

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6530** Parcel number: **525121012**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Thomas J. Downen House**
- 6. Current building name: **William R. and Carol D. Patterson House**
- 7. Building address: **1901 North Greenwood Street**
- 8. Owner name: **William R. and Carol D. Patterson**
- Owner organization:
- Owner address: **1901 N Greenwood 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**
SE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533830** Northing: **4237289**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 17 through 21; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,738 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick**
Stucco
Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Roof Treatment/Dormer
Window/Segmental Arch
Window/Stained Glass
Fence
Porch
21. General architectural description:
Oriented to the east, this house rests on a regular-coursed, rock-faced stone ashlar foundation, painted cream, with single-light hopper basement windows. A cream-painted brick-veneer clads the exterior walls. The brickwork features a belt course running just below the level of the first story window lintels. It is painted tan, with the coping highlighted in green and red. An addition to the northwest corner of the house is covered in cream stucco. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames. Those opening in the northwest addition have white vinyl frames. Windows in the original portion of the house open above rock-faced sills. Those opening in center of the north elevation and on either side of a two-story, canted bay protruding from the south elevation have segmental arches. Windows opening in the second story of the asymmetrical front (east) facade host 9-over-1-light windows. Dominating the first story of a hipped-roof wing protruding from the southern half of the facade is a large, single-light window, with stained-glass transom appearing beneath a basket-handle arch. A wrought-iron grille protects the small window opening just north of the principal doorway. The second story of the northwest addition's rear elevation hosts a narrow clerestory window. A shed-roofed dormer protruding from the roof's south-facing slope hosts a pair of 8-light casement windows. A porch spans the facade north of the projecting wing and wraps around the northeast corner. It features a wood floor, wood balustrade with turned balusters, and Doric columns. Wood steps approach the porch at its southern end, beneath a large pediment. The frieze of the pediment hosts an oak leaf and acorn design. The steps and pediment align to the principal doorway. It hosts a 3-light, 4-panel wood door. A solarium spans the south elevation west of the protruding bay. It has a bracket soffit with finials. A doorway opens in its west elevation. Spanning the rear elevation between the northwest addition and the southwest corner of the house is a two-story porch. It has a concrete floor, tall Doric columns, and a mauve-painted wood balustrade surrounding the second story. Doorways open onto the porch from the first and second stories. Another doorway opens in the center of the addition's rear elevation. Gray asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Tan-painted wood soffit and fascia box the eaves, and evenly spaced modillions, with acanthus leaves, line the soffit. The gable covering the south bay has decorative corner brackets with pendants and a stickwork gable, with quarter-round fanlights flanking a central

chimney. Dormers protrude from the roof's north-, south-, and west-facing slopes. Tall, red brick chimneys, with corbelled caps, are engaged to either end of the original house's north elevation, and to the center of the south bay. Another engaged chimney, at the east end of the south elevation, has been truncated at the roof.

22. Architectural style: **Late Victorian**

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 Greenwood Street are generally the same on this block. This property is situated on a large, open parcel at the northwest corner of North Greenwood 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 regular-coursed, rock-faced, rhyolite ashlar retaining wall separates the sidewalks from the yard. Enclosing the back yard is a combination of chain-link and wood fences.

24. Associated building, features or objects:

GARAGE

A three-car garage is located at the southwest corner of this property. Oriented to the south, it rests on a concrete foundation. A red, pressed brick veneer clads the exterior walls. Dominating the front (south) elevation are a 2-car, 32-panel, steel, overhead-retractable garage door and a single-car, 16-panel, steel, overhead-retractable garage door. The 2-car door is west of center and the single-car door is east of center. A single-light, 2-panel steel door opens in the north end of the east elevation, sheltered beneath a front-gabled hood on knee brackets. The east elevation hosts a trio of 6-light, fixed-sash windows, opening in an area of green-painted wooden composite siding enclosing what appears to have been another single-car garage door. A green-painted frieze band separates the exterior walls from the roof. Gray asphalt shingles cover the hipped roof, and the eaves are boxed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1889** Actual Estimate

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

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Thomas J. Downen**

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. However, the address appears in city directories beginning in 1889, suggesting an 1889 date of construction. An analysis of the style, materials, and historical records corroborates this date. The most notable alterations are the replacement and expansion of the front porch and the construction of the northwest addition, both of which were completed after 2000. Based on Sanborn maps, the original front porch was a small structure, filling only the inside, northeast-facing corner of the building. The present porch was constructed for the current owners from salvaged materials from other Pueblo houses.

