

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.6600** Parcel number: **525119006**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Charles C. Hellman House**
- 6. Current building name: **Howard and Sandra Kay Bumgardner House**
- 7. Building address: **1921 Court Street**
- 8. Owner name: **Howard and Sandra Kay Bumgardner**
- Owner organization:
- Owner address: **1921 Court 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**
of section **25**
10. UTM Reference Zone: **13**
Easting: **534100** Northing: **4237360**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 21 through 28 and the south 15 feet of Lot 29; 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: **1,260 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Fence
Porch
Roof Treatment/Flared Eave
21. General architectural description:
This house is oriented to the east. Blue-painted stucco conceals the foundation. Blue-painted stucco clads the exterior walls of the first story. White-painted, square-cut wood shingles cover the second story. The second story jetties or overhangs the first story slightly. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. A large, single-light awning or hopper window dominates the north half of the front (east) facade's first story. It appears to have a vinyl frame. Above it is a transom with diamond-shaped glazing. A hopper or awning window, with cottage-style glazing, pierces the south end of the facade's second story. Single-light picture windows pierce either face of the northwest corner. A 2-story porch fills the inside (southeast-facing) corner formed by a 2-story, hipped-roof wing protruding from the north half of the asymmetrical facade. It has a concrete floor, white-painted Doric columns, and a white-painted wood balustrade, with turned balusters. Concrete steps, flanked by wrought-iron railings, approach the north half of the porch. They correspond to the principal doorway, which hosts a white-painted, paneled wood door, with a single light. It opens behind a white-painted, wood-frame screen door. Above this doorway, providing access to an unsheltered, second-story porch, is an unusually narrow doorway. It hosts a white-painted, paneled wood door, opening behind a wood-frame screen door. Another doorway opens in the southeast face of a single-story, canted bay, protruding from the west side of the south elevation. Yet another doorway opens in the north elevation of a single-story, hipped-roof wing spanning the rear (west) elevation. It hosts a white-painted, paneled wood door, with a single light. It opens behind an aluminum-frame storm door. A small, single-story addition protrudes from the southwest corner of the house. A doorway opens in the west elevation of this addition and hosts a wood slab door, opening behind an aluminum-frame storm door. The doorway provides access to a small, shed-roof porch. A concrete stoop, flanked by wrought-iron railings, approaches the doorway. Red-gray, interlocking asphalt shingles cover the main hipped roof and all other roof surfaces. White-painted wood fascia and soffit, with evenly spaced wood modillions, box the broadly overhanging, flared eaves. A red-brick chimney protrudes from the roof's east-facing slope.
22. Architectural style: **Late 19th And 20th Century Revivals**
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 1917 Court Street to the south and 1927 Court Street to the north. Separating the street from the concrete sidewalk is a grass-covered strip, hosting large, shady elms. A planted-grass yard, with mature landscaping, covers the lot. A gravel driveway runs along the northern edge of the property, connecting Court Street to the backyard. Surrounding the yard immediately behind (west of) the house is a wood privacy fence. A pink sandstone wall separates the yard from the alley.

24. Associated building, features or objects:

GARAGE

A large, five-car garage is located at the southwest corner of the property. Oriented to the north, the building rests on a concrete slab. The walls consist of regular coursed, rock-faced, pink sandstone blocks. Dominating the front (north) elevation are five garage bays. The three eastern bays host overhead pivot garage doors, constructed from sheets of white-painted plywood. The westernmost bay has a wood, paneled, accordion-fold doors. The bay just east of this has been enclosed. Brown asphalt shingles cover the hipped roof, and the building lacks overhanging eaves.

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: **Charles C. Hellman**

Source of information: **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 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 modifications have been the replacement of a few windows and doors and small addition to the southwest corner. These modifications appear to date to after 1960.

According the current owner, the stones used to construct the garage were originally the cobblestones laid between the rails of Pueblo's original horse-drawn streetcar line on North Grand Avenue, which eventually became part of the city's electrified streetcar system. This appears to be true because the stones are the proper size and shape for this function; they have tar and other evidence of street use on them; and the owner between 1931 and circa 1950 was a supervisor for the Southern Colorado Power Company, which operated the city's streetcar system. These same stones appear to have been used for the wall along the western edge of the property.

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 first owner and resident of this house, constructed around 1900, was Charles C. Hellman, a bookkeeper for the Pueblo Savings Bank. In addition to working at the bank, Hellman was the Pueblo agent for the *Rocky Mountain News*

and *Denver Times*. Another resident of the house was Frank Hellman, the Pueblo agent for the *Denver Post*. By 1914, the house had changed ownership but stayed in the same family; John Frederick Hellman was now the owner and Frank remained a boarder. John Hellman immigrated to the United States from Germany in 1851, and was naturalized in 1860. The Hellman family relinquished ownership of the property around 1919 when they moved immediately south, to 1917 Court Street. John L. and Helen O. Smith then became the owners and residents of this house. John Smith was born in Illinois in 1886 and worked as an independent insurance agent. He and his wife had one daughter, Gladys. The Smiths resided here until 1929; the house was vacant in 1930.

