

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5PE.6608** Parcel number: **525119013**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Judge J. Arthur Phelps House**
- 6. Current building name: **Robert A. Phelps House**
- 7. Building address: **309 West 19th Street**
- 8. Owner name: **Robert A. Phelps**
- Owner organization:
- Owner address: **309 W 19th 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 checked="" type="checkbox"/> Individually eligible	<input 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 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534035** Northing: **4237280**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **East 58 feet of the west 113 feet of Lots 13 through 16; Block 12**
Addition: **Barndollar & Company Second Addition** Year of addition: **1871**
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: **1,480 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
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**
Garage/Attached Garage
Porch
Roof Treatment/Crenelation
Fence
21. General architectural description:
Oriented to the south, this house rests on a brown-painted concrete foundation. A brown, glazed-brick veneer clads the exterior walls of the first story. Brown-painted stucco covers the upper half story and the gables. Windows are generally 4- to 7-(vertical)-over-1-light, double-hung sash, with narrow upper sashes, and white-painted wood frames. Windows opening in the upper half story are 1-over-1-light, double-hung sash, with white vinyl frames and surrounds. A tripartite window dominates the first story of a two-story, rectangular bay protruding from the west elevation. The window consists of narrow, 2-over-1-light windows flanking a wide 7-over-1-light window. A 7-light hopper or awning window opens south of the bay. Flanking an interior hearth at the south end of the east elevation are a pair of small three-light casement windows (arranged to mimic the 2-over-1-light sash windows). While the front porch's concrete floor and brick kneewall extend across the entire front (south) facade, a front-gabled roof shelters only the western two-thirds of the porch. It rests on brick piers, with flared bases. Concrete steps, with flanking, wrought-iron railings, approach the porch on its east elevation. The principal doorway opens near the center of the asymmetrical facade. It host a glass-in-wood-frame door, opening behind an aluminum-frame storm door. A secondary doorway opens in the north end of the west elevation, providing access to an unsheltered wood stoop. Attached to the northeast corner of the house is a single-car garage. Its south elevation hosts a white-painted, overhead-retractable garage door. Brown asphalt shingles cover the front-gabled main roof over the single-story portions of the house and the porch roof. The rafter ends are exposed and shaped, and the gables host knee brackets. The upper half story has a flat roof surrounded by a crenellated parapet. A brown, glazed-brick chimney protrudes high above the south end of the roof's east-facing slope.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
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 West 19th Street are generally the same on this block. This property is situated on the north side of the street, between 307 West 19th Street to the east and 311 West 19th Street to the west. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. A concrete driveway runs along the east side of the house, connecting West 19th Street to the garage attached to the northeast corner of the dwelling. Enclosing the backyard is a wood privacy fence.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1922** Actual Estimate

Source of information: **Pueblo County Assessor Property Profile.**

Phelps, Robert A. Completed "Property History Questionnaire," 2 February 2008.

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **J. Arthur Phelps**

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

Phelps, Robert A. Completed "Property History Questionnaire," 2 February 2008.

29. Construction history:

According to Pueblo County tax assessor records, this house was constructed in 1922. An analysis of the materials, style, and historical records corroborates this date. According the current owner, son of the original owner, the house was constructed at a cost of \$7,000. It featured beech and oak flooring. The upper half story addition was completed in 1932 at a cost of \$1,800, making the house a five-bedroom, two-bath dwelling. The only other notable alterations since that time appear to have been the replacement of the upper story windows and of the original garage door, which appears to date to after 1990.

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 in 1922, was prominent Pueblo attorney Judge James Arthur Phelps. He was born on July 12, 1886, on the Phelps family farm near Dixon Springs, Illinois. After completing his public education, Phelps initially taught at schools in rural Pope County and, later, Brookport, Illinois. He then entered the Illinois State Normal School (now Illinois State University at Bloomington-Normal) and graduated in 1910. That August, Phelps settled in Colorado, teaching in Rocky Ford schools until 1913, when he entered law school at the University of Michigan, in Ann Arbor. He graduated in 1915 and immediately returned to Colorado, this time settling in Pueblo, where he would spend the rest of his life. He entered a partnership with William B. Steward to establish the firm of Steward & Phelps, which became Steward, Phelps & Baker in 1919 and, later, Phelps, Baker & Gobin.

Phelps served as Pueblo County Attorney from 1920 until 1924. The following year he was elected district attorney of the tenth judicial district, a position he held until 1933. Also in 1925, the Colorado Supreme Court appointed Phelps to the state Board of Law Examiners. He was later elected as a district judge, serving in that capacity from 1940 until 1955. Phelps served on the first boards of directors of both Adams State College and the Pueblo Junior College. He was also a member of numerous Pueblo fraternal organizations.

During World War I, Phelps served with his neighbor Benjamin Koperlik (at 307 West 19th Street, 5PE.6456) as a Four-Minute Man speaker. A project of Woodrow Wilson's Committee on Public Information, the Four-Minute Men were volunteers who gave brief speeches wherever they could get an audience, promoting wartime causes and patriotism.

