

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6533** Parcel number: **525121009**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Ambrose V. Bradford House**
- 6. Current building name: **Kermit R. Clay House**
- 7. Building address: **1915 North Greenwood Street**
- 8. Owner name: **Kermit R. Clay**
- Owner organization:
- Owner address: **1915 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**  
**NE 1/4 SE 1/4 NW 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **533840** Northing: **4237330**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 22 through 24; 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: **1,420 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**  
**Porch**  
**Window/Segmental Arch**  
**Window/Stained Glass**  
**Fence**

21. General architectural description:  
**This house is oriented to the east. Because it is concealed behind stucco, the nature of the original foundation could not be determined. A red, pressed-brick veneer, with tight, white mortar, clads the exterior walls. The brickwork includes a corbelled belt course corresponding to the sills of the second-story windows. Beneath the gables and pediments are corbelled brackets. Gray-painted asbestos siding covers an enclosed porch or mudroom at the west end of the south elevation. Covering the north-facing gable and south-facing pediment are gray-painted wood shingles. The pedimented front (east-facing) gable hosts stickwork. Windows are generally 1-over-1-light, double-hung sash, with gray painted wood frames. They open between rock-faced sandstone or rhyolite sills and flat arches. In the rear (west) elevation, the windows open beneath segmental arches. Opening in the east end of the north elevation's first story is a stained-glass window. Beneath a pediment, a two-story, three-sided canted bay protrudes west of center from the south elevation. The center window in the second story consists of two rows of 8 small lights over 2 larger lights. The same widow pierces the frieze of the pediment and of the front (east-facing) gable. The north-facing gable hosts a 2-over-1-light window. A shed-roofed porch spans much of the asymmetrical front (east) facade. It features a wood floor; square, bracketed supports; a wood balustrade; and a waffle-pattern frieze. Concrete steps, flanked by wood railings, approach the northern half of the porch, beneath a pediment. The frieze of the pediment hosts a fan pattern. The steps and pediment align to the principal doorway, which hosts a single-light, 5-panel wood door, opening behind a wood-frame storm door. Another doorway opens in the west elevation of the enclosed porch. It hosts a 4-light, 3-panel wood door, opening behind a wood-frame storm door. Another doorway opens in the north end of the rear elevation. It has a 4-light, 2-panel wood door. Both rear doorways provided access to an unsheltered concrete patio. Gray-painted wood soffit and white-painted wood fascia, with protruding cornices, box the eaves. A white-painted friezeband separates the walls from the roof. Gray asphalt shingles cover the main hipped roof and all other roof surfaces. A large, red-brick chimney, with corbelled cap, is engaged east of center to the south elevation. Additional chimneys protrude northwest of the roof's apex and at the west end of the east-west roof ridge.**
22. Architectural style: **Late Victorian/Edwardian**

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 the west side of the street, between 1901 North Elizabeth Street to the south and 1917 North Greenwood 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 lot. Parallel to the alley behind (west of) the house is a wrought-iron fence. A combination of chain-link and wood fences surround the rest of the back yard.**

24. Associated building, features or objects:

**GARAGE**

**A two-car garage is located at the northwest corner of this property. It appears to have been a square-plan building at one time, but the southwest corner was removed, presumably so that an automobile could enter the garage at an angle from the alley. Oriented to the south, the building rests on a concrete foundation. A red, pressed-brick veneer clads the exterior walls. A steel, 32-panel, overhead-retractable garage door dominates the angled wall. Opening in the south elevation is a 9-light, single-panel door. Opening beneath a segmental arch, a single-light, fixed-sash window is centered in the west elevation. A parapet wall spans the north elevation and gray asphalt shingles cover the truncated hip roof.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1890**  Actual  Estimate

Source of information: **Abstract of title for 1915 North Greenwood Street.**

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: **Ambrose V. Bradford**

Source of information: **Abstract of title for 1915 North Greenwood Street.**

**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, an abstract of title generated for the current owner and city directories suggest an 1890 date of construction. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the enclosure of the small porch at the west end of the south elevation. This appears to have occurred around 1950.**

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 1890, was Ambrose V. Bradford, cashier of the Mercantile National Bank. He was born around 1856 in Maine. He and his wife, Isabelle, were married around 1886. She was a native of Illinois. While residing at this address, the Bradford's employed a live-in domestic servant, Theresa Hund. They also rented a room to Mary C. Boatwright and Jessie Campbell.**

**Purchasing the house and lots from the Bradfords in 1903 was George H. Williams, president of the Mercantile National Bank. He resided here until 1911, when he sold the property to local real estate investor W.B. Slaughter. A few months**

later, Slaughter transferred the property to the Union Land & Investment Company. The Pueblo Estate Company acquired the property and added Lot 22 in 1914. This company sold the property in 1917.

The Union Land & Investment Company and the Pueblo Estate Company appear to have been entities of prominent Pueblo real estate developer Thomas J. Downen, who, according to city directories, also resided at this address during this period. 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 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 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 1917. He died on April 18, 1922, and was remembered in the Pueblo Chieftain as "one of Pueblo's most valuable and most respected citizens."

