

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.6598** Parcel number: **525119007**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Robert Anderson House; John Frederick Hellman House**
- 6. Current building name: **1917 Court Street**
- 7. Building address: **1917 Court Street**
- 8. Owner name: **U.S. Bank, N.A., Trustee**
- Owner organization:
- Owner address: **3815 Southwest Temple  
Salt Lake City, UT 84115**

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 SW 1/4 NE 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **534099** Northing: **4237353**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 25 and 26; 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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1,089 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **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  
Roof Treatment/Dormer  
Roof Treatment/Flared Eave  
Porch**
21. General architectural description:  
**The house is oriented to the east. Light-gray stucco entirely conceals the foundation. Light-gray-painted, square-cut wood shingles clad the exterior walls. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames and red-painted wood surrounds. A pair of them opens within a rectangular bay shallowly protruding from the center of the south elevation. Dominating the south end of the front (east) facade is a single-light picture window. Hipped-roof dormers protrude from the roof's north-, east-, and south-facing slopes. The east-facing dormer hosts an awning or hopper window, with cottage-style glazing. The other dormers have paired, 1-over-1-light windows. A shed-roofed porch spans the southern three-quarters of the rear (west) elevation. Enclosing it are 1-over-1-light, single-hung windows, with aluminum frames. The principal doorway actually opens in the east end of the south elevation. It hosts a white-painted, glass-in-wood-frame door, opening behind a white aluminum-frame storm door. A concrete stoop approaches the doorway from the east. It has a black, wrought-iron railing. Another doorway opens in the west elevation of the rear porch. Concrete steps approach this doorway. A third doorway, addressed as 1917 1/2, opens east of center in the north elevation. Approaching this doorway from the east and west is a concrete stoop, flanked by a black, wrought-iron railing. Red-gray asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Gray-painted wood fascia and soffit box the broadly overhanging, flared eaves. The frieze board separating the walls from the roof hosts a projecting cornice. An orange-red brick chimney protrudes from the apex of the roof's west-facing slope.**
22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**  
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 west side of the street, between 1901 Court Street to the south and 1921 Court Street to the north. Separating the street from the concrete sidewalk is a**

grass-covered strip with large, shady elms. A planted-grass yard, with mature landscaping, covers the lot. This includes a large locust tree and shrubs nearly concealing the house's facade. Running along the southern edge of the property is a gravel driveway, connecting Court Street to a north-south alley behind (west of) this property. A serpentine, blonde-brick wall is located at the northwest corner of the property.

24. Associated building, features or objects:

**GARAGE**

A two-car garage is located at the northwest corner of the lot. Oriented to the south, the building rests on a concrete slab. The walls consist of structural clay tiles, covered in gray stucco. Dominating the front (south) elevation are a pair of garage openings. Each hosts 12-light, accordion-fold doors. The eastern doorway has been boarded shut from the inside by unpainted sheets of plywood. Opening in the east elevation is a single-light hopper, awning, or casement window. Gray sheets of asphalt cover the shed roof. Above the garage doors is a stepped parapet.

---

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1904**  Actual  Estimate

Source of information: **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.**

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 1908. However, it appears on a 1904-1905 Sanborn map, suggesting a circa 1904 date of construction. An analysis of the style, materials, and historical records corroborates a circa 1904 date of construction. The only notable alteration since that time has been the enclosure of the integral front porch, which spanned the entire facade. Based on the building materials and Sanborn maps, the modification occurred between 1951 and 1960.**

30. Location: **Original Location** Date of move(s):

---

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Multiple 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 around 1900, is uncertain. By 1914, the residents were Robert E. and Hazel R. Anderson. Robert Anderson was a buyer for Pueblo's largest department store, the Crews-Beggs Dry Goods Company. The couple resided here only briefly, and by 1915, city directories listed this address as "vacant."**

**John Frederick Hellman and his wife, Elizabeth, purchased the house and lot in 1916. John Hellman immigrated to the United States from Germany in 1851 and was naturalized in 1860. While he lived at this address, Hellman was an employee of the Pueblo Milling & Elevator Company. He resided here until his death, in this house, on July 3, 1921. Prior to 1920, Fred Hellman, John and Elizabeth's son, became the owner. He was born around 1891 in Missouri. With his wife, Dollie, Fred had one son, John F. Hellman. While he resided at this address, Fred Hellman worked as a mine foreman. He and his family moved from this address prior to 1925, when John R. and Ethel P. Tropea became the owners and residents.**

**John Tropea was born around 1885 in Italy and immigrated to the United States in 1893. Married in 1906, he and his**

wife, Ethel had three children: Marie, Bessie M., and John G. Tropea. The elder John Tropea worked as a salesman at the Knight-Campbell Music Company and died on September 26, 1932. Ethel Tropea remained at this address until around 1935.

That year, widow Ida Malley became the owner and resident. She was born around 1873 in Ohio and moved from there to Pueblo circa 1935. Malley had four children: King, Marietta, William, and James Malley. All four of her offspring lived with her in this house after they had moved to Pueblo, even though all of them were adults. Ida Malley died on April 12, 1938.