On September 1, 1913, Arthur Phelps married Rena Frances Coake, at Windsor, Ontario, Canada. She was born on June 13, 1888, in Alvin, Illinois, and attended the University of Oklahoma. Mr. and Mrs. Phelps had three children: Betty Jean, Robert A., and Thomas F. Phelps. For their golden wedding anniversary in 1963, Mr. and Mrs. Phelps traveled around the world. Judge Phelps died on August 9, 1964, and Rena Phelps on January 14, 1978. Following his mother's death, son Robert Phelps acquired the property. A former teacher for Pueblo School District No. 60, Mr. Phelps remains the current owner and resident.

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.

Phelps, Robert A. Completed "Property History Questionnaire," 2 February 2008.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 3B.

"Phelps (J. Arthur)" [obituary]. *Pueblo Star-Journal*, 10 August 1964, p. 6B.

"Mrs. Rena F. Phelps" [obituary]. *Pueblo Star-Journal*, 15 January 1978, p. 12B.

"James Arthur Phelps." In *History of Colorado*, vol. 4, eds. James H. Baker and LeRoy R. Hafen. Denver: Linderman Co., 1927, pp. 481-482.

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: **Law**

40. Period(s) of Significance: **1922-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant under State Register Criterion B and Pueblo Landmark Criterion 1c (important individuals) for its direct association with J. Arthur Phelps, one of Pueblo's most prominent attorneys and civic leaders, who served as both a district attorney and district judge. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could 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 most likely a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1922, 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 most notable modification, the addition of the upper half story in 1932, dates to within the period of significance and symbolizes the owner's increasing affluence. However, the replacement of the addition's original windows and the original garage door may have removed some character-defining features. Nonetheless, this building 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

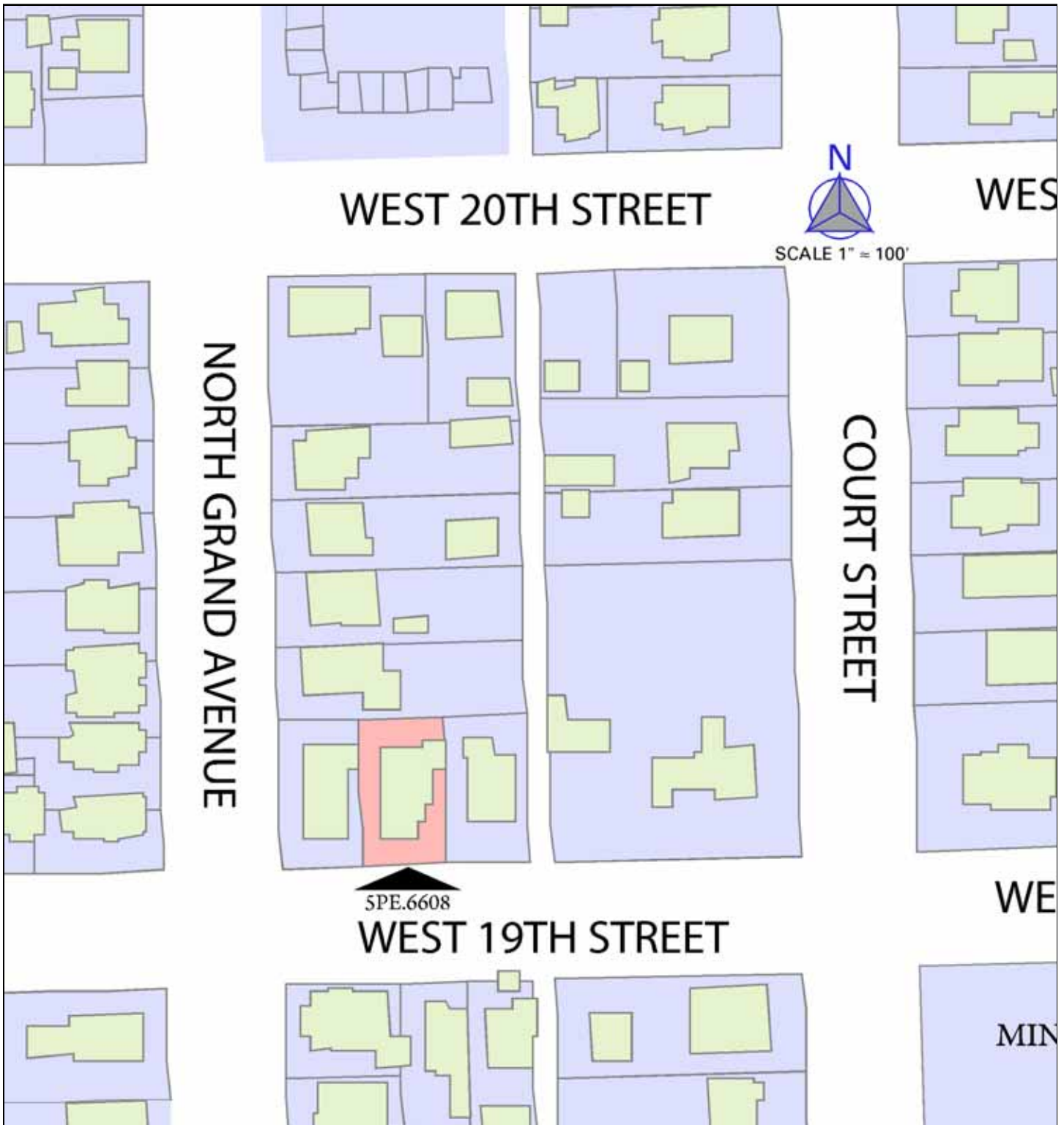
Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