In 1917, another prominent banker purchased this property from Downen's Pueblo Estate Company: George F. Trotter, president of the Western National Bank. He was born in Iowa around 1875. His wife, Mary M. Trotter, was also a native of Iowa, where she was born around 1905. The couple had one son, Calvin. George Trotter died prior to or in 1940, when his widow sold the property.

Purchasing this house and lots from the George Trotter estate were Dr. Richard H. and Mercy B. McIlroy. Dr. McIlroy was born on September 17, 1910, and moved to Pueblo in 1938 and where he was a physician. He and his wife had four children: John B. McIlroy, Richard H. McIlroy Jr., Ann McIlroy, and Joan McIlroy. Dr. McIlroy died on February 9, 1996, and the property transferred to his widow, Mercy, and son John. Mercy McIlroy died on March 8, 1999, and her estate sold the property to R.L. Keller and J.L. Moore three months later. Keller and Moore sold the house and lots in 2003 to Kermit R. Clay, who remains the owner and resident.

36. Sources of information:

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

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

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 1900. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10B.

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

"Downen, General Thomas J." [obituary]. *Pueblo Chieftain*, 19 April 1922, p. 12.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6B.

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

"Richard H. McIlroy M.D." [obituary]. *Pueblo Chieftain*, 11 February 1996, p. 2B.

"Mercy B. McIlroy" [obituary]. *Pueblo Chieftain*, 11 March 1999, p. 2B.

## 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, 1890; Social History, 1890-1958**

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 home to prominent bankers Ambrose Bradford, George Williams, and George Trotter; pioneer real estate developer Thomas Downen, and physician**

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

Dr. Richard H. McIlroy, who resided here for 50 years. As well, the house is architecturally significant under Pueblo Landmark Criterion 2a as an example of the Edwardian style. Character-defining features include the multi-gabled roof, asymmetrical massing, simple surfaces, and classical details such as the pediments and cornices. 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 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 1890, 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. The only modification has been the enclosure of the small rear porch. All 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.**

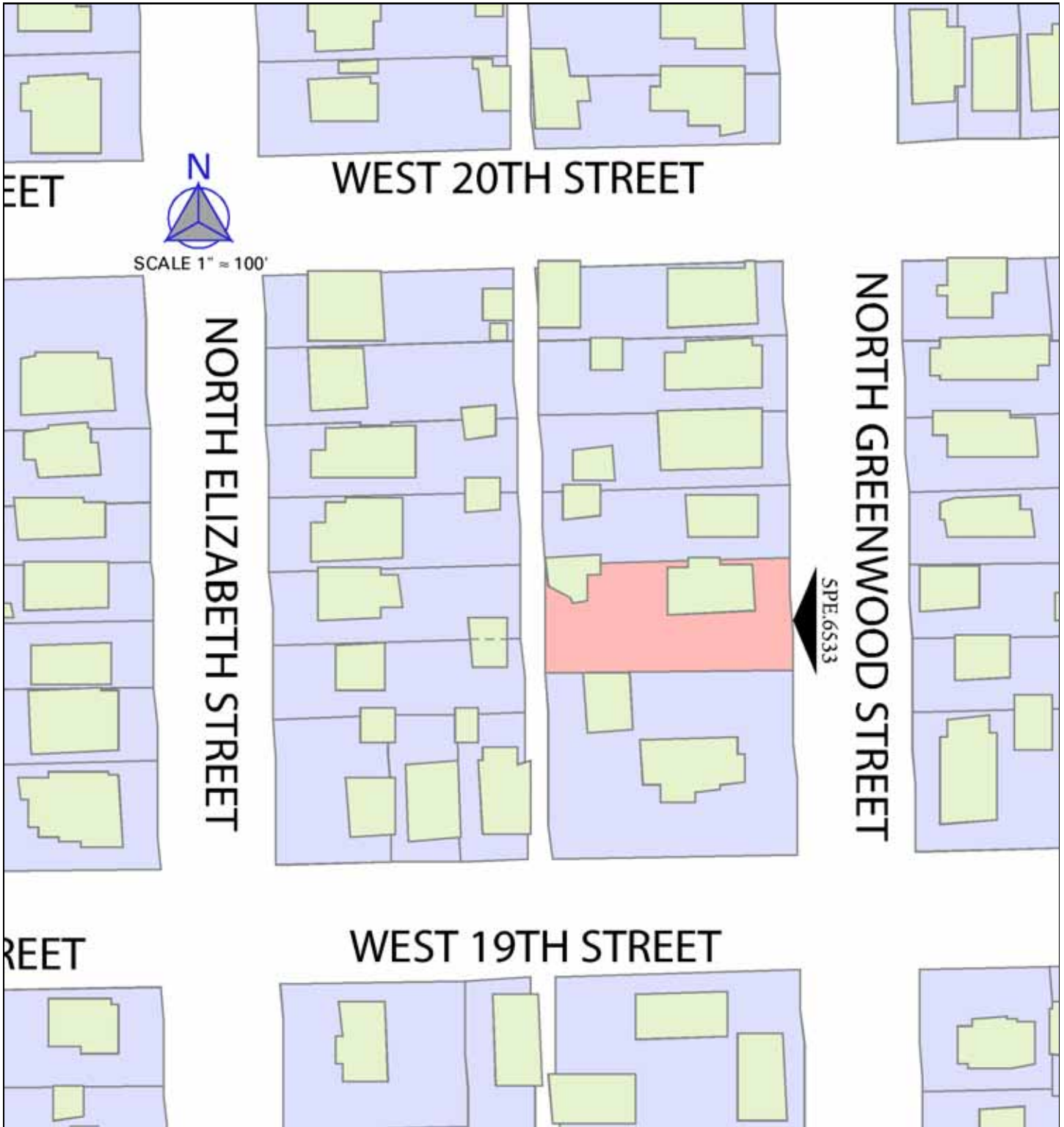
If there is National Register district potential, is this building contributing:  Yes  No  N/A