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 around 1890, was prominent Pueblo real estate developer Thomas J. Downen. He was born on August 18, 1844, in Industry, Illinois, and enlisted in the Illinois volunteer infantry in 1861 at the age of 17. Downen served actively in the Civil War, becoming partially disabled when he was shot in the right wrist during the bloody Battle of Chickamauga, in Georgia. Downen moved to Colorado in 1872 and settled in Rocky Ford, just east of Pueblo. He was a pioneer farmer in the Arkansas River valley and was a leading builder of the first irrigation ditch in that area. He married Susie McCullom, of West Virginia, on October 19, 1875. The couple had four children: a daughter, and sons Donald B., John M., and Thomas J. Downen Jr. In 1883 the family moved to Pueblo to be closer to better schools for their growing family. The elder Thomas Downen initially opened a furniture store, which he operated only a few months before entering the city's burgeoning real estate business. The Thomas J. Downen Agency became one of the leading real estate brokers in Pueblo and was a driving force behind the development of the North Side neighborhood's Dundee Place Addition. The younger Thomas Downen followed in his father's footsteps and also became a successful Pueblo realtor. Meanwhile, the elder Downen remained in the real estate and investment businesses until shortly before his death. He was always active in the Pueblo post of the Grand Army of the Republic, serving as commander of the department of Colorado and Wyoming, where he earned the courtesy title of "general." Because of this, he was affectionately known as General Downen in the Pueblo community. He also served as a member of the board of Pueblo School District No. 1, and he was chairman of the board for the Pueblo chapter of the Y.M.C.A. As chairman, he was instrumental in obtaining land for a new Y.M.C.A. building on Eighth Street and constructing the edifice. Downen later moved up to the street to 1920 North Greenwood around 1919. He died on April 18, 1922, and was remembered in the *Pueblo Chieftain* as "one of Pueblo's most valuable and most respected citizens."

Purchasing the property around the turn of the twentieth century was the Honorable John H. Voorhees, a prominent Pueblo attorney and district court judge. He was born in Cincinnati around 1860 and taught in Ohio colleges before coming to Pueblo in 1886. At that time, Voorhees served as superintendent of Pueblo schools until he was admitted to the Colorado bar in 1889. He was initially a partner with his close friend and future West 18th Street neighbor, Harry Pryor Vories. In 1893, Colorado Governor David H. Waite appointed Voorhees to fill a district court vacancy. After serving a year in his appointed role, Judge Voorhees was elected to fill out the remaining year of the term. He was then twice reelected to full, six-year terms. In 1907, Judge Voorhees returned to private practice, specializing in water law. He became one of the state's leading experts in the often confusing and contentious realm of water rights and claims. Following the death of Judge James Park in 1933, the Pueblo Bar Association unanimously recommended Judge Voorhees to finish out Park's term. The governor accepted the recommendation. After completing the appointed term, Judge Voorhees was again reelected to another six-year term. Around 1885, Judge Voorhees and his wife, Anna Voorhees, were married. She was born around 1867, in Missouri. Together, John and Anna Voorhees had a daughter, Leone Voorhees Walsh. Judge Voorhees moved from this address in 1912, relocating to 419 West 18th Street (5PE.516.20). He died on December 22, 1936. At the time, the *Pueblo Chieftain* newspaper called his career "one of the most impressive records in Pueblo jurisprudence."

Another Pueblo attorney, Charles A. Ballreich, purchased the property from Voorhees around 1912. Ballreich and his wife, Nell, moved to this house from just one block west, at 1910 North Elizabeth Street (5PE.6671). The couple married around 1900 and had one daughter, Christina. The Ballreichs lived here for about ten years, moving prior to 1925. Purchasing the property from Charles Ballreich was Julius F. Dammann. He was born around 1876 in Nebraska, the son of German immigrants. His wife, Emma, was also born around the same year in Nebraska. Together, the couple had two children: Vera and Julius F. Dammann Jr. The elder Julius Dammann was a merchant and proprietor of the East Side Groceteria, located at 830 East First Street. He died on March 1, 1935, but not before moving from this address.