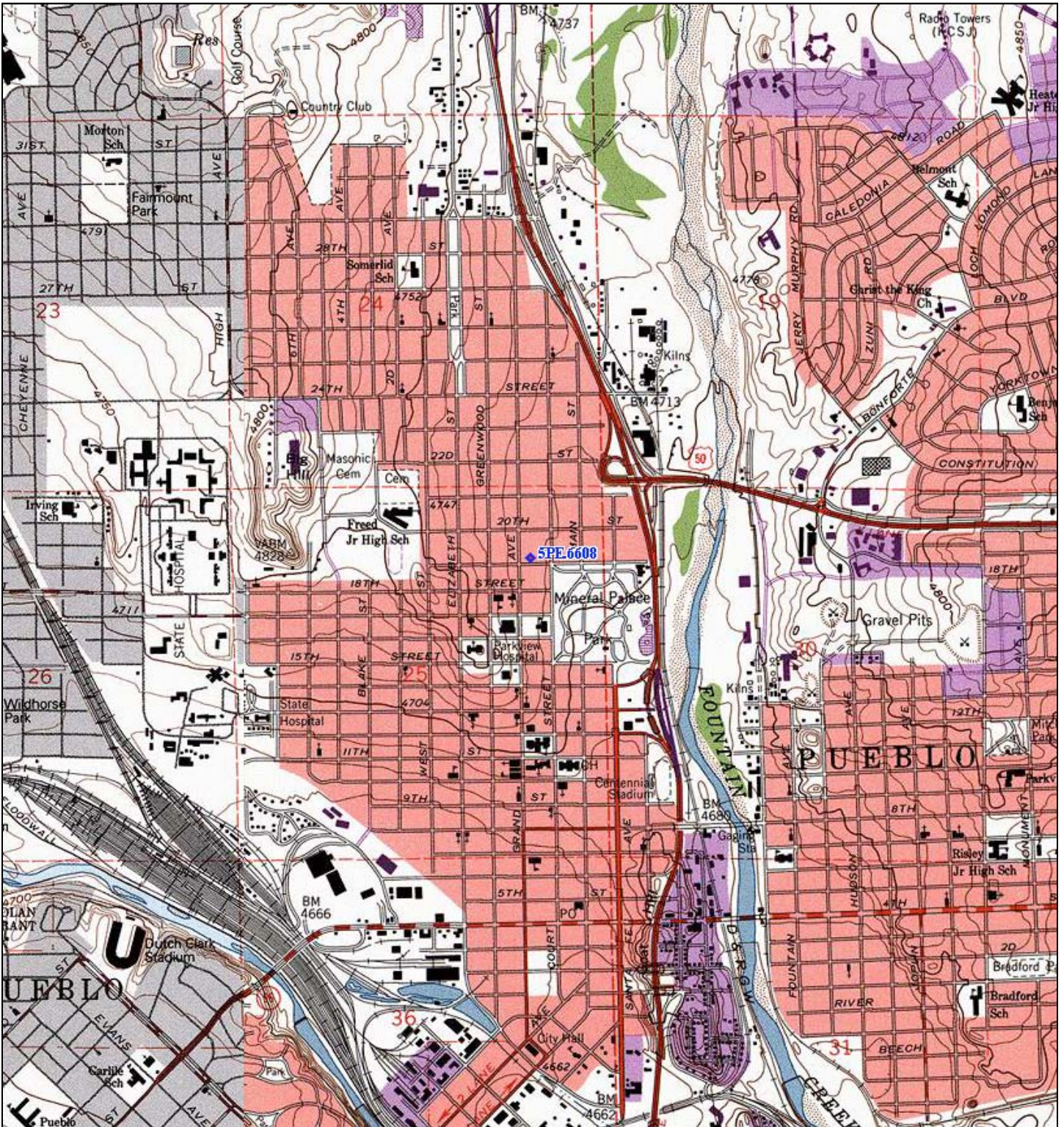
PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com

47. Digital photograph file name(s): **19thstw309 - 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): **2/1/2008**
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)