Robert A. Edmiston purchased the house and lot in 1931. He was born around 1885 in Scotland and immigrated to the United States at the age of four. Married around 1905, he and his wife, Viola J., had four boys: Thomas A., John D., David L., and Robert B. Edmiston. The elder Robert Edmiston worked as a foreman for the Southern Colorado Power Company, retiring in 1952 after 42 years of service. Edmiston later moved to 316 West Twentieth Street and died on May 18, 1957.

Around 1950, Joseph M. Lacy and his wife, Gladys, became the owners and residents. Joseph Lacy worked as a salesman for White & Davis, a popular Pueblo clothing store. By 1955, Edward L. and Maxine E. Richardson were the owners, selling the property in 1957 to Doris Stillman, who moved here following the death of her husband, T. Zinn Stillman. Born Doris Wells, she was a caseworker for the Family Service Society of the Pueblo Department of Public Welfare. She and her husband were married on November 25, 1936, and had two sons: Thomas Stillman Jr. and Michael Stillman. Doris Stillman resided here until 1964, when H. Myers and Marguerite Bumgardner purchased the property. The house remains in the Bumgardner family, currently owned by Howard and Sandra Kay Bumgardner.

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.

"Edmiston (Robert A.)" [obituary]. *Pueblo Chieftain*, 19 May 1957, p. 2.

"T. Zinn Stillman Funeral Thursday Morning At Church". *Pueblo Star-Journal*, 5 November 1957, p. 2.

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

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

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. This house was home to Charles Hellman, who was a bookkeeper for the Pueblo Savings Bank. As well, the house is architecturally significant as an example of a Classically styled dwelling. Character-defining features include the simplified Doric columns, flared eaves, and modillions. However, the levels of architectural and historical significance 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. Modifications include the replacement of some windows and the construction of a small addition to the rear elevation. Most of the character-defining features, however, 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.**

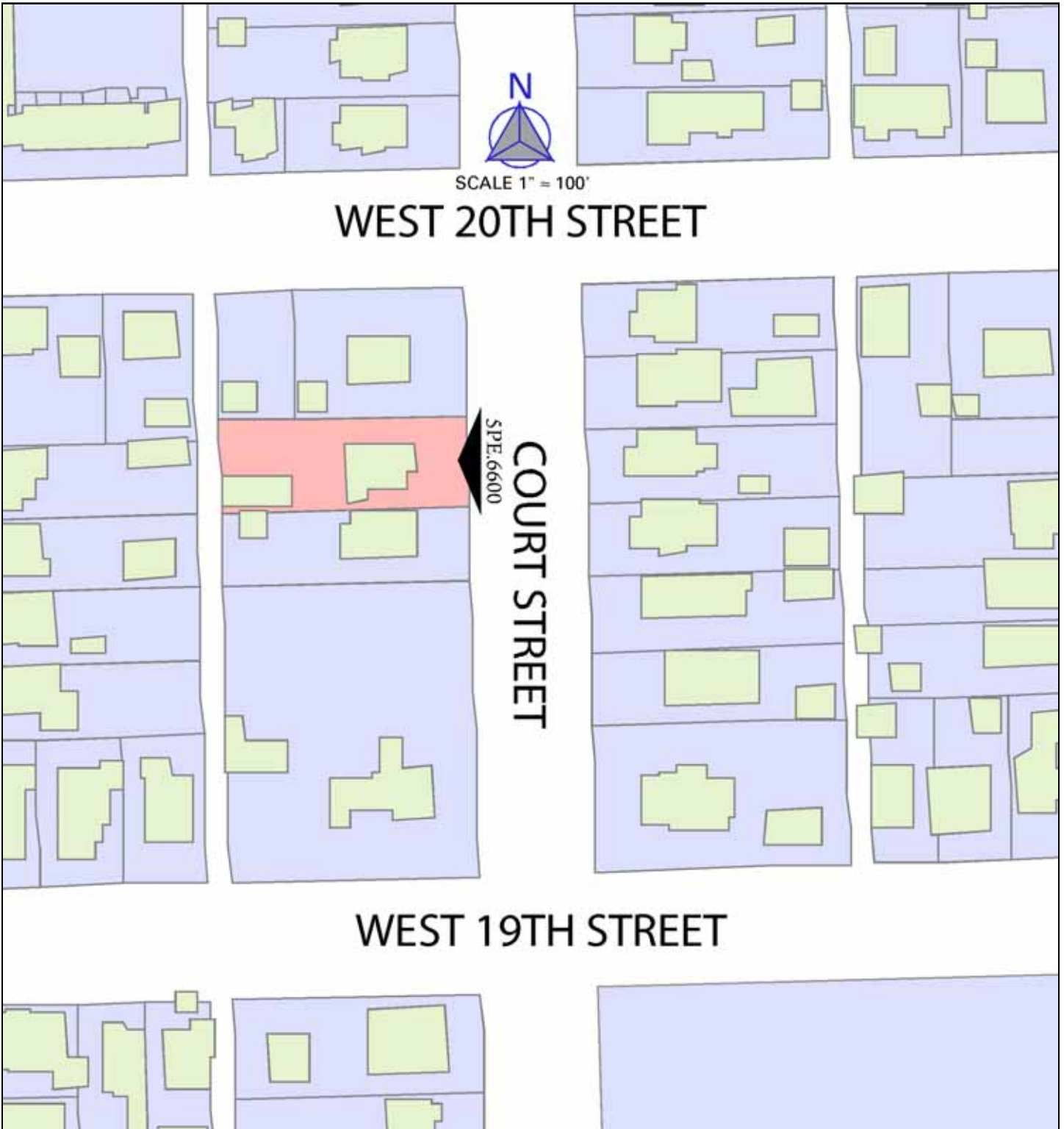
If there is National Register district potential, is this building contributing: Yes No N/A

