

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6474** Parcel number: **525122001**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Edward V. Garnett House**
- 6. Current building name: **Manuel Gonzales Jr. House**
- 7. Building address: **1925 North Elizabeth Street**
- 8. Owner name: **Manuel Gonzales Jr.**
- Owner organization:
- Owner address: **1925 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: **533708** Northing: **4237364**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 29 through 32; 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: **1,296 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**  
**Wood/Horizontal Siding**  
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**  
**Porch**  
**Roof Treatment/Flared Eave**  
**Roof Treatment/Dormer**  
**Window/Stained Glass**  
**Fence**
21. General architectural description:  
**Oriented to the east, this house rests on a foundation of random-coursed, rock-faced, pink rhyolite ashlar. Additions to the rear (west) elevation rest on concrete foundations. A red, pressed-brick veneer clads the exterior walls. It features a projecting watertable and belt courses corresponding to the sills of the first- and second-story windows. A brick veneer, varying in color from pink to orange, covers the first story of the rear addition. The second story is clad in white-painted, horizontal wooden composition siding. White-painted, square-cut wood shingles cover the frieze of the porch pediment and the dormers. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames. Windows opening in the original portion of the house have rock-faced rhyolite sills; those in the first story appear beneath flat arches. Windows in the symmetrical front (east) facade have narrow upper sashes. Opening in the center of the facade's second story is a stained-glass hopper or awning window, protected behind a two-part storm window. The hipped roof dormers, which protrude from the roof's north- and east-facing slopes, host pairs of 20-light hopper, awning, or casement windows. Windows opening in the rear addition are 1-beside-1-light sliding sash, with aluminum frames. A hipped-roof porch spans the facade. It has a wood floor; white-painted wood balustrade; and fluted Corinthian columns, with gold-painted capitals. Four concrete steps flanked by wrought-iron railings, approach the center of the porch, under a pediment. The principal doorway opens in the center of the facade and hosts a maple door, with a stained-glass light. A secondary doorway opens in the north end of the rear elevation. A concrete stoop, with wrought-iron railings, approaches the doorway from the north. It is sheltered beneath a shed-roofed hood. Black asphalt shingles cover the centrally hipped main roof and all other roof surfaces. White-painted wood fascia and soffit box the broadly overhanging, flared eaves. Beneath the soffit are evenly spaced modillions. Tall, red pressed-brick chimneys are engaged to the side elevations, east of center.**
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 southwest corner of North Elizabeth and West 20th streets, with a deep setback from the latter thoroughfare. 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. Encircling the yard immediately west of the house is a white-painted wood privacy fence, with brick pillars. A concrete driveway runs along the north side of the house, connecting Elizabeth Street to the garage near the northwest corner of the property.**

24. Associated building, features or objects:

**GARAGE**

**A three-car garage is located at the west end of this property. Oriented to the north, it rests on a concrete foundation. Exterior wall claddings vary from elevation to elevation. A red-brick veneer clads the north elevation; the west elevation consists of unpainted concrete blocks; and green-painted stucco clads the south and east elevations. Two-car and one-car, fiberglass, overhead-retractable garage doors dominate the north elevation. White painted soffit and fascia box the eaves, and gray asphalt shingles cover the front-gabled roof. White painted, horizontal wooden composite siding clads the walls on the gable ends.**

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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: **Unknown**

Source of information:

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 only notable alteration has been the construction of the two-story addition to the rear elevation. It appears to date to the 1970s, when a portion of this house served as the offices for an insurance brokerage firm.**

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:

**This house was constructed in 1904, but the original owner or resident is unclear. By 1914, the residents were pioneer Pueblo County land baron Edward Garnett and his large family. He was born around 1854 in Missouri and moved to Pueblo County in 1898, where he owned about 40,000 acres in the southeastern part of the county. The Pueblo Chieftain described Garnett as a "pioneer cattleman" who engaged in the stock grazing at his Gilpin Ranch. Garnett was one of the original members of the First Baptist Church in Pueblo; he even donated the use of his men and wagons to haul materials for the construction of the congregation's first church. When he resided at this address, Garnett was farming the Grand Farm. He lived here with his wife, Louise, and her three children: Darwin, Katherine, and Louis**

Nelson. All three were adult stepchildren to Garnett, with the men holding their own jobs. Edward Garnett's sister-in-law, Mae Sappington, also lived here. By 1930, Edward Garnett had moved to 110 West 8th Street, while the rest of the family, including Louise Garnett, remained at this North Elizabeth Street address. Darwin Nelson, one of Garnett's stepsons, was listed as the owner of the property in 1930. Nelson had become the proprietor of a small business and his brother, Louis, was an accountant for Wholesale Grocery. The family moved to 1912 North Greenwood Street (5PE.6531) in 1919. Edward Garnett died on May 27, 1935, while living with relatives at 724 West 12th Street (5PE.517.31); Louis Nelson died on July 20, 1934.

