard took over the J.C. Brookings Agency and established the Pueblo Agencies, Inc., a property management company as well as a real estate, insurance, and investment brokerage firm. The Pueblo Agencies became the largest property management firm in Pueblo and included the Thatcher Building, the city's largest and most prominent office building. Howard served in the United States Navy during World War II and reached the rank of lieutenant commander. Julia Howard died on December 31, 1958, and William became the sole property owner. He married again in 1962 to Loretta Adams, and the couple resided in this house. William Howard died in April 1980.

John I. and Linda J. Ransdell purchased this property following William Howard's death. The Ransdells sold the property to the current owners and residents, Shannon and Denise Reed, in 1985. Shannon Reed is an attorney and full partner in the firm of Mullans, Piersel & Reed, PC.

36. Sources of information:

Pueblo County Office of Tax Assessor. Property information card. [internet]

Pueblo City Directory.

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 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 7A.

"J.C. Brooking Is Overcome By Auto Fumes And Expires." *Pueblo Chieftain*, 14 May 1932, p. 1.

"Mrs. Mabel Brooking Passes Away; Rites Will Occur Saturday." *Pueblo Chieftain*, 6 March 1936, p. 2.

"Howard (Mrs. Julia B.)" [obituary]. *Pueblo Chieftain*, 1 January 1959, p. 1C.

"William F. Howard" [obituary]. *Pueblo Chieftain*, 7 April 1980, p. 6A.

"William F. Howard." In *Colorado and Its People*, vol. III, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 115.

Reed, Denise. Interview by Adam Thomas, 31 January 2008.

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, ca. 1932; Social History, 1900-01 to 1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant under Pueblo Landmark Criterion 1A 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 homes in the latest contemporary suburban styles. This house has been home to prominent insurance and real estate entrepreneurs John Brooking and William Howard. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of the Jacobean/Elizabethan style. Character-defining features include the steeply pitched roof, intersection gables, casement windows, and false half-timbering on the gables and dormers. While the levels of architectural and historical significance 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, it could be individually eligible 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 1900-01 and dramatically remodeled around 1932, this house 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. While additions have changed the form, they are almost entirely isolated to the rear elevation and are subordinate in mass. Almost all character-defining features remain intact. Based on its 1932 remodeling, the house 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:

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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.**

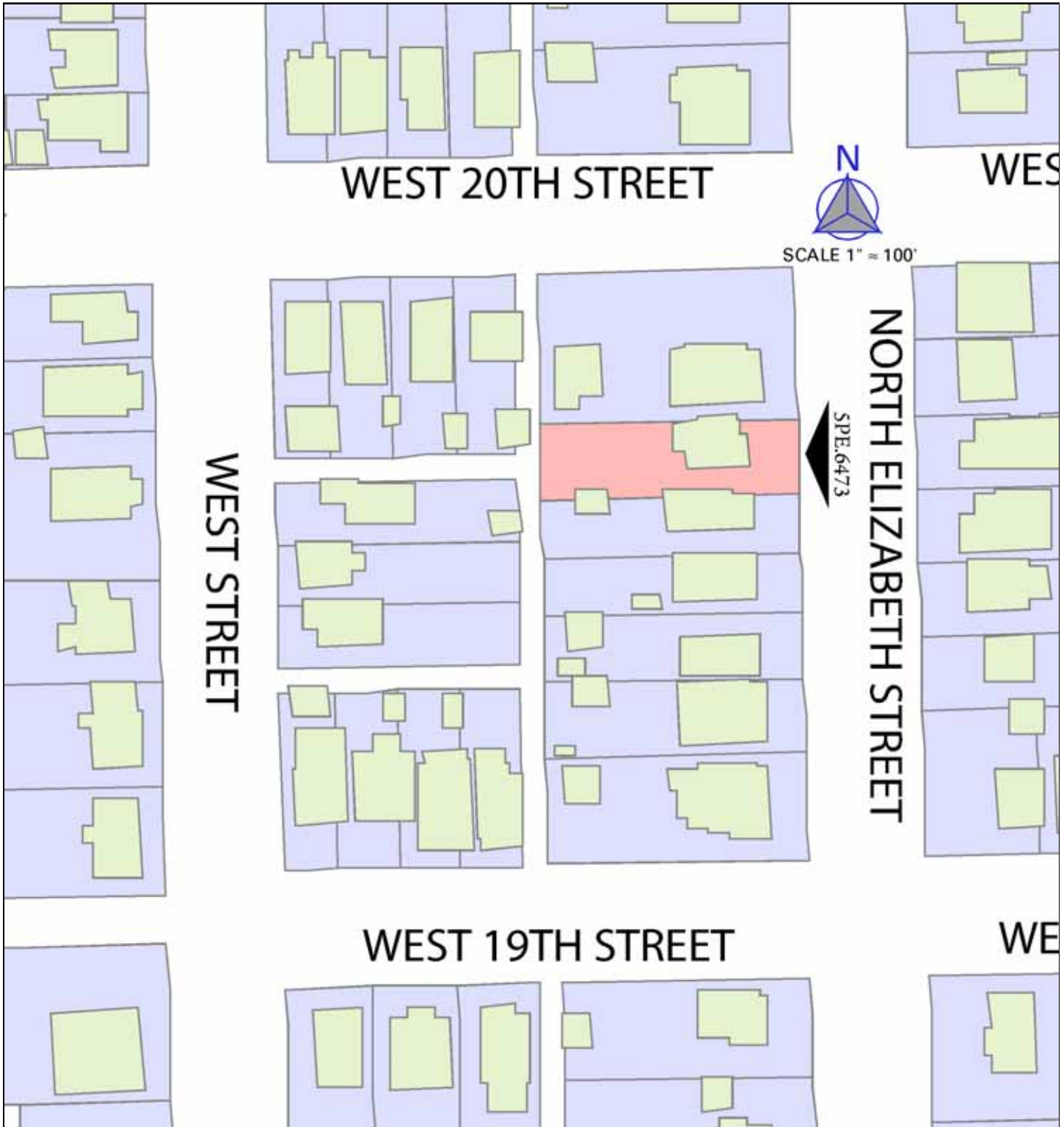
If there is National Register district potential, is this building contributing: Yes No N/A

