

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.4165** Parcel number: **525119010**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Ferd Barndollar House**
- 6. Current building name: **Van A. and Kristyn J.H. Truan House**
- 7. Building address: **1901 Court Street**
- 8. Owner name: **Van A. and Kristyn J.H. Truan**
- Owner organization:
- Owner address: **1901 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	<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 type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input checked="" type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534106** Northing: **4237282**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 17 to 24; 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: **1,746 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**

Other wall materials:
18. Roof configuration: **Mansard Roof**
Other roof configuration:
19. Primary external roof material: **Wood Roof/Shingle Roof**
Other roof materials:
20. Special features: **Chimney
Fence
Roof Treatment/Dormer
Porch
Tower**

21. General architectural description:
Oriented to the east, this house rests on a stone foundation. White-painted stucco covers the exterior of the brick masonry walls. White-painted, horizontal wood siding covers the cupola. Windows generally vary from 6-, 9-, to 12-over-1-light, double-hung sash, with white-painted wood frames and pink-painted wood surrounds. Some windows, particularly those in the north and east elevations of the north wing have corresponding divided-light lower sashes. These same windows tend to be protected behind wrought-iron grilles. A 3-sided, canted bay, protrudes from the center of the south wing's south elevation. It features a paneled frieze broken by scrolled brackets. Spanning the second story of the rear (west) addition are bands of 6- and 9-light casement windows. A dormer just north of the rear addition has paired 8-light casement windows. A 6-light hopper or awning window opens in the north end of the west elevation. All four elevations of the cupola host paired, narrow, 1-over-1-light windows, with round-arch upper sashes. A hipped-roof porch spans the projecting, southern portion of the asymmetrical front (east) facade and wraps around the southeast corner of the house, terminating at the south wing. The porch features stucco covered kneewalls and Tuscan columns. Enclosing the southern portion of the porch are multi-light windows, with corresponding transoms. Concrete steps approach the north end of the porch's east elevation, corresponding to the principal doorway. It hosts multi-light French doors, opening behind a single, wood-framed storm door. Above the door is a round-arch transom. Another doorway opens into the enclosed portion of the front porch, at the west end of its south elevation. It hosts a 12-light, paneled wood door. Another doorway opens in the west elevation of the west wing, north of center. It hosts a white-painted, wood slab door. Opening in the rear elevation, just north of the addition, is a narrow, multi-light wood door, beneath a transom. Pink-painted wood soffit and fascia box the eaves. Wood shingles cover the mansard roof, punctuated by pedimented dormers. A stucco-covered hearth and chimney is engaged to the eastern end of the north elevation. Other engaged chimneys, also covered in stucco, are located within the inside (northwest-facing) corner at the junction of the rear elevation and the original west wing, and within the inside (southeast-facing) corner at the junction of the south elevation and south wing. The cupola features bracketed eaves and a nearly flat roof.
22. Architectural style: **Late Victorian/Second Empire**

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. This residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from Court Street are generally the same on this block. This property is situated on the northwest corner of Court and West 19th streets. Separating the streets from the pink sandstone sidewalks are grass-covered strips. A planted-grass yard, with dense, mature landscaping, covers the lot. Circling through the front yard, east of the front porch, is a red-brick driveway. Enclosing the back yard is a wood privacy fence.

24. Associated building, features or objects:

CARRIAGE HOUSE

A carriage house is located at the west end of the property. Oriented to the south, it rests on a concrete foundation. The building consists of an original one-and-a-half-story core, with a single-story additions to its north and south elevations. The addition to the north elevation extends from the western half of the original carriage house. The addition to the south elevation extends from the western quarter of the carriage house. White-painted stucco clads the exterior of the brick masonry walls, and a belt course spans the entire west elevation. Opening in the south elevation are two sets of paired, white-painted, wood garage doors, opening on metal strap hinges. One pair is centered in the elevation and has 6-light, 3-panel doors. The second set is located just east of center and has 6-light, single-panel doors, within a segmental arch. The only other door in the carriage house is located in the south elevation of the south addition. Two windows openings pierce the west elevation of the original core. In the first story is a band of three, white-painted, wood casement windows, which are boarded from the inside. In the upper half story is a band of two, white-painted, wood casement windows, also boarded from the inside. There are also three other casement windows in the west elevation, two in the north addition, and one in the south addition. The east elevation contains a band of four, nine-light, white-painted wood casement windows in the first floor and a band of two, nine-light, white-painted wood casement windows in the upper half story. A band of three, nine-light, white-painted wood casement windows open in a clipped-gable wall dormer above the south elevation. White-painted wood soffit and fascia box the eaves. The original portion of the building is side-gabled, and a white-painted, stucco-covered chimney rises on the north elevation, just west of center. The eastern portion of the building has a hipped roof. The addition on the north elevation is side-gabled, and the addition on the south elevation had a hipped roof. Brown asphalt shingles cover all roof surfaces.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1871-72** Actual Estimate

