

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6640** Parcel number: **525120005**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Milton C. Potter House**
- 6. Current building name: **David H. Williamson House**
- 7. Building address: **1920 North Greenwood Street**
- 8. Owner name: **David H. Williamson**
- Owner organization:
- Owner address: **1920 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 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**  
**NE 1/4 SE 1/4 NW 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **533878** Northing: **4237376**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 3 and 4; Block 21**  
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: **1,476 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**  
**Wood/Shingle**  
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**  
**Window/Stained Glass**  
**Fence**  
**Roof Treatment/Dormer**
21. General architectural description:  
**This house is oriented to the west. The nature of the foundation could not be determined because it is concealed behind white stucco. Gray stucco clads the exterior walls. Gray-painted, square cut wood shingles cover the dormers and the hipped-roof, second-story pop-up at the east end of the building. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame storm windows, and white-painted wood surrounds, with projecting cornices. Piercing the south end of the asymmetrical front (west) elevation is a small, stained-glass window. Three-sided, canted bays protrude shallowly from near the center of the north and south elevations. A flat-roofed addition to the rear (east) elevation has bands of single-light casement windows. A nearly flat-roofed porch spans most of the facade. It has a concrete floor and white-painted, wrought-iron railings and supports. Concrete steps approach the southern half of the porch, corresponding to the principal doorway. An secondary doorway opens low in the rear elevation, beneath a small, flat-roof porch. White-painted wood fascia and soffit box the flared eaves. The rafter ends are exposed beneath the roof of the second-story pop-up. Gray, interlocking asphalt shingles cover the centrally hipped main roof. Hipped roof dormers, with flared eaves, protrude from the roof's north-, west-, and south-facing slopes. Tall, red-brick chimneys emerge from the roof's north- and east-facing slopes.**
22. Architectural style:  
Other architectural style:  
Building type: **Hipped-Roof Box**
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 1918 North Elizabeth Street to the south and 1930 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. Enclosing the back yard is a wood privacy fence.

24. Associated building, features or objects:

**GARAGE**

A two-car garage is located along the eastern edge of the property. Oriented to the east, the garage rests on a concrete foundation. Gray-painted stucco clads the exterior walls. Dominating the front elevation is a pair of 3-light, 9-panel, wood, overhead-retractable garage doors, painted blue. A blue-painted, single-panel wood door opens in the west end of the south elevation. No windows were visible from the public right-of-way. White-painted wood soffit and fascia box the eaves, and gray asphalt shingles cover the front-gabled roof.

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1903**  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 1903. An analysis of the style, materials, and historical records corroborates this date. Modifications include the replacement of the original front and rear porches. Rear additions included the second-story pop-up, and the installation of stucco over the original masonry. Based on Sanborn maps and the building materials, these modifications date to after 1960.**

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, built in 1903, is unclear. However, Milton C. Potter was the owner and resident for the years 1910 and 1911. He was superintendent of Pueblo School District No. 1, and lived here with his wife, Cammilla, and two sons, John and Josiah. The family also employed a live-in domestic servant, Ella Eads. Cammilla Potter appears to have emigrated from Canada to the United States around 1889. The family appears to have moved from the Pueblo area after 1911.**

**George H. Sweeney purchased the house and lot prior to 1914. He was born in Colorado around 1881 and married Lucille Newton, also of Colorado, on January 7, 1903. George Sweeney was the secretary, treasurer, and general manager of the Globe Fire Insurance & Investment Company. During the 1920s and 1930s, Sweeney was an employee of the *Pueblo Chieftain* newspaper. When Alva B. Adams purchased a controlling interest in the *Chieftain* in 1925, he placed Sweeney in charge of its daily publication. Later that year, Sweeney became a part owner of the business, and in 1926, he succeeded Walter Wilder as the publisher and managing editor. During Sweeney's tenure, the *Chieftain* installed automatic printers that received Associated Press wire stories. At the time, only about 500 of these printers existed in the entire country. The *Chieftain* grew continuously under Sweeney, dictating not only the purchase of new equipment but also more space. In 1927, the *Chieftain* moved to 110 West 6th Street, only a few blocks from its current address at 825 West 6th Street. Frank S. Hoag Sr. purchased the newspaper in 1933, ending Sweeney's**

leadership of the paper. Sweeney retired to California, dabbling again in the real estate and investment business. Sweeney even played bit parts in a few movies. He died on November 5, 1952, in Los Angeles.

