

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.5805** Parcel number(s):
- 2. Temporary resource number: **525151015**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Phillips, Daniel Zane, House; Bugg, Grady, House; Hudspeth, Philip K., House**
- 6. Current building name: **Cleaver, Jeffrey Mark and Yvonne Frey, House**
- 7. Building address: **1821 Court Street**
- 8. Owner name: **Jeffrey Mark Cleaver and Yvonne Frey Cleaver**
- Owner organization:
- Owner address: **1821 Court St**
Pueblo, CO 81003

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **SW 1/4** of **NE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534106** Northing: **4237202**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 1 to 6, and the east 17 feet of Lot 7; Block 25 of Henry C. Brown's Addition. Also Lot 27; Block 11; Barndollar & Co. Second Addition**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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 (length x width): **1,477 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Wood Roof/Shingle Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. Cream stucco clads the exterior walls. Windows are generally 8-light casement, with white-painted wood frames, aluminum-frame storm windows, and sills of thin sandstone slabs. Most windows appear in bands. A rectangular bay dominates the center of a front-gabled wing protruding from the north end of the asymmetrical front (east) elevation. Protruding near the center of the south elevation is a 4-sided bay window, with leaded-glass casements and transoms, beneath its own front-gabled roof. A red, raked-brick veneer covers the area of the bay beneath the windows. Windows opening in secondary elevations are 6-over-6-light, double-hung sash, with white-painted wood frames. The principal doorway opens north of center in the façade. It hosts an oak door with 4, diamond-shaped lights, opening behind a blue-painted wood storm door. Above the doorway is a single-light transom, with turned balusters in front of it. Approaching the doorway are 2, round, brick and sandstone steps. Above the doorway is a small pediment, with decorative vergeboard. Another doorway opens in the west face of the inside (southwest-facing) corner. It hosts a green-painted, wood-frame door, opening behind an aluminum-frame storm door. The doorway provides access to a small, unsheltered, brick and concrete stoop. Wood shingles cover the steeply pitched, cross-gabled roof, and the house lacks overhanging eaves. A hearth and chimney are engaged to the east end of the south elevation. While stucco covers most of the chimney, red, raked-brick is exposed in the upper portion. A red-brick chimney also protrudes from the center of the east-west-oriented roof ridge, west of the north-south-oriented roof ridge.
22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**

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Other architectural styles:

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 neighborhood features modest and large 1- and 2-story houses. Setbacks from Court Street are generally the same on this block; Mineral Palace Park is located directly across Court Street. This property is situated on the west side of Court Street, between an east-west-oriented alley to the south and 1825 Court Street to the north. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. A vine-covered, chain-link fence surrounds the backyard, except for the western edge, which has an ornamental concrete-block wall.

24. Associated buildings, features or objects:

1: Type:

Garage

Describe:

A 2-car garage is located on the southwest corner of the lot. Oriented to the east, the building rests on a concrete foundation. A sand-colored stucco clads the exterior walls. Dominating the front (east) elevation is a pair of garage doors. The north doorway has a cream-painted, steel, overhead-retractable garage door. The south doorway hosts an 8-panel, steel, overhead-retractable garage door, painted white. Opening in the center of the north elevation is a 1-beside-1-light, sliding sash window. Sheets of brown asphalt cover the shed roof and the front (east) parapet is shaped.

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate:

Actual: **1926**

Source of Information:

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

26. Architect:

William W. Stickney

Source of information:

Stickney, William. Original blueprints for 1821 Court Street, Pueblo, Colorado. In the collection of the current property owners, Jeffrey Mark and Yvonne Frey Cleaver.

27. Builder:

unknown

Source of information:

28. Original Owner:

Daniel Zane Phillips

Source of information:

Abstract of Title for 1821 Court Street, Pueblo, Colorado. In the collection of the current property owners, Jeffrey Mark and Yvonne Frey Cleaver.

29. Construction history:

According to Pueblo County Tax Assessor records, this house was constructed in 1926. An analysis of the style, materials, and historical records corroborates this date. Prominent Pueblo architect William Stickney designed this dwelling. There have been no notable alterations to this building since its construction.