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

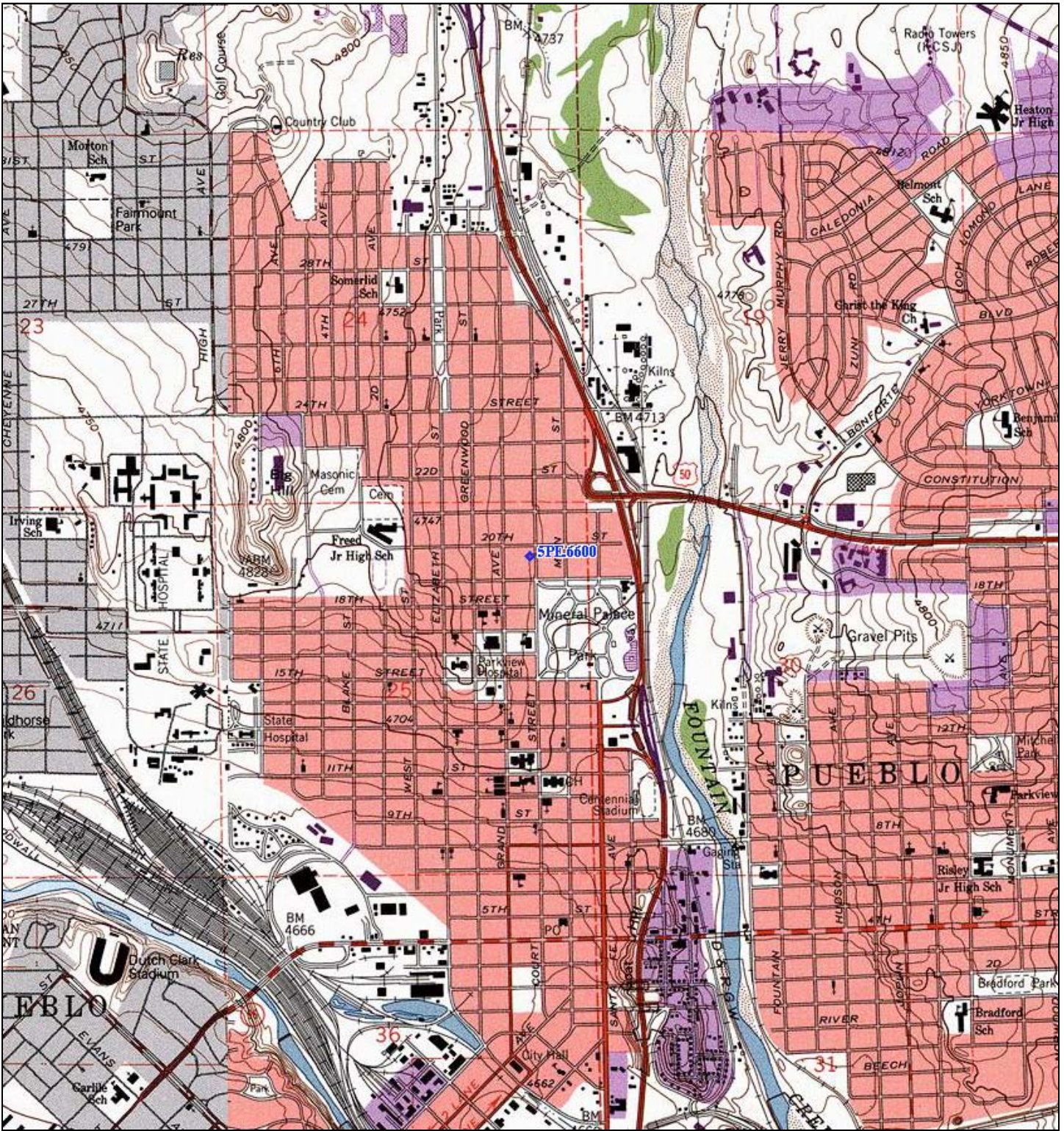
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **courtst1921 - 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): **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)