For about the next 20 years, the property had at least three residents. By 1940, Gordon and Eria Macbeth resided here; in 1945 Irwin A. and Rachel K. Willson lived at this address; and in 1950 Ralf E. and Ann F. Wagner were the householders. The residents in 1955 were Robert L. and Evelyn L. Caldwell. In 1960, Frank A. and Ethel Field became the owners and lived here until 1976. At that time, Donald C. and Dottie Lou Huff purchased the property. Cornelius G. and Patricia Hughes bought the house and lot in 1991, selling them to Jennifer Pettit in 2005. U.S. Bank has owned the property since 2007, and the house was for sale at the time of this survey.

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.

"John Frederick Hellman" [obituary]. *Pueblo Chieftain*, 4 July 1921, p. 8.

"Hellman (Frank)" [obituary]. *Pueblo Star-Journal*, 14 December 1958, p. 8.

"Tropea (John R.)" [obituary]. *Pueblo Chieftain*, 27 September 1932, p. 7.

"Malley (Mrs. Ida)" [obituary]. *Pueblo Chieftain*, 13 April 1938, p. 5.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 9B.

U.S. Census of 1930. Precinct 8, Pueblo, Pueblo County, Colorado. Sheet 8B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 4A.

U.S. Census of 1930. Precinct 1, Delaware, Delaware County, Ohio. Sheet 3B.

## 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, ca. 1904; Social History, ca. 1904-1957**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is historically significant for its association with the twentieth-century 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. As well, the house is architecturally significant as an example of a Classic Cottage. Those character-defining features include the hipped-roof-box plan, flared eaves, and hipped-roof dormer. However, the levels of architectural and historical significance, combined with physical integrity, are not 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 a potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed around 1904, 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 only notable alteration has been the enclosure of the original front porch, which eliminated some character-defining features. 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.**

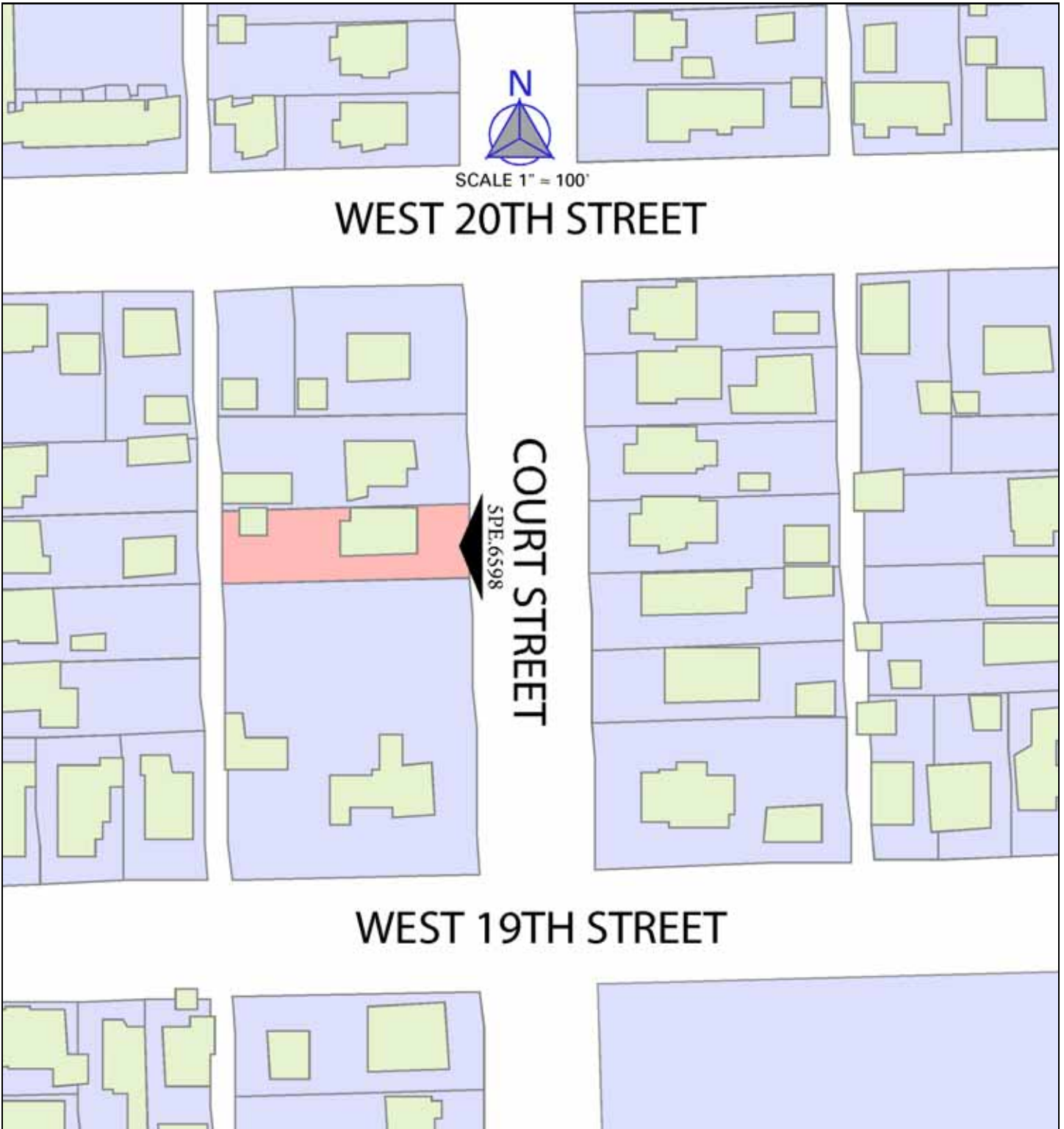
If there is National Register district potential, is this building contributing:  Yes  No  N/A