The resident here in 1920 was Charles L. Patterson. He was born around 1888 in Missouri and lived here with his wife, Gladys, who was born around 1893 in Colorado. The Pattersons were married on October 26, 1916, in Otero County, Colorado, and had two young sons while living at this address: Charles and John. The elder Charles Patterson was a civil engineer, with an office in the Thatcher Building. The Patterson family lived here until the late 1930s.

George H. Rupp was property owner and resident beginning around 1940. He was born on November 10, 1890, in Bessemer, Michigan. During his high school years in Bessemer, Rupp met Zita Johnson, whom he would later marry. Rupp attended the Michigan College of Mining and Technology and received his bachelor's degree in mining in 1911, graduating at the top of his class. Rupp then served as an engineer for the Gogebic (Michigan) County Road Commission and designed the first road in the county. He later worked for the Newport Mining Company in Newport, Michigan, until forming Brewer & Rupp, an independent mining company and ore exploration firm. In 1920, Rupp accompanied an expedition to the newly discovered Belcher Islands in Hudson Bay; his knowledge was necessary to assess the islands' mineral wealth. A few years later, Rupp sold his interest in the mining firm to join the Ford Motor Company as superintendent of its Imperial Mine. Rupp worked for the Calumet and Hecla Consolidated Copper Company in Calumet, Michigan, from 1927 to 1929. At the end of 1929, Rupp accepted a position with the Colorado Fuel & Iron Company and relocated with his family to Pueblo. Rupp became general manager of CF&I's massive mining department, which represented the consolidation of all of the company's extensive mining and quarrying operations. When CF&I abandoned the Rockefeller Plan to address labor issues on December 13, 1933, Rupp was selected as the corporation's representative to bargain directly with the United Mine Workers Union. In his book *Mill & Mine: The CF&I in the Twentieth Century*, author H. Lee Scamehorn credits Rupp in "making sure that every employee, and his or her dependents, had adequate food, clothing, and shelter." Rupp was very active in civic affairs and professional organizations. He was a member of the Pueblo Chamber of Commerce, the Society of American Military Engineers, the Rocky Mountain Coal Mining Institute, the Colorado Mining Association, and the American Institute of Mining and Metallurgical Engineers. He lived at this address until his death on October 11, 1954. His widow, Zita Rupp, then moved to 1820 North Grand Avenue (5PE.5813).

Chester A. and Alice F. Brown were the residents of this house in 1955. Chester was the general manager of Pueblo's Single Fund Plan, an investment company. The Browns moved from this house after 1960. In 1965, Dr. John D. and Genevieve A. Pennington were the residents. Dr. Pennington was an optometrist, practicing at 302 North Main Street. William C. and Dorothy J. Mizar were listed as the residents of this house in 1970. Until the late 1970s, the Mizars owned and operated the Mizar Insurance Agency, an independent brokerage, in this house.

Leslie B. and Harriett H. Hardy purchased the property in 1980. The Hardys sold the house and lots to Joseph W. and Betty J. Legan in 1983. The current owner, Manuel Gonzales Jr., purchased the property from the Legan estate 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.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 6B.

"Garnett (Edward)" [obituary]. *Pueblo Chieftain*, 28 May 1935, p. 5.

"Edward V. Garnett, Early Land Baron Of Region, Passes Away At Age 83." *Pueblo Chieftain*, 28 May 1935, p. 16.

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

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 8B.

"CF&I Mine Official Dies After Illness." *Pueblo Chieftain*, 12 October 1954, p. 1.

Scamehorn, H. Lee. *Mill & Mine: The CF&I in the Twentieth Century*. Lincoln, Nebraska: University of Nebraska Press, 1992.