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

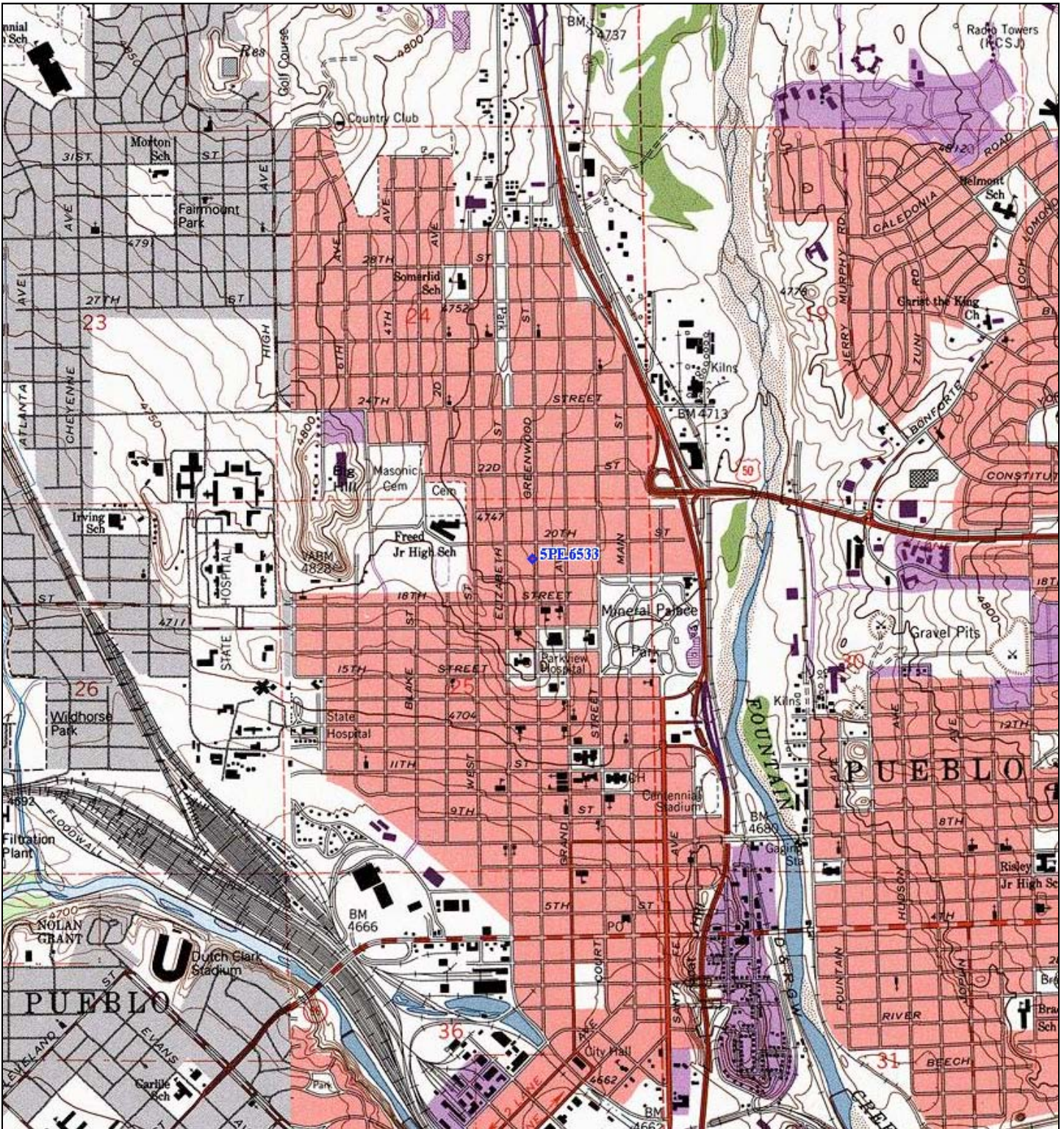
## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenwoodstn1915 - 1 to - 5**  
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)