Purchasing the property from Sweeney prior to 1919 was Thomas S. 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 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. He died on April 18, 1922, and was remembered in the *Pueblo Chieftain* as "one of Pueblo's most valuable and most respected citizens."

John Robertson, another Pueblo businessman specializing in real estate and investments, purchased the property prior to 1930. Robertson was born around 1900 in Colorado and married Florence Haines, also of Colorado, on June 7, 1922. The couple had at least one child who lived with them at this address, John Robertson Jr. The Robertson family lived here about ten years, selling the property after 1935.

Albert E. Schroeder purchased the house and lots by 1940. Schroeder, his wife Erna, and their sons, Arthur and Albert Jr., all lived in this house. The elder Albert Schroeder was born around 1888 in Minnesota; Erma Schroeder was born around 1890, also in Minnesota. Albert Schroeder was the proprietor of Graphic Arts Press, a printing company located at 1710 Ash Street. He died on April 17, 1950, and his widow lived here only a short period longer.

In 1955, the residents of the house were William and Eileen Lovette, both teachers in Pueblo's public schools. Mr. Lovette taught at Carlile Elementary while Mrs. Lovette taught at Spann Elementary. The Lovettes residency here did not last long; they had already moved by 1960, when Robert H. and Lillian Searway were the residents. Mr. Searway worked as a range specialist for the U.S. Soil Conservation Service. Like the Lovettes, Mr. and Mrs. Searway lived in this house only briefly.

The owners of this property in 1965 were Robert L. and Gertrude Freeman. Mr. Freeman served as the vice president of Minnequa Bank in Pueblo. Unlike previous few residents, the Freeman's remained here nearly two decades, selling the property in 1984.

W. Keith and Ruth K. Streeper purchased the property in November 1984, only to sell it eight months later to David S. and Linda K. Johnson. The Johnsons owned the property for 22 years before selling it to current owner, David H. Williamson, in 2007.

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 2, Pueblo, Pueblo County, Colorado. Sheet 3B.

Sweeney, George. Newspaper clipping file, Local History Archives, Robert Hoag Rawlings Public Library, Pueblo, Colorado.

"George Sweeney Expires On Coast." *Pueblo Chieftain*, 7 November 1952, p.

"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.

"Thomas J. Downen." Typescript in the "Downen, Thomas J." folder, Western Research Collection, Robert Hoag Rawlings Public Library, Pueblo, Colorado.

"John Robertson, 82, Dies on West Coast." Pueblo Chieftain, 29 January 1939, p. 7.

"Schroeder (Albert E.)" [obituary]. Pueblo Chieftain, 18 April 1950, p. 7.

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

## 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, 1903; Social History, 1903-1958**
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 was home to school superintendent Milton Potter, investment broker and newspaper editor George Sweeney, pioneer Pueblo developer Thomas Downen, investment and real estate broker John Roberts, print shop owner Albert E. Schroeder, and teachers William and Eileen Lovette. As well, the house is architecturally significant as an example of the hipped-roof box form. Character-defining features include the rectangular form, hipped roof, dormers, and the front porch. 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. It is, in any case, a contributing resource within a potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1903, 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. A second story pop-up has altered the original roofline and massing. However, it is only visible from the rear elevation. Most 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.**