William A. Maxwell Jr. was the resident of this house beginning in the late 1920s. During that time, he was president of the enormous Colorado Fuel & Iron Corporation. William Maxwell was born on January 25, 1879, in Ardmore, Pennsylvania, near Philadelphia. Around 1905, he married Jane Weaver, and the couple appears not to have had any children. Maxwell first started working for CF&I in May 1927 as a production engineer. In 1928, he was elected vice president in charge of production. A decade later, in October of 1938, he was elected as the corporation's president. In that role he oversaw the company's extensive operations, including the Minnequa Steelworks in Pueblo (the largest steel mill west of the Mississippi River), coal and iron mines, limestone quarries, and all affiliated and subsidiary enterprises. He held the position for seven years, leaving the job in October 1945. Maxwell then became chairman of board of directors. Maxwell completely retired from CF&I on October 28, 1946. Tragically, he suffered a gunshot wound during a hunting accident the next day. He died from the injury a day later, on October 30, 1946.

William H. Bailey was the resident of this house in 1935. Bailey was chief engineer for CF&I. Like Maxwell, Bailey was a transplant from Pennsylvania. He was born in that state around 1881. William Bailey resided here only briefly; he died on December 12, 1936.

By 1940, the resident was John Henry "Jack" Thatcher, grandson of Pueblo financial mogul John A. Thatcher. Along with his brother, Mahlon D. Thatcher, John A. Thatcher established one of the greatest fortunes in Colorado and was the builder of the North Side's enormous Rosemount Mansion. Born in Pueblo on May 31, 1906, Jack Thatcher married Florence Fox of Wichita, Kansas, on November 17, 1934. When his father died in 1928, Thatcher took over operations at the enormous 71L Ranch, located north of Boone, Colorado. At its peak, the ranch included all of the land that is now the Pueblo Army Depot and much of the 30,000 acres that comprise the U.S. Department of

Transportation's High-Speed Ground Test Center, just east of Pueblo. Also in 1928, Thatcher assumed the seat his father had held on the board of directors of First National Bank; the younger Thatcher served as a director of the bank, with the exception of only a few years, until his retirement on January 1, 1986. Thatcher remained active in the ranching and the cattle business his entire life. He was a member of both the Pueblo and National Cattlemen's Associations, the governing board of the National Western Stock Show, and the Pueblo and Beulah Valley Saddle Clubs. Thatcher also bred and raced horse. Thatcher died on November 12, 1991.

The resident of this house beginning around 1945 was Leonard C. Rose, who also had ties to CF&I. Born in England, Rose initially settled in Canada before moving to the United States. In Canada, Rose moved up through the steel industry to become a steel buyer for Henry Ford. He joined the purchasing department of CF&I in 1929 and was named director of purchasing in 1947. In 1961, he became executive vice president, ultimately becoming chairman of the corporation in March 1965. Rose was credited with improving the corporation's competitiveness within its regional market during the 1960s. He moved from this house around 1953 and died on September 26, 1985.

John T. Liggett Jr. and his wife, Martha, lived at this address beginning prior to 1955. Liggett was the vice president of Western Acceptance Corporation, which specialized in automotive financing and insurance. He succeeded his father in the vice president's position in 1950. Liggett and his wife resided here through at least 1960. Jasper L. Lambert Jr. and Betty F. Lambert resided in this house from the early 1960s until it was purchased by Jerome L. and Sue A. Crane. The Cranes owned the property until 1982, when they sold it to Steven T. and Kaleen A. Knee. The Knees, in turn, sold the house and lots in 1986 to Michael A. Carnevale. William R. and Carol D. Paterson, the current owners and residents, purchased the property from Carnevale in 1990.

36. Sources of information:

"Gen. Thos. Downen Answers Last Call." *Pueblo Chieftain*, 19 April 1922, p. 1.

"Death Summons Judge Voorhees." *Pueblo Chieftain*, 23 December 1936, p. 1.

"Dammann Funeral Will Occur Today." *Pueblo Chieftain*, 2 March 1935, p. 2.

"Maxwell (William A.)" [obituary]. *Pueblo Chieftain*, 31 October 1946, p. 13.

"W.A. Maxwell Injured On Hunt, Dies Later At Local Hospital." *Pueblo Chieftain*, 31 October 1946, p. 1.

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

"William P. Bailey" [obituary]. *Pueblo Chieftain*, 12 December 1936, p. 2.

Pitts, Gail. "Pioneer family member John Henry 'Jack' Thatcher dies at 85." *Pueblo Chieftain*, 13 November 1991, p. 5A.

"John H. 'Jack' Thatcher Sr." [obituary]. *Pueblo Chieftain*, 13 November 1991, p. 8A.

"Leonard C. Rose" [obituary]. *Pueblo Chieftain*, 28 September 1985, p. 12B.

"Liggett (John T.)" [obituary]. *Pueblo Chieftain*, 17 February 1967, p. 9A.