Source of information: ***Colorado Weekly Chieftain*, 28 December 1871 and 8 February 1872.**

26. Architect: **Unknown**

Source of information:

27. Builder: **E.H. Barber**

Source of information: ***Colorado Weekly Chieftain*, 8 February 1872.**

28. Original Owner: **Ferd Barndollar**

Source of information: ***Colorado Weekly Chieftain*, 28 December 1871.**

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 1880. However, newspaper articles and other sources indicated that construction began in later 1871 and was completed in 1872. An analysis of the materials, style, and historical records corroborates and 1872 date of construction. The most notable alterations have been the replacement/reconfiguration of porches and the construction of the rear addition. Porches originally spanned only the south elevation from the south wing to the southeast corner of the house; from the front (east-facing) wing northward to the northeast corner of the house; and across the rear wing. The porches appear to have been altered in the 1920s, when the south porch was extended to wrap around the southeast corner of the house, and the north porch was removed. During the same period, the rear addition was constructed. It is unclear whether the building was originally stuccoed, but structural evidence suggests that the brick was originally exposed. The date of this modification is uncertain.

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 of this house, constructed in 1871-72, was prominent Pueblo real estate developer Ferd Barndollar. He was born on December 8, 1847, in Everett, Pennsylvania, and received an unusually advanced education for the time, attending both Franklin and Dickson seminaries. Barndollar left Pennsylvania in 1867 and traveled with a cattle train across the Great Plains. He arrived in Pueblo on October 18 of that year. Realizing the unusual confluence of needs at Pueblo, where feverish city building intertwined with numerous prospectors seeking supplies, Barndollar immediately established a general mercantile and commissary, Ferd Barndollar & Company, which proved instantly and amazingly successful. This prosperity was a direct result of his business acumen. For example, builders up to that time had to use wood for construction. Barndollar expanded his business to include Pueblo's first brickyard, allowing masons to erect much larger and more permanent businesses and dwellings

In 1869, Barndollar turned his attention to his true calling, real estate development. He joined with Denver real estate speculators Henry C. Brown and David H. Moffat, and his local partner, John R. Lowther, in acquiring land north of the County Addition. In early 1871, surveyors platted two subdivisions for Barndollar. Ferd Barndollar & Company's First Addition to the City of Pueblo extended from Twenty-First Street, on the north, to around 19th Street, on the south, between Santa Fe Avenue and High Street (now Grand Avenue). Barndollar fully graded streets, planted trees, and constructed model homes. Among these was this house, which he constructed as both model home and honeymoon residence for he and his new wife, Kitty Morgan. In the years before the Thatchers' Hillcrest and Rosemount mansions, the Barndollar House was among the most gracious homes in southeastern Colorado. Completed in early 1872, the mansard-roofed house, complete with cupola, was constructed in the popular and sophisticated French Second Empire style. The house may have appeared as a fantastic castle as it loomed over the empty lots of the North Side Neighborhood. The *Colorado Weekly Chieftain* called it "the most costly, ornamental and well arranged house in Southern Colorado."

Ferd Barndollar's development efforts became even more grandiose when, in 1888, he platted the Dundee Place subdivision, one of the most innovative planned neighborhoods in Colorado. The project was financed through Barndollar's Dundee Home and Investment Company, which also included John D. Miller, and J.E.K. Henrick (or Herrick). Dundee Place spanned from West Nineteenth through West Twenty-Fourth streets, between High Street (Grand Avenue) and West Street. As with his previous development, Barndollar constructed unusual model homes to generate news and attract the curious, who would hopefully become buyers. Dundee Place was also the first subdivision in Pueblo—and one of the first in Colorado—to institute protective covenants. These included restrictions on planting cottonwood trees, "which turn the ladys' [sic] black dresses white." Yet the most influential of these rules may have been a minimum building cost. Barndollar wanted to create the most exclusive neighborhood in Pueblo and successfully petitioned the City to change the name of High Street to Grand Avenue; he envisioned the thoroughfare eventually rivaling Denver's Broadway. With his retail, real estate, and mining ventures, Barndollar had amassed great wealth, but most of his assets were in silver. Thus, the silver crash of 1893 ruined him. He left Pueblo and died in Mexico.