30. Location: **original**

Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s):

Single Dwelling

32. Intermediate use(s):

Single Dwelling

33. Current use(s):

Single Dwelling

34. Site type(s):

Residence

35. Historical background:

The original owner and resident of this house, constructed in 1926, was Daniel Zane Phillips, a music teacher and owner of the D.Z. Phillips Music Company. He was born on August 10, 1882, in West Virginia. His first wife, Marge P. Zane, was born in Kansas around 1894. They were married prior to 1917. They rented the house immediately north, at 1825 Court Street, before

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moving here. Daniel Phillips remarried around 1929. His second wife, Helen S. Philips, was born in Colorado around 1897. Daniel Phillips was beloved for his boys band concerts, often performed at the band shell in adjacent Mineral Palace Park. The Phillipses remained here through 1942, when Grady Chalmers Bugg purchased this property.

Grady Bugg was born around 1897 in Tennessee. His wife, Mary E. Bugg, was also born in Tennessee, around 1893. They had a daughter, Audrey. Grady Bugg was a district manager for Safeway Stores, Inc. The family resided here only briefly. Grady Bugg died in Denver on June 4, 1983.

Sometime prior to 1950, prominent Pueblo businessman and political leader Philip K. Hudspeth purchased this property and resided here most of the rest of his life. He was born around 1904 in Pueblo. His wife, Elizabeth G. Hudspeth, was born around 1908 in Kansas. They had a son, Dr. Philip K. Hudspeth III. The elder Phil Hudspeth was the owner of the Goodnight Ranch and Superior Dairy. He also served on the Pueblo City Council from 1957 to 1969, acting as its president in 1968 and 1969. The Hudspeths sold this house in 1979. The elder Phil Hudspeth died on August 22, 1981.

Purchasing this property from the Hudspeths were Jeffrey Mark and Yvonne Frey Cleaver. They are the current owners and residents.

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.

Stickney, William. Original blueprints for 1821 Court Street, Pueblo, Colorado. In the collection of the current property owners, Jeffrey Mark and Yvonne Frey Cleaver.

Abstract of Title for 1821 Court Street, Pueblo, Colorado. In the collection of the current property owners, Jeffrey Mark and Yvonne Frey Cleaver.

"Grady Chalmers Bugg" [obituary]. Pueblo Chieftain, 5 June 1983, p. 8C.

"Phil K. Hudspeth" [obituary]. Pueblo Chieftain, 24 August 1981, p. 7B.

World War I Draft Registration Card for Daniel Zane Phillips. Serial no. 1409, order no. 1711.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 10A.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 2A.

U.S. Census of 1930. Denver, Denver County, Colorado. Supervisor's district no. 1, enumeration district 24, sheet 2A.

Cleaver, Yvonne Frey. Interview with Adam Thomas, 21 April 2006.

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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 pattern 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 represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. 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; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. 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, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Social History**
Architecture40. Period of Significance: **Social History, 1926-1955; Architecture, 1926**41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under National Register Criterion A (Pueblo Local Landmark Criterion 1A--history) for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, joined the smaller, plainer dwellings originally constructed here. This house has been home to three prominent Pueblo businessmen, music store owner Daniel Zane Philips, grocery store district manager Grady Bugg, and businessman and city councilman Philip K. Hudspeth. The property is also significant under Local Landmark Criterion 1C (important individuals) for its direct association with Phillips, Bugg, and Hudspeth. As well, the house is significant under National Register Criterion C (Local Landmark Criteria 2A and 2B--architecture) as a particularly detailed example of an English-Norman Cottage. Character-defining features include the steeply pitched roof, gabled entrance, stucco exterior, and multi-light casement windows. This is an unusually small-scale building by Pueblo architect William Stickney, better known for his more monumental public buildings and residences. 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, in any case, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1926, this house exhibits a 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. It has not been notably altered since its construction. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data

