

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5PE.6601** Parcel number: **525118005**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Rolland L. Phillips House**
- 6. Current building name: **Cadena Investments House**
- 7. Building address: **1922 Court Street**
- 8. Owner name: **Cadena Investments, LLC**
- Owner organization:
- Owner address: **1926 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**
NW 1/4 SE 1/4 SE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534146** Northing: **4237352**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 5 and 6; Block 21**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **884 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos
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
Fence
Porch**
21. General architectural description:
Oriented to the west, this house rests on a blue-painted, concrete foundation, with 3-light hopper basement windows. Blue-painted asbestos siding clads the exterior walls. Red, square-cut wood shingles cover the gable. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and storm windows. Those opening in the front (west) facade are flanked by blue-painted, board and batten shutters. The west end of the south elevation hosts paired, single-light casement windows. Single-light casements also open in a shed-roofed structure spanning the rear (east) elevation. A front-gabled porch protrudes from the south half of the asymmetrical front (west) facade. Its battered piers and kneewalls are covered in asbestos siding. The principal doorway opens just south of center in the facade, beneath the porch roof. The doorway hosts a paneled, 3-light wood door, painted white, opening behind a white-painted, wood-frame screen door. Another doorway opens south of center in the rear (east) elevation. It hosts a white-painted, paneled, single-light wood door, opening behind a white-painted, wood-frame screen door. The doorway provides access to a concrete patio, sheltered beneath an extension of the main roof and a metal, shed-roofed structure. Brown, interlocking asphalt shingles cover the main hipped roof and all other roof surfaces. The rafter and perlin ends are exposed. A red-brick chimney protrudes near the apex of the roof's east-facing slope.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
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. 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 east side of the street, between 1918 Court Street to the south and 1926 Court Street to the north. Separating the street from the pink sandstone sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Running along the south side of the house is a gravel driveway, connecting Court Street to the garage southeast of the house. A combination of chain-link, woven-wire, and wood fences encloses the backyard.

24. Associated building, features or objects:

GARAGE

A single-car garage is located southeast of the house. Oriented to the west, the building appears to rest on a concrete foundation. White-painted stucco clads the exterior walls. Dominating the front (west) elevation are paired, white-painted plywood doors, opening on metal strap hinges. Gray sheets of asphalt cover the main shed roof, while brown asphalt shingles cover the small pent roof protruding from the parapet capping the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1923** Actual Estimate

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

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Rolland L. Phillips**

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 1923. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration to this house has been the installation of asbestos siding, which probably occurred in the 1940s.

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, built in 1923, was Rolland L. Phillips, who was a cashier for the Southern Colorado Bank and later served as a director of the First Federal Savings & Loan Association. He and his wife, Margaret M. Phillips, had two children: Warren K., and Glenn P. Phillips. Rolland Phillips died on July 13, 1968.

The Phillips family lived at this address for about two years, and by 1925, Paul R. McCoy purchased the property. He was born on July 1, 1897, in Hillsboro, Ohio. McCoy moved to Pueblo as a child, around 1905, and served in the U.S. Navy during World War I. Married in the early 1920s, Paul and Ruth V. McCoy had three children: one boy and two girls. Paul McCoy was a bookkeeper for First National Bank, where he worked 35 years. He died on July 17, 1949.

Maurice Levy purchased the house and lot from Phillips prior to 1930. He was born on June 23, 1900, in Toledo, Ohio, and moved to Pueblo around 1926, the same year he was married. He and his wife, Rose, had one daughter, Judith. While in Pueblo, Maurice Levy served as a vice-president of Bernstein Brothers Iron & Metal Company. He died on February 4, 1970.

By 1935, the resident was Benjamin A. Diggs. He was born on January 4, 1889, in Pittsboro, Mississippi. Married around 1916, Benjamin and Virginia L. Diggs had one son, Frank. Benjamin Diggs first worked as a conductor for Pueblo's streetcar system, later becoming a serviceman for the Southern Colorado Power Company, which operated the streetcars. He died on December 19, 1937.

Morris Rike purchased the property around 1940, moving here from the property immediately south, at 1918 Court Street. Born in Russia around 1889, Rike immigrated to the United States around 1900. Married around 1920, Morris

and Dorothy Rike had three sons: Bernard, Melvin, and Eugene Rike. Morris Rike was the proprietor of a jewelry, loan, and pawn shop located on Main Street. He died on December 15, 1946, in a house just around the corner, at 416 West 20th Street.

The Rike family did not live here long; by 1945 the owner and resident was John R. Zadra. He graduated from the Colorado School of Mines in 1935. Married that same year, John and Marvel M. Zadra had two children: Jon A. and Robert L. Zadra. John Zadra moved to Pueblo in 1936 and worked as a metallographer for the Colorado Fuel & Iron Company, later CF&I Steel Corporation. A metallographer was one who studied the structure of metals and alloys, especially by optical and electron microscopy and x-ray diffraction. Zadra rose to superintendent of the quality control department by 1964 and served in leadership positions in several metallurgical professional organizations. He retired from CF&I after a successful 37-year career. Zadra died on December 27, 1986.

Walter E. Stafford purchased the house and lot from Zadra prior to 1955. With his wife, Dove, Walter Stafford had one son, William K. Stafford. He began his lifelong career in security and law enforcement as a guard at the Pueblo Ordinance Depot, retiring from there and later working for the Cañon City Police Department and the Fremont County Sheriff's Office. Stafford died on November 13, 1990. Dove remained the householder until her death, at which time Walter Adam Smithour became the owner. Manuel R. and Gregorita S. Cadena purchased the property in 2002 and remain the owners.