Purchasing this property from Ferd Barndollar in 1873 was pioneer Colorado civic leader and historian Wilbur F. Stone, who was instrumental in the Colorado Territory's statehood in 1876. Stone arrived in Colorado just after the initial discovery of gold in 1859. He mined in the Mosquito Range southeast of Leadville. He became the first person known to climb Mt. Lincoln in 1862. He later moved to Pueblo, where he started his own law firm and was editor of the *Pueblo Chieftain* newspaper. Stone represented General William Jackson Palmer and his Denver & Rio Grande Railroad. He later became a judge, was a member of the First Territorial Legislation, led the Democrat delegation to the Colorado Statehood Commission, and took part in the first Colorado Constitutional Convention. In 1877, he left Pueblo for Denver when he became the first Democrat to serve as a Colorado Supreme Court Justice. Stone was also an historian and edited the three-volume *History of Colorado*, published in 1918.

Prior to 1900, Hyman Levin had purchased this property. He was the owner of the Chicago Liquor House, at 136 First Street, and was the Colorado agent for the Helm Brewing Company.

Dr. Hubert Work lived in this house from September 1915 to July 1920; his son, Dr. Philip Work, remained here until 1923. Dr. Hubert Work was the founder and superintendent of the Ashcroft Hospital in Pueblo. He became the first person from Colorado elected as president of the American Medical Association. Dr. Work was a Colorado delegate to the National Republican Convention in 1908 and was the Colorado State Republican chairman in 1912. As he rose in Republican politics, Dr. Work left Pueblo for Denver. In 1922, President Warren Harding appointed Dr. Work as U.S. Postmaster General. From 1923 through 1928, he was U.S. Secretary of the Interior under President Calvin Coolidge. He was instrumental in formally granting American citizenship to Native Americans. Dr. Work also had a distinguished military career, serving as lieutenant colonel in the U.S. Army Medical Corps during World War I. He is buried in Arlington National Cemetery.

In 1925, the owner and resident of this house was Wilbur Newton, vice-president and general manager of the

Newton Lumber Company. Walter Hoag lived here briefly around 1935. Prominent Pueblo attorney Sam Parlapiano purchased this property prior to 1940 and remained here through 1960. He was born in Burnside, Louisiana, on March 7, 1892. He arrived in Pueblo at an early age and graduated from Centennial High School. He received his Bachelor of Arts Degree from the University of Colorado in 1913 and, in 1916, earned his Bachelor of Laws degree from Harvard Law School. The same year he was admitted to the Colorado bar and joined the practice of Robert S. Gast. Parlapiano specialized in corporate and probate law. On April 20, 1920, he married Anna E. Rice. They had four children: Anna Elner Cameron, Mary Jane Streeby, James Rice Parlapiano, and David Carl Parlapiano. Sam Parlapiano died in 1964, leaving his widow, Anna, as the sole property owner. In 1972, she quit claimed the property to the M. Streeby and J. Parlapiano Trust. The trust sold the property to Robert L. Mihelich in 1987. He transferred the house and lots to Mark R. and Todd S. Mihelich in 1989. Van A. and Kristyn Jane Higer Truan, the current owners and residents, purchased the property from the Miheliches in 1994.

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.

Truan, Van A. Pueblo Historic Preservation Commission Application for Landmark Designation for the Ferd Barndollar House, 1901 Court Street, 2006.

Thomas, Adam. *Colorado Cultural Resource Survey Report: Pueblo's North Side Neighborhood, Phase I. Estes Park, Colo.: Historitecture, 2007.*

"Sam Parlapiano." In *Colorado and Its People*, vol. III, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 128.