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

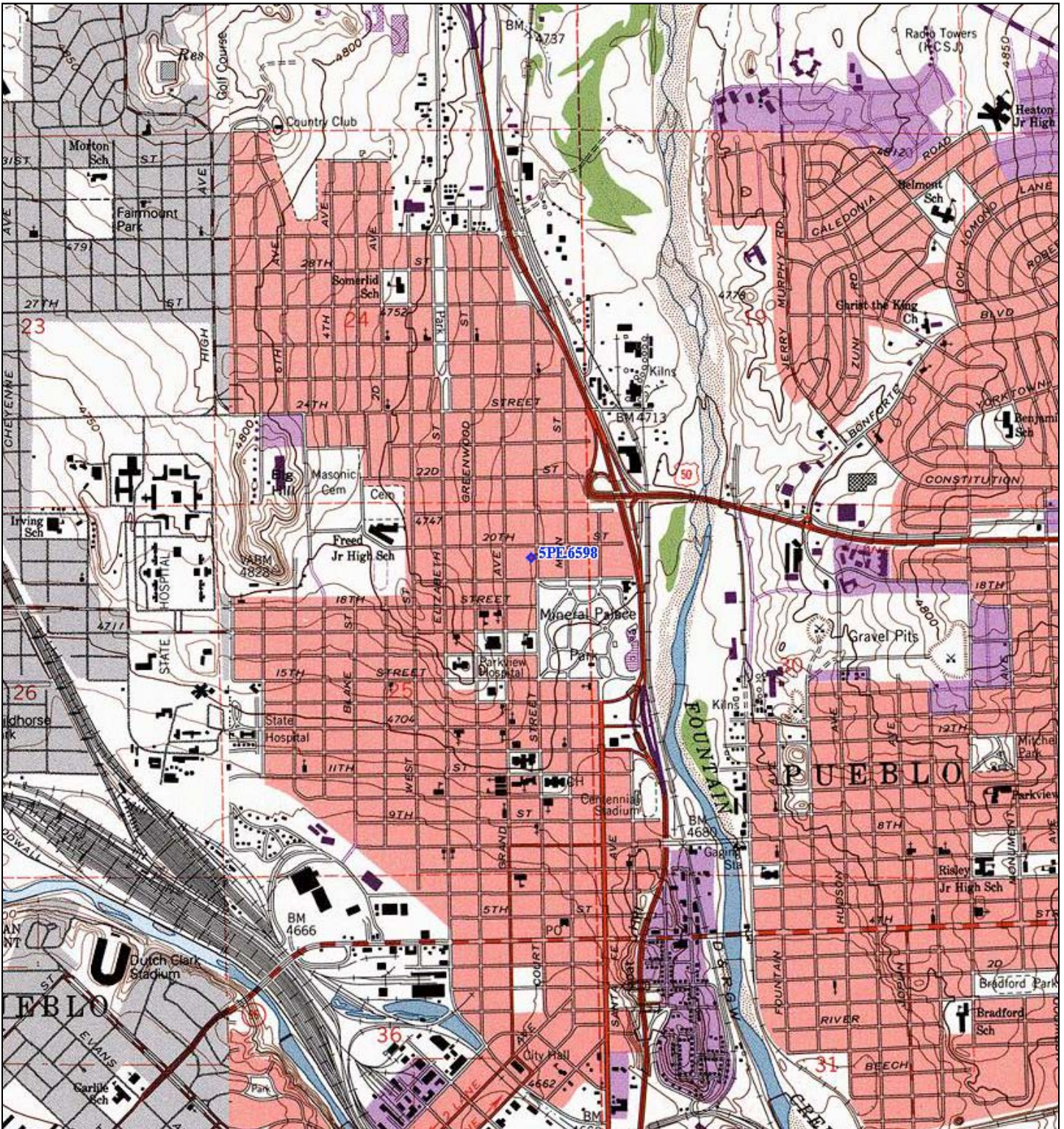
### VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **courtst1917 - 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): **9/7/2007**
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)