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

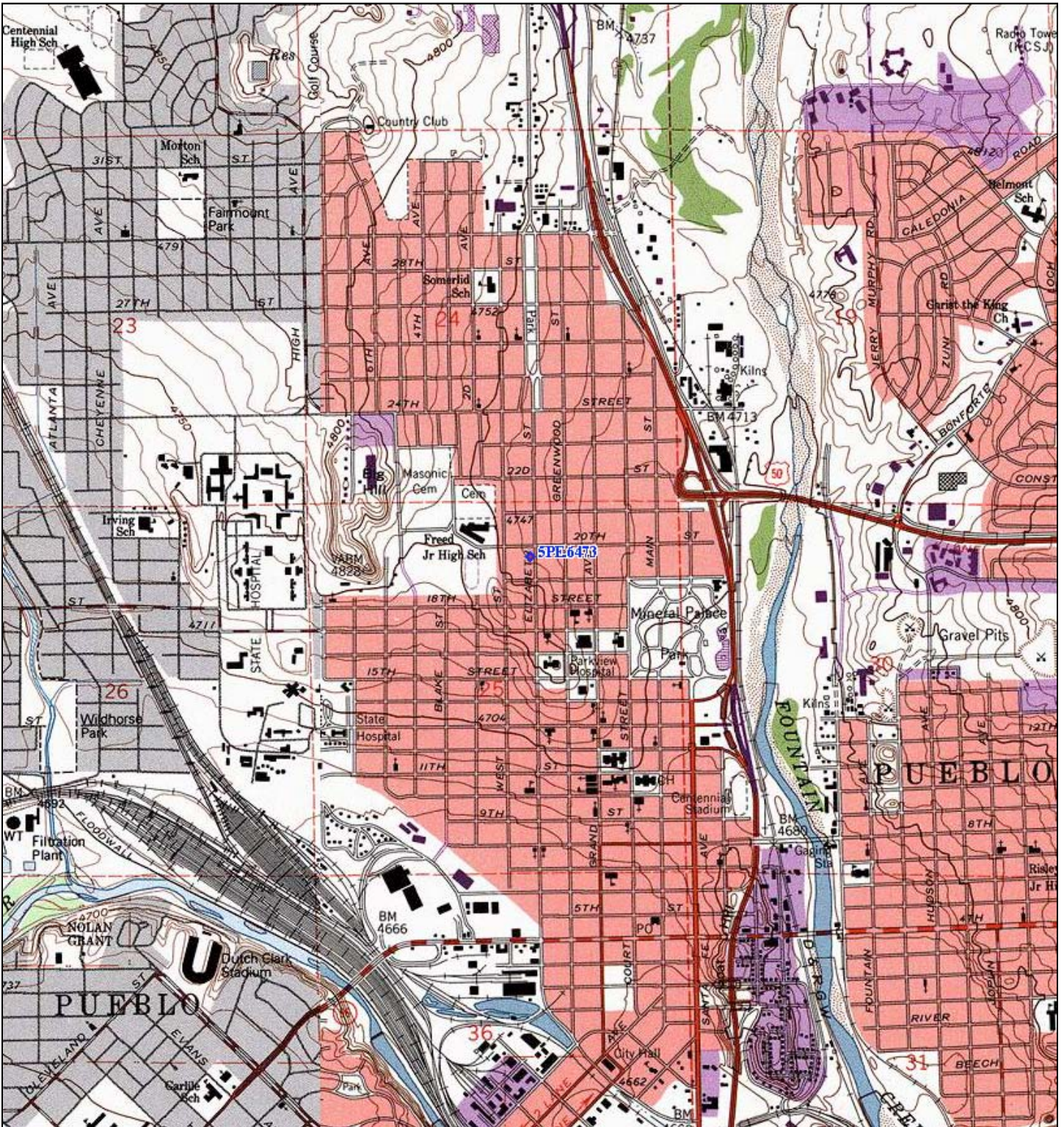
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **elizabethstn1921 - 1 to - 7**
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): **1/31/2008**
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)