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**

Community Planning and Development

40. Period(s) of Significance: **Architecture, 1872; Community Planning & Development, 1872-1929**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant under National Register and State Register Criterion A for its association with the early development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. It was constructed by the neighborhood's developer, Ferd Barndollar, as a model home to attract prominent people to build in his subdivision. As well, the house was home to a string of prominent Pueblo professionals, including Colorado pioneer civic leader and historian Wilbur F. Stone; liquor distributor Hyman Levin; physician and nationally prominent civic leader Dr. Hubert Work; lumber company executive Wilbur Newton; and attorney Sam Parlapiano. As well, the house is architecturally significant as an intact example of the Second Empire style. Character-defining features include the mansard roof with dormers, pedimented windows and scroll brackets. The house is among the oldest in Pueblo, is the North Side's original model home, and is one of the city's only and best examples of the Second Empire style. 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 or the Colorado State Register of Historic Properties. It is already designated as a City of Pueblo Landmark. In any case, it is a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1872, 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. While the original porches have been removed and/or altered, these modifications occurred within the period of significance. Also, the only notable addition is isolated to the rear elevation. If the stucco is not original, it may conceal important character-defining features. While the building's condition is generally deteriorated, most character-defining features, particularly the mansard roof and dormers with pedimented gables, remain intact. 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.

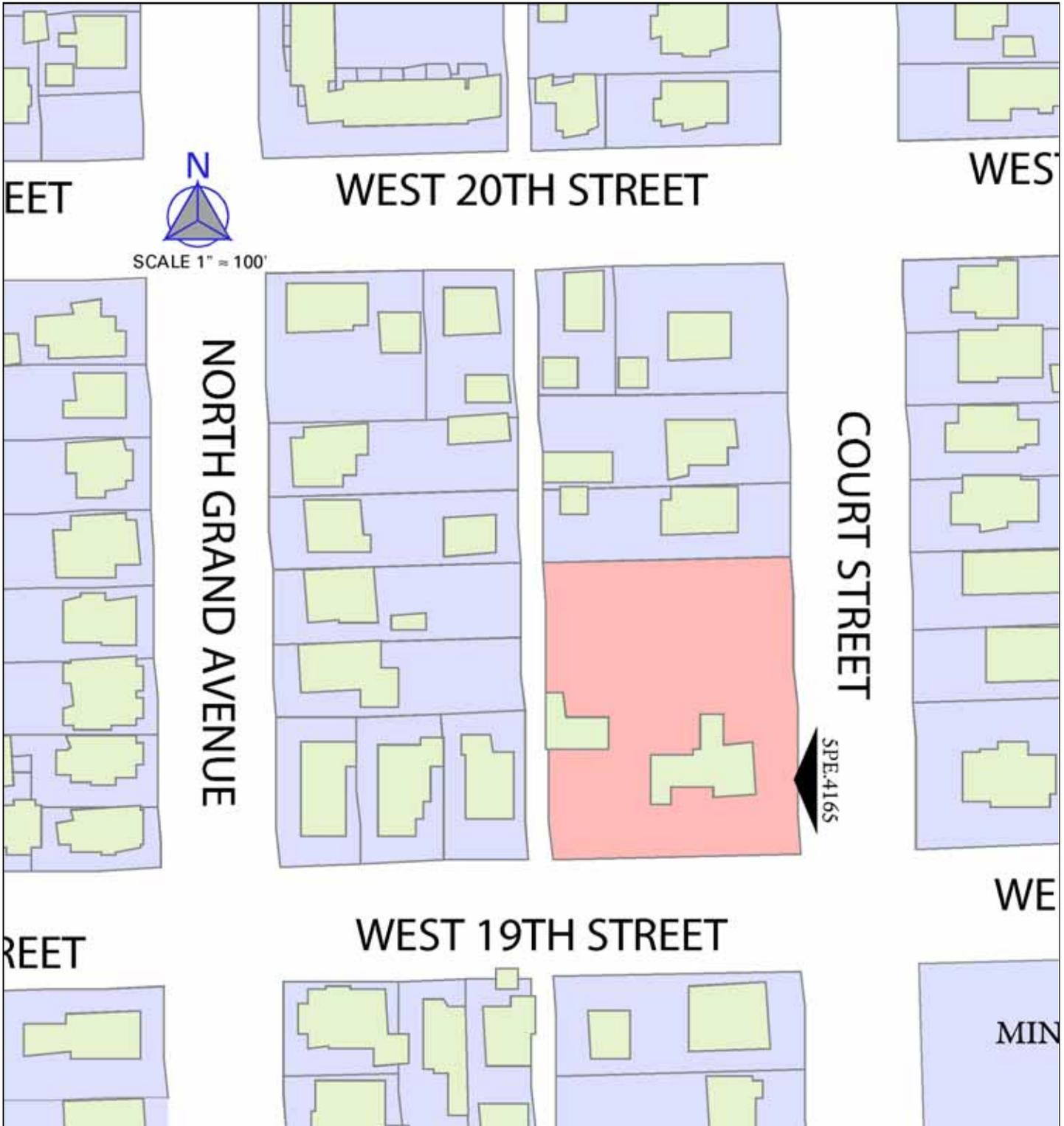
If there is National Register district potential, is this building contributing: Yes No N/A