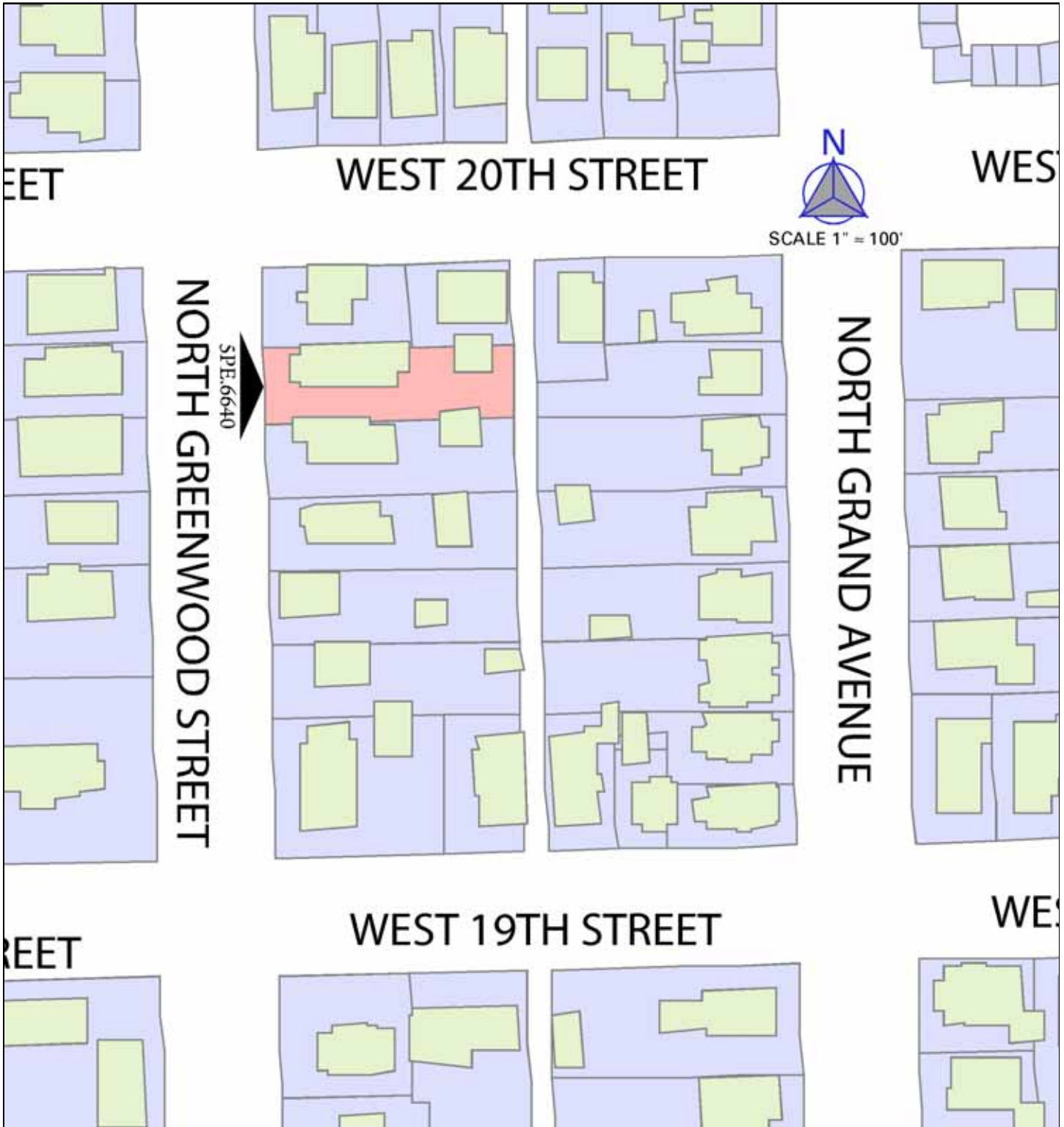
If there is National Register district potential, is this building contributing:  Yes  No  N/A

