

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6628** Parcel number: **525121006**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Kenneth McCabe House**
- 6. Current building name: **Er-Crisler House**
- 7. Building address: **1922 North Elizabeth Street**
- 8. Owner name: **Timothy Er and Paula Crisler**
- Owner organization:
- Owner address: **11210 Bradbury Ln  
Reston, VA 20194**

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 SE 1/4 NW 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **533749** Northing: **4237360**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Balance of Lot 5 and all of Lot 6; Block 22**  
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: **1,568 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**  
  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney  
Porch**
21. General architectural description:  
**Oriented to the west, this house rests on a brown-painted concrete foundation, with hopper basement windows. Cream stucco clads the exterior walls covers the knee brackets in the gables. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and surrounds. Opening in either side of the asymmetrical front (west) facade are single-light picture windows. The west end of the north elevation hosts a 1-beside-1-light, sliding-sash window. The same window opens at the east end of the south elevation. West of it is a small, canted bay. West of the bay is a single-light casement window. A brown, glazed-brick hearth and chimney are engaged to the west end of the south elevation. Flanking it are 3-light casement windows, with white-painted wood frames and aluminum-frame storm windows. (These are the only original windows in the house.) A front-gabled porch protrudes from the southern half of the facade. It features a concrete floor, which extends across the entire elevation, and stucco covered kneewalls and supports. White vinyl siding covers the porch frieze. The principal doorway opens beneath the porch, south of center. It hosts a white-painted, paneled door, hosting a ovular light with leaded glass. Two doorways open in the rear (east) elevation. At the south end are 10-light French doors, approached by a wood stoop. Opening lower in the elevation, south of center, is a cream-painted wood slab door, opening behind an aluminum-frame storm door. Both doorways provide access to an unsheltered concrete patio. Brown asphalt shingles cover the front-gabled main roof and all other roof surfaces. The gabled are clipped. Cream-painted wood fascia and soffit box the eaves.**
22. Architectural style: **Late 19th And Early 20th Century American Movements**  
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 North Elizabeth Street are generally the same on this block. This property is situated on the east side of the street, between 1920 North Elizabeth Street to the south and 1924 North Elizabeth Street to the north. Separating the street from the concrete sidewalk is a brick-covered strip. A planted-grass yard, with mature landscaping, covers the property. Connecting North Elizabeth Street to the southwest corner of the house is a concrete driveway.**

24. Associated building, features or objects:

**GARAGE**

A single-car garage is located at the east end of the property. Oriented to the east, it rests on a concrete foundation. Cream-painted stucco clads the walls. Dominating the east elevation is a white-painted, 16-panel, wood, overhead-retractable garage door. The door is situated within a shallow, pent-roof wing, with cream-painted, wooden composition siding. A 12-light window opens in the west elevation. The gables host knee brackets. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

**SHED**

A prefabricated or kit-built metal shed is located at the southeast corner of the lot. Oriented to the north, it lacks a formal foundation. White-painted sheets of metal clad the exterior walls. A white-painted sheet metal door opens in the center of the north elevation. The building lacks windows. White painted sheets of metal cover the front-gabled roof.

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IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1920**  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: **Kenneth McCabe**

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 1920. An analysis of the style, materials, and historical records corroborates this date. The house was extensively remodeled sometime after 2005. Alterations included the installation of stucco, the replacement of nearly every window and all doors, and the boxing of the eaves.**

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 original owner and resident of this house, constructed in 1920, was Kenneth McCabe. 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 later became Rainbow Bakers. McCabe served as president, general manager, and even chairman of the board for Rainbow, retiring 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. McCabe and his wife, Priscilla, owned a summer home in Rye, Colorado in addition to this residence, which they vacated around 1935 for 1901 North Elizabeth Street (5PE.6470). Kenneth McCabe died on June 29, 1978.**