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

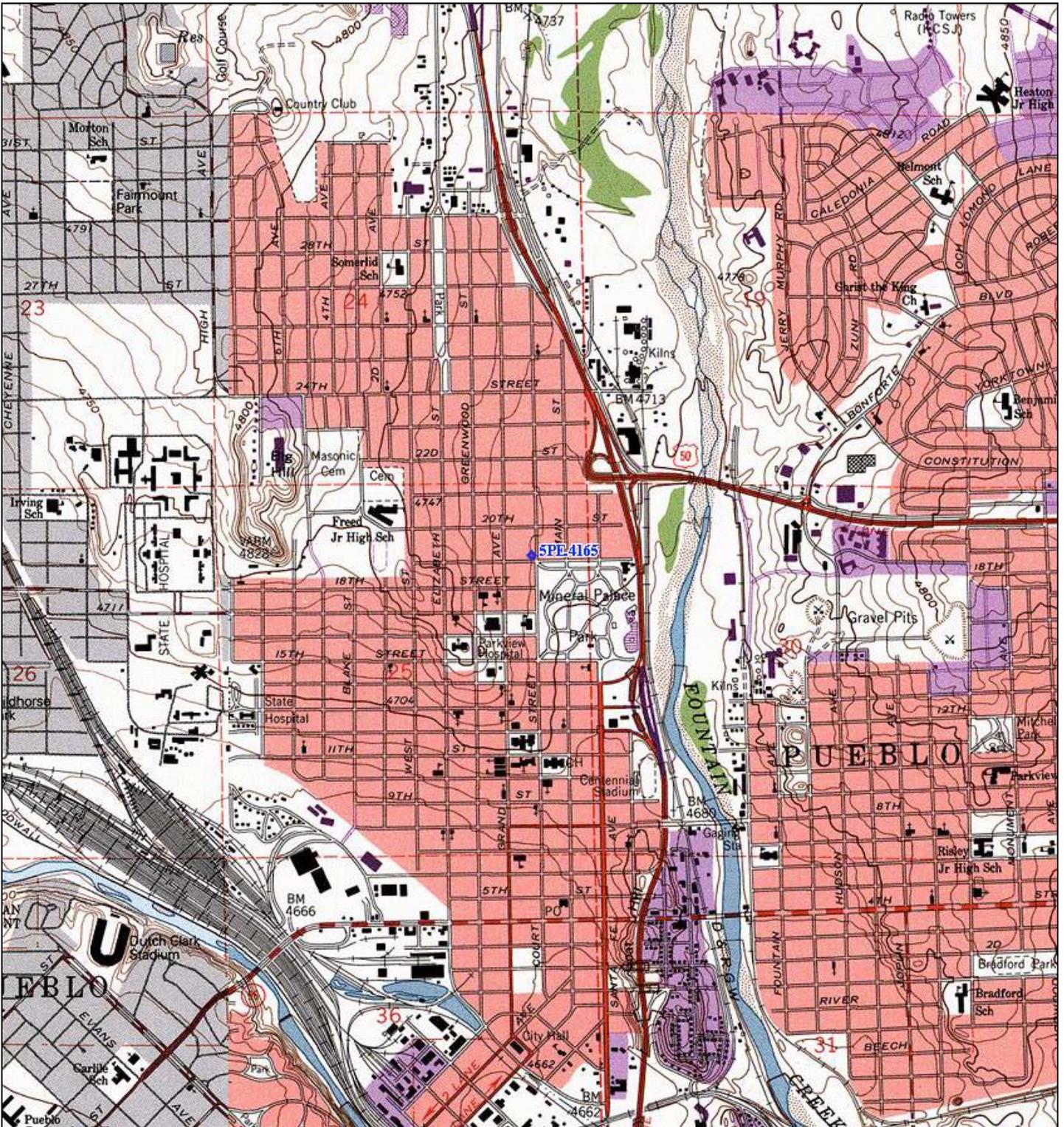
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **courtst1901 -1 to - 8**
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): **5/8/2008**
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

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