"John T. Liggett Dies After Extended Illness." *Pueblo Star-Journal*, 16 February 1967, p. 13B.

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:

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

- 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 1889; Social History, 1889-1958**

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 was among the very first large residences built in what would become the North Side neighborhood. It has been home to some of the most powerful businessman and professionals in Pueblo and in Colorado, including pioneer real estate developer Thomas J. Downen; attorney and judge John H. Voorhees; attorney Charles Ballreich; merchant Julius F. Dammann; CF&I Steel corporate executives William A. Maxwell Jr., William H. Bailey, and Leonard C. Rose; financier and philanthropist John Henry "Jack" Thatcher; and financial and insurance broker John T. Liggett Jr. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of a Late Victorian style. Character-defining features include the asymmetrical plan and massing, decorative stickwork, massive chimneys, and modillions. While the level of historical significance is substantial, the building lacks the physical integrity to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, 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 1889, 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. The replacement of the original porch has eliminated an important character-defining feature. As well, an addition has altered the original plan and massing. However, the addition is largely compatible yet subordinate to the original design and many other 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.**

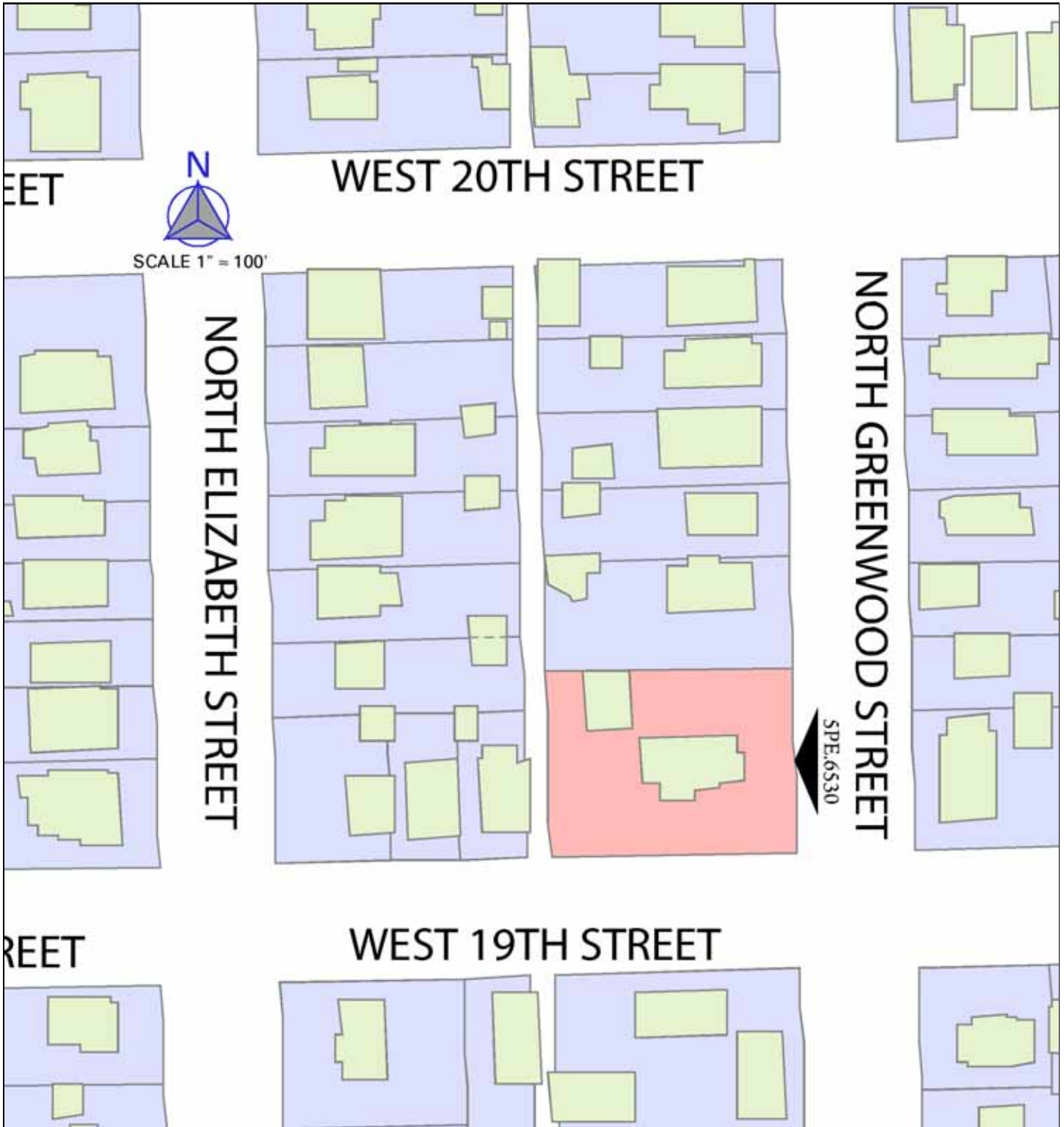
If there is National Register district potential, is this building contributing: Yes No N/A