**Another prominent Pueblo businessman, Everett H. Day, purchased this property and resided in the house by 1935. Born in Stanton, Kansas, on September 13, 1874, Day attended the business school at the University of Kansas in Lawrence. Upon graduating, Day worked briefly in Lawrence before moving to Idaho, where he worked for a year. He moved back to Kansas, this time Linden, and worked in retail. Everett Day married Alice Sharp in Paoli, Kansas, on November 18, 1896. The couple moved to Pueblo shortly after their marriage and Everett joined the Crews-Beggs Dry Goods Company, Pueblo's preeminent department store, as a salesman. Day and another Crews-Beggs employee, A.C.**

Jones, decided to open their own retail store in 1912. They purchased the B&O Dry Goods Company, located at the corner of Second and Main Streets, and renamed it the Day-Jones Dry Goods Company, directly competing with Crews-Beggs. The Day-Jones venture proved to be successful for both partners, but that success did not come without significant, seemingly insurmountable setbacks. By 1914, the store had outgrown its original location at Second and Main, so the partners moved it to Fourth and Main. The new retail space consisted of a basement level with two floors above it. But much of the inventory was destroyed in Pueblo's great flood of 1921. The partners replaced their lost merchandise and relocated the store to Pueblo's monumental Opera House Block. Yet misfortune followed them. A colossal fire on the night of February 28, 1922, destroyed the Opera House Block and, with it, the Day-Jones Dry Goods Company. The store reopened in August 1922, and moved through a handful of downtown locations in the succeeding years. Day sold his interest in the business in January 1954. In his time away from the business, Day was an avid sportsman, described by the Pueblo Chieftain as "an expert fisherman, hunter, former golf champion and winner of many trophies for his skill at trap and skeet shooting." Day and his wife had one son, Max, who at one time also owned an interest in Day-Jones. Everett later joined his son's Max Day Agency, an investment company. The Days moved from this house prior to 1945; Everett Day committed suicide on August 21, 1955.

The residents here in 1945 were George W. and Kathleen F. Springer. George worked as a salesman. In 1950, the residents were Wendell T. and Zona Wingett. Wendell was born around 1913 in Nebraska. In Pueblo, he worked at Woodcroft Hospital.

Walter L. and Jenevia Hill were the residents of this house in 1955. Walter was born on December 1, 1891, in Potasi, Missouri. Jenevia was born around 1903, also in Missouri. Walter served in World War I and, during the time he lived here, worked as a driver's license examiner. He left that position to sell real estate and retired from that occupation. The Hills moved from this address prior to 1960, and Walter died on March 3, 1983.

Warren W. and Lorraine M. Sullivan lived at this address in 1960. Warren Sullivan became the sole owner in 1971. He was born in Pueblo on April 10, 1924, and remained in the city his entire life, except for a tour of duty with the U. S. Navy during World War II. He served three years aboard the submarine U.S.S. Angler. Following the end of the war, Sullivan joined the U.S. Postal Service, where he worked for over 28 years as a supervisor. He retired in 1976 and died on December 19, 1988. His widow, Lorraine, became the sole owner of the property and sold it to the current owners, Timothy Er and Paula Crisler, in 2007. They operate the property as a rental unit.

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.

South Dakota Marriages, 1905-1949 [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2005. Original data: South Dakota Marriage Index, 1905-1914 and South Dakota Marriage Certificates, 1905-1949. Pierre, SD:

"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.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6A.

"Funeral Services For E.H. Day Set For Tuesday Afternoon." *Pueblo Chieftain*, 22 August 1955, p. 4.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 15A.

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

"Walter L. Hill" [obituary]. *Pueblo Chieftain*, 5 March 1983, p. 5A.

"Warren Wesley Sullivan" [obituary]. *Pueblo Chieftain*, 22 December 1988, p. 6D.