## 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, 1904; Social History, 1904-1958**

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 land baron Edward Garnett, civil engineer Charles Patterson, and CF&I executive George H. Rupp. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of a Classically inspired foursquare. Character-defining features include the nearly square plan, brick veneer, symmetrical facade, Corinthian columns, modillions, and a centrally hipped roof with broadly overhanging, flared eaves 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 1904, 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. Large additions to rear elevation have altered the original plan, are visible from the north and west, and are incompatible in design and materials. However, this addition is clearly differentiated from the original building. As well, almost all of the key character-defining features remain intact. This 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:  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): **elizabethstn1925 - 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): **1/31/2008**

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

51. Organization: **Historitecture, LLC**

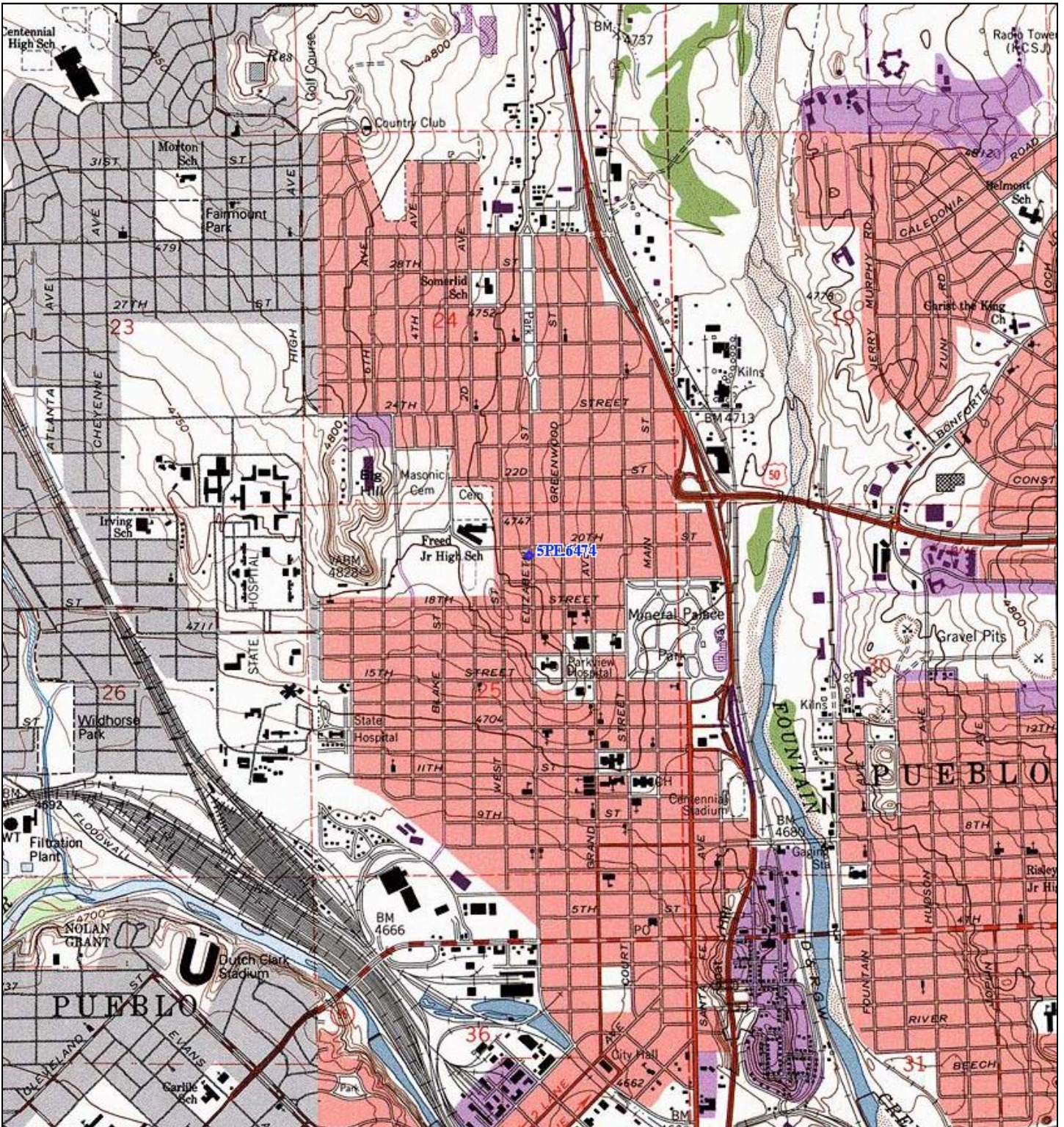
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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)