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

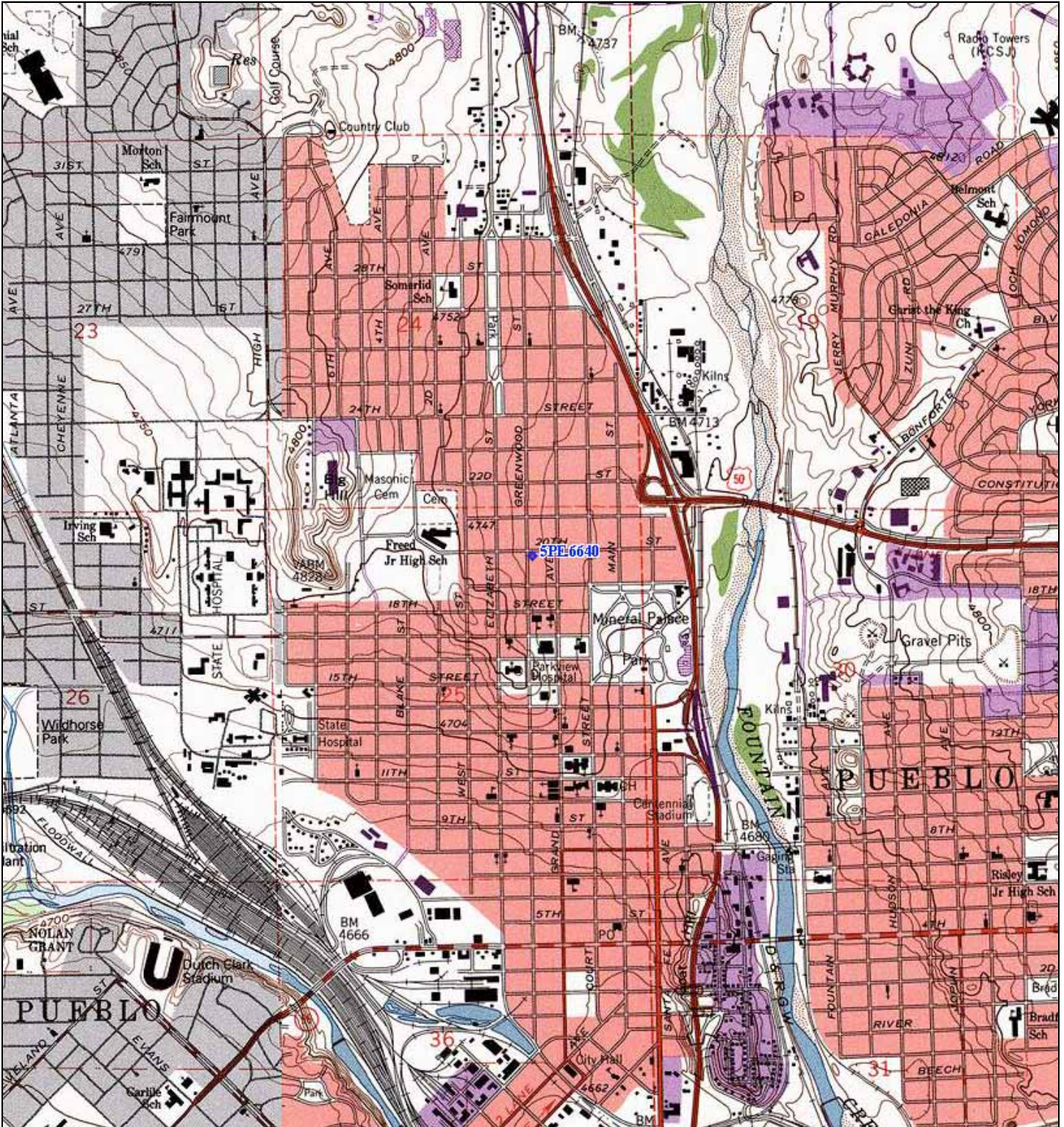
## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenwoodstn1920 - 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): **1/3/2008**
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)