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. Photograph numbers): **CD-ROM Photo Disc: North Side Photos
File Name(s): courtst1821**
 Negatives filed at: **Special Collections
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290**

48. Report title: **Pueblo North Side Neighborhood Survey**

49. Date(s): **08/08/05**

50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, L.L.C.**

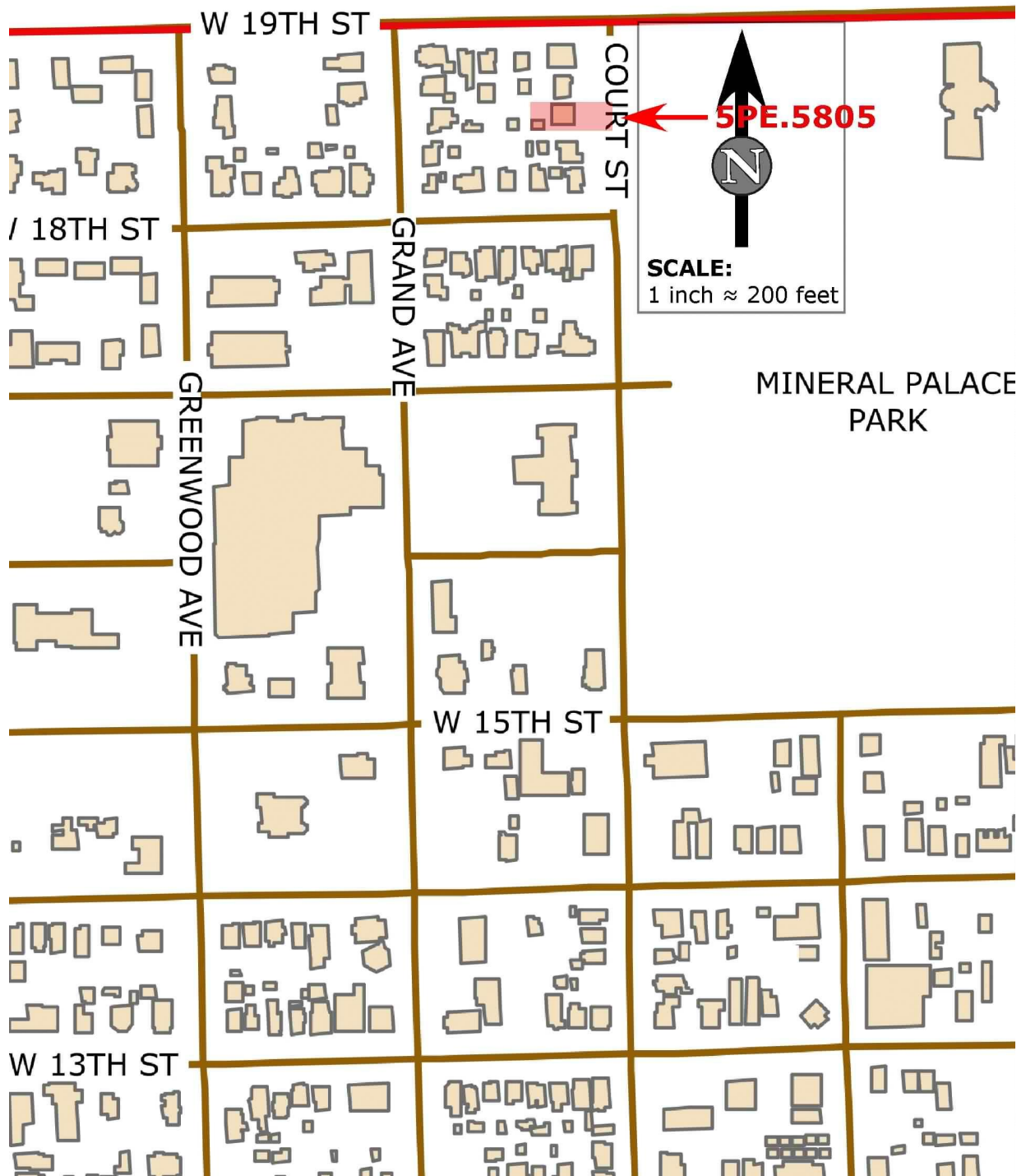
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