## 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: **Social History**

40. Period(s) of Significance: **1920-1945**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is historically significant 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 entrepreneurs Kenneth McCabe and Everett Day. However, 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, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. Because of its low level of physical integrity, this property should not be considered a contributing resource within a potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1920, this house exhibits a moderately low 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. A recent remodeling resulted in the installation of new wall cladding, windows, and doors. Many character-defining features were concealed or removed, including the original wall cladding, the original windows, and the exposed rafter ends. However, this building still have an overall bungalow form and clipped gables. Yet the house does retain 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): **elizabethstn1922 - 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): **1/4/2008**

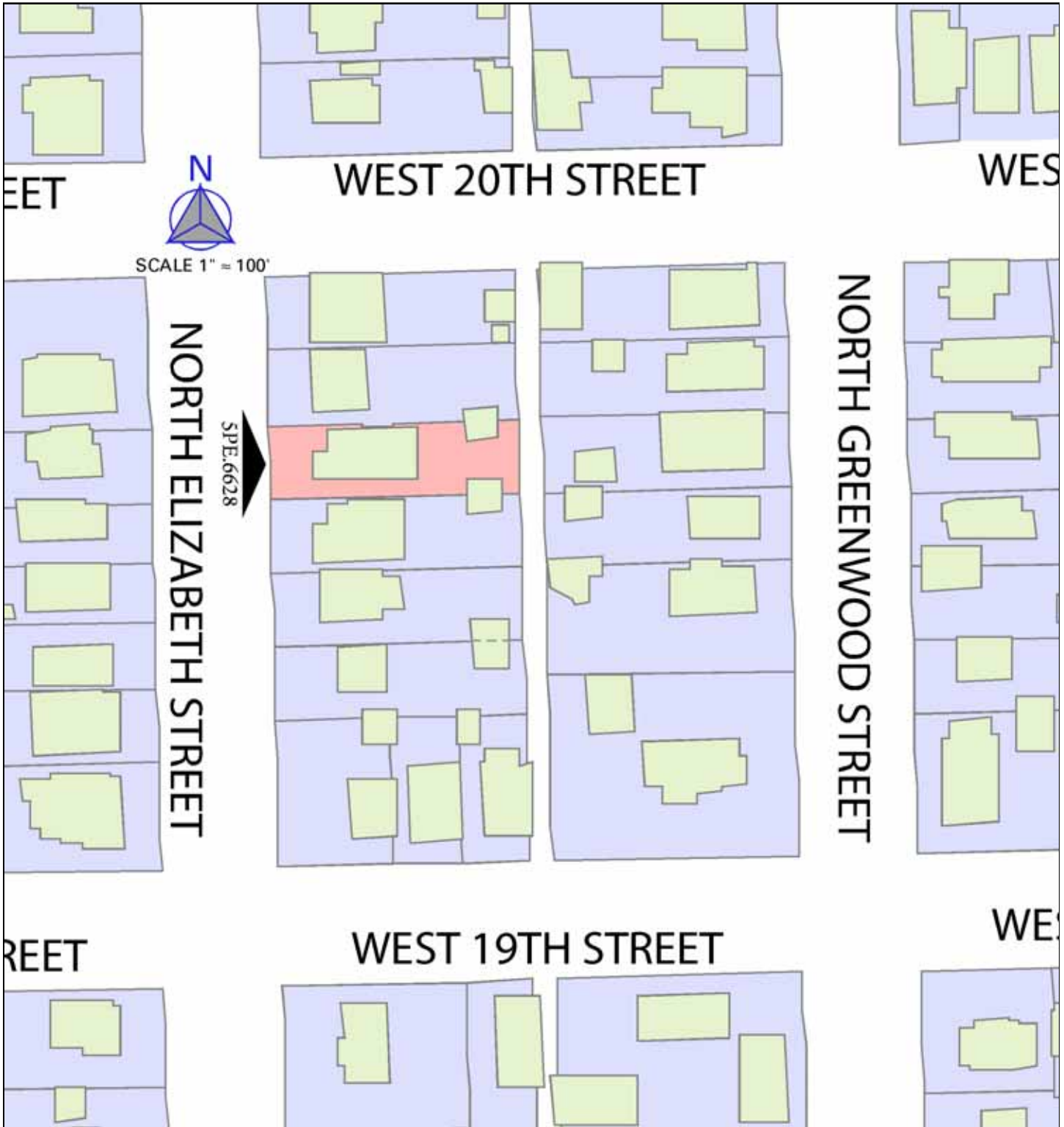
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