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

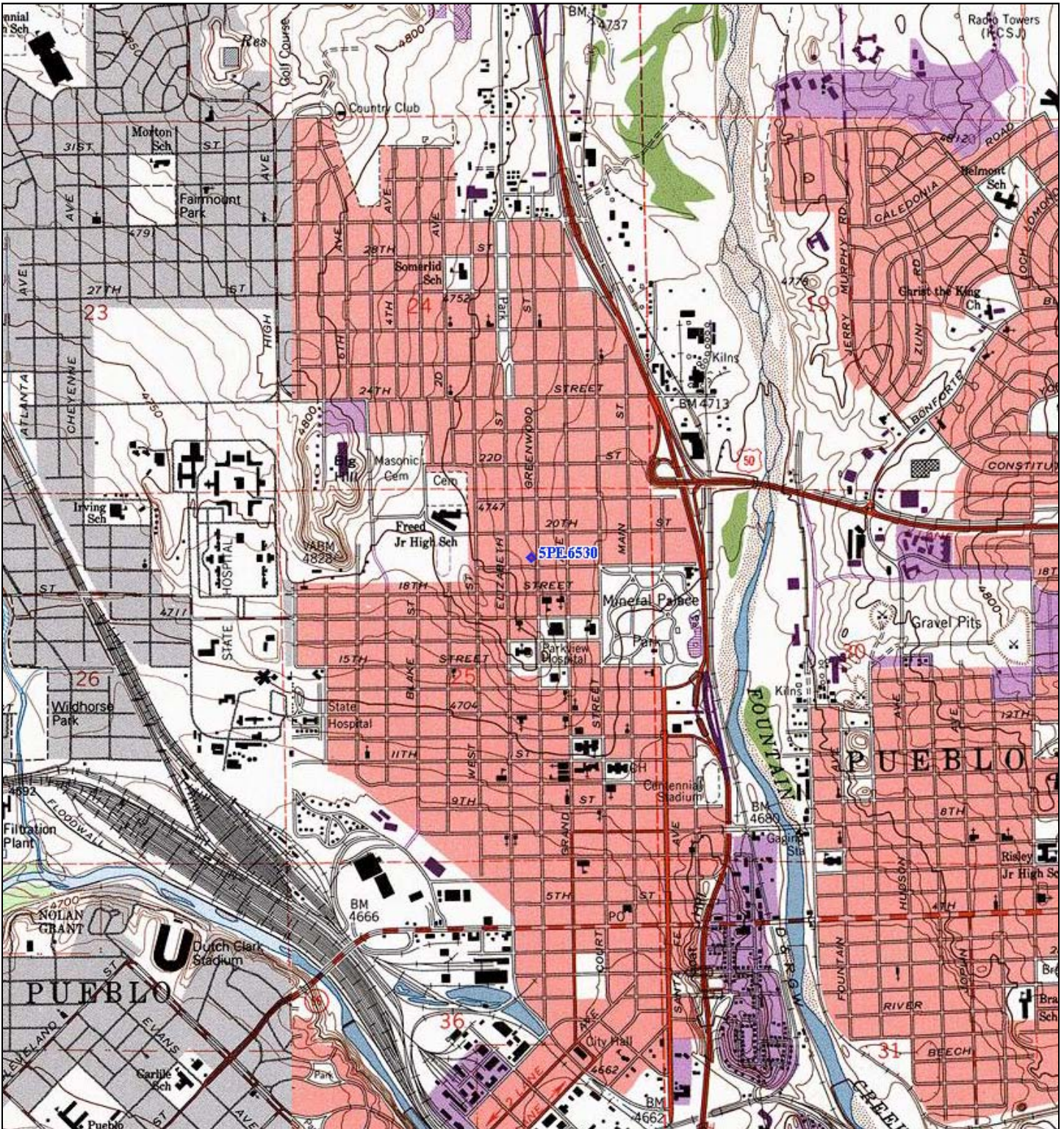
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenwoodstn1901 - 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