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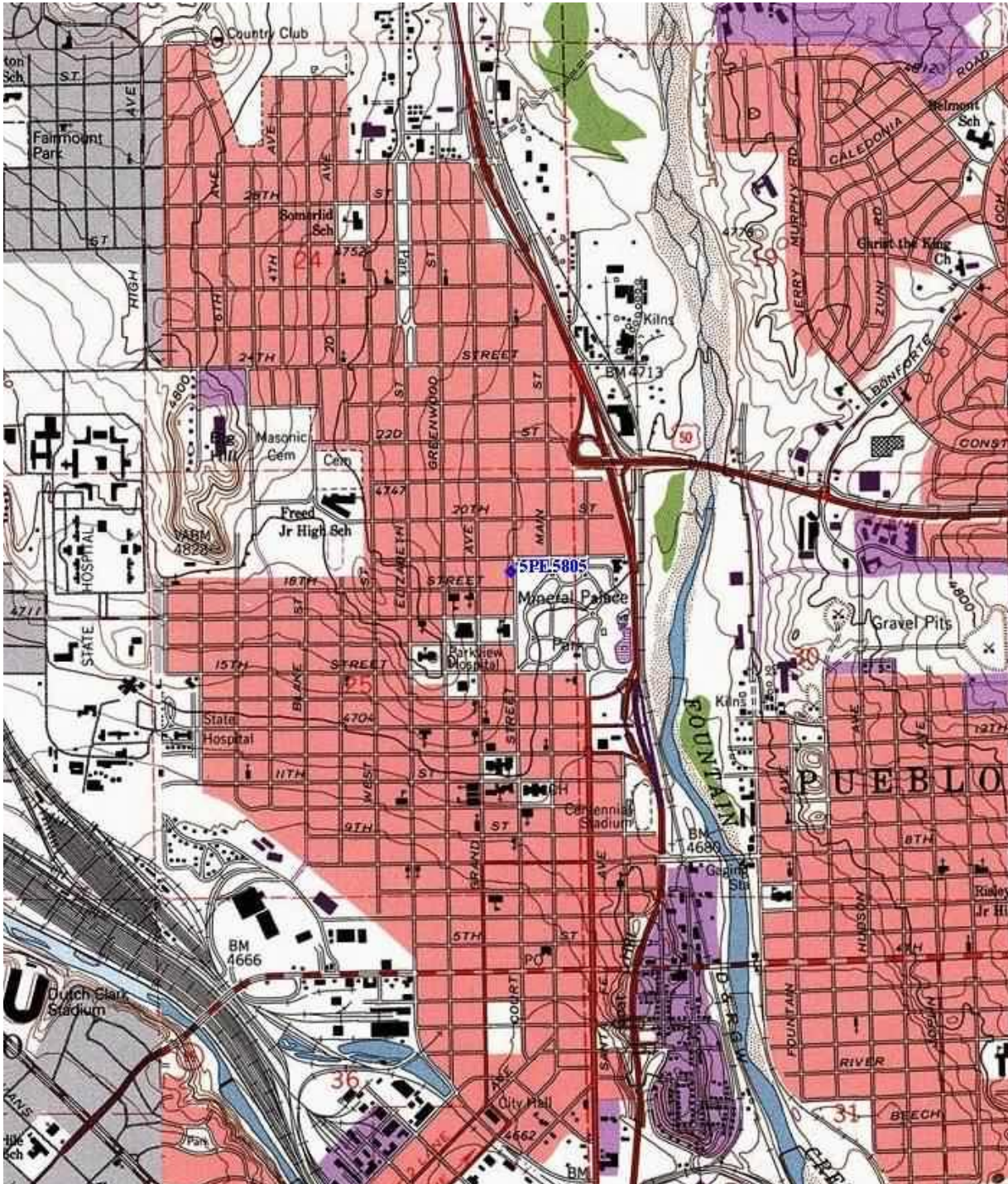
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)