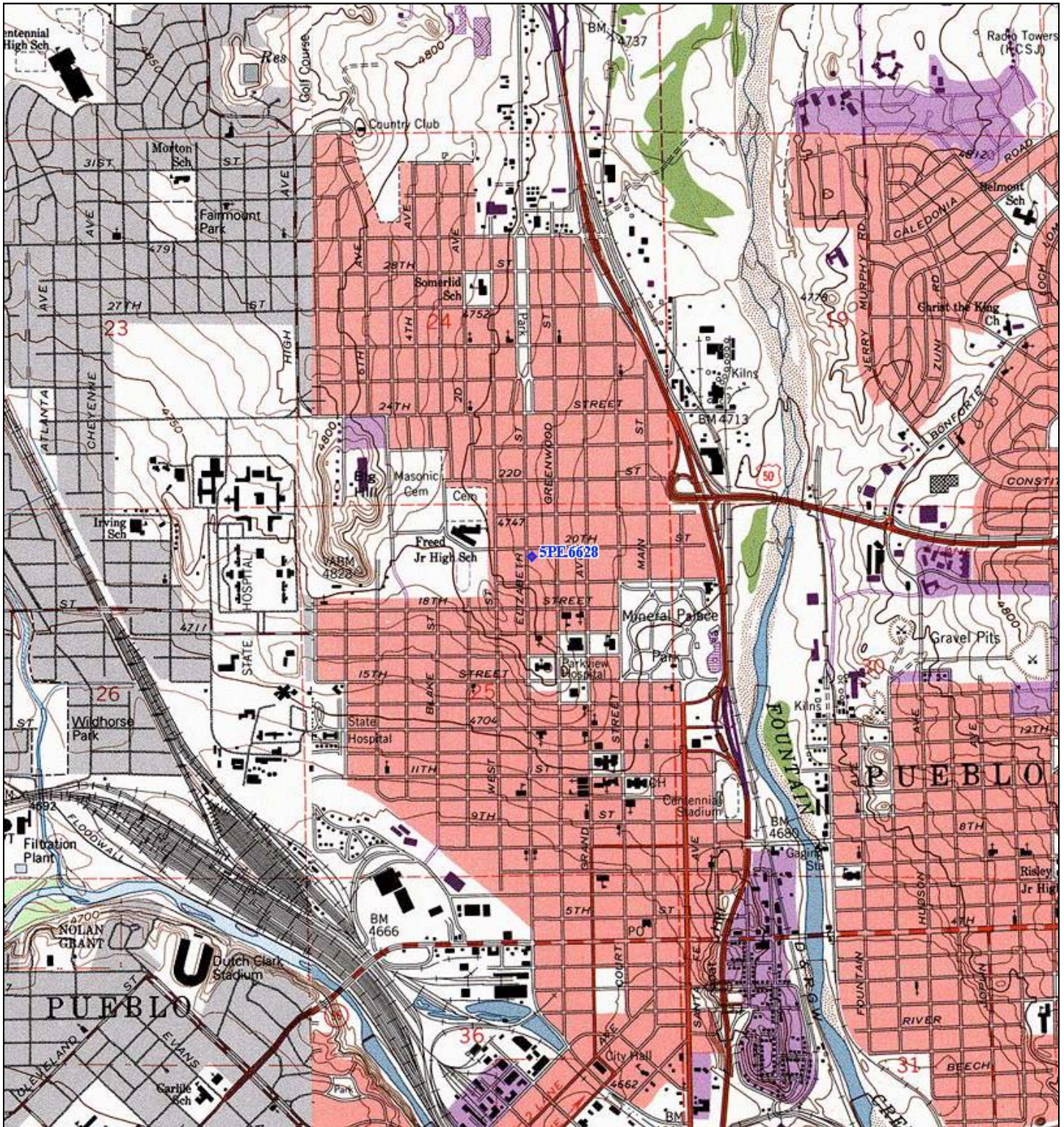
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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