36. Sources of information:

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.

U.S. Census of 1920. Precinct 17, Pueblo, Pueblo County, Colorado. Sheet 4A.

"Phillips (Rolland L.)" [obituary]. *Pueblo Star-Journal*, 14 July 1968, p. 6B.

"McCoy (Paul R.)" [obituary]. *Pueblo Chieftain*, 18 July 1949, p. 3.

"Rike (Morris)" [obituary]. *Pueblo Chieftain*, 16 December 1946, p. 2.

"Levy (Maurice H.)" [obituary]. *Pueblo Star-Journal*, 5 February 1970, p. 11B.

"Diggs (Benjamin A.)" [obituary]. *Pueblo Chieftain*, 20 December 1937, p. 10.

"John R. Zadra" [obituary]. *Pueblo Chieftain*, 30 December 1986, p. 8B.

"Walter Stafford" [obituary]. *Pueblo Chieftain*, 15 November 1990, p. 6D.

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

World War I Draft Registration Cards for Paul Rexford McCoy and Benjamin A. Diggs.

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, 1923; Social History, 1923-1935**

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 a string of Pueblo professionals, including bankers Rolland L. Phillips and Paul McCoy, as well as steel industry managers Maurice Levy and John R. Zadra. As well, the house is architecturally significant as an example of the bungalow form with minimal Craftsman stylistic elements. Character-defining features include a front-gabled porch; exposed rafter and perlin ends; battered porch piers; and overhanging eaves. 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 in 1923, this house exhibits a moderately 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. The only notable alteration has been the installation of asbestos siding, which did not result in the elimination of any character-defining features. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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.**

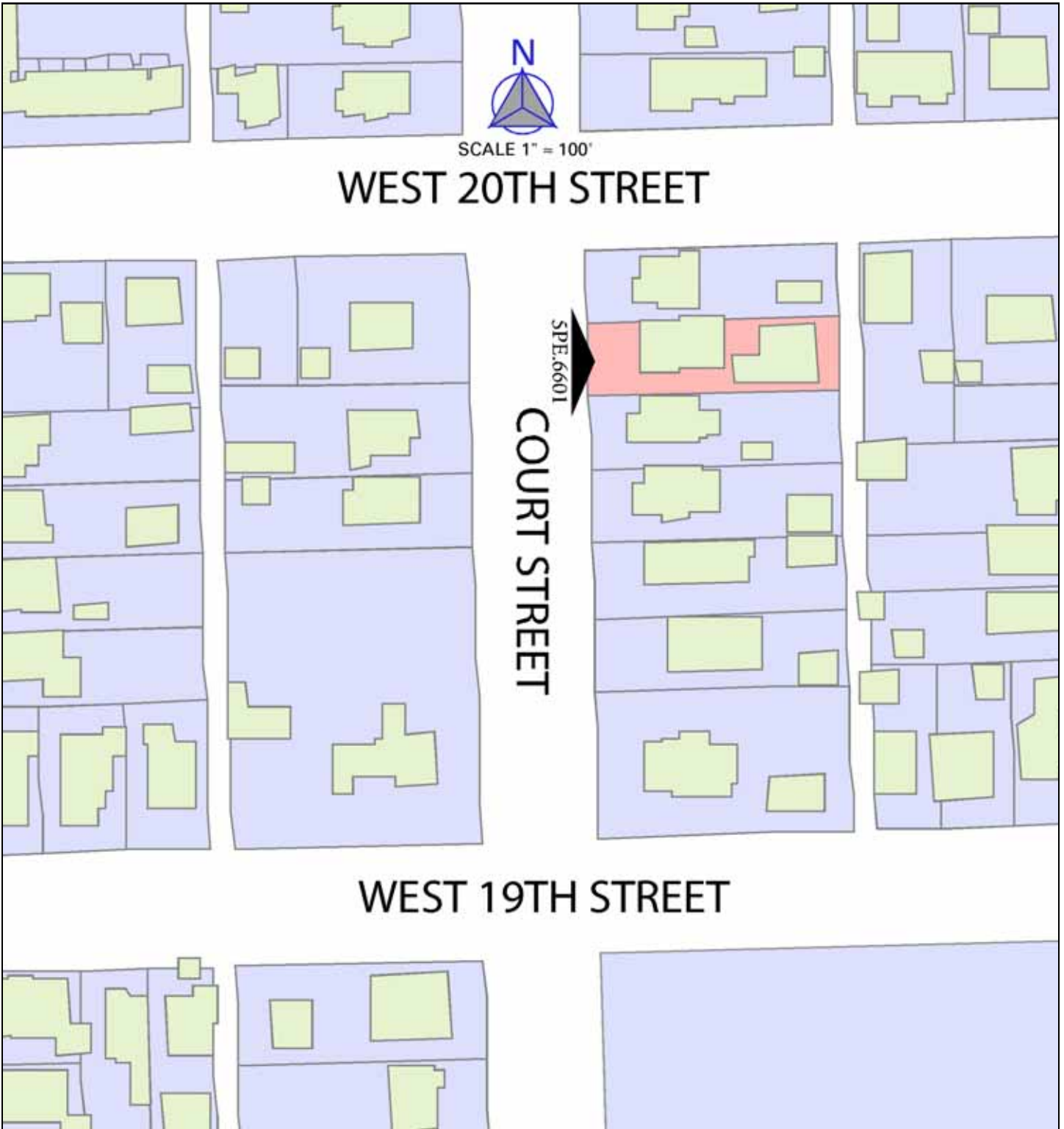
If there is National Register district potential, is this building contributing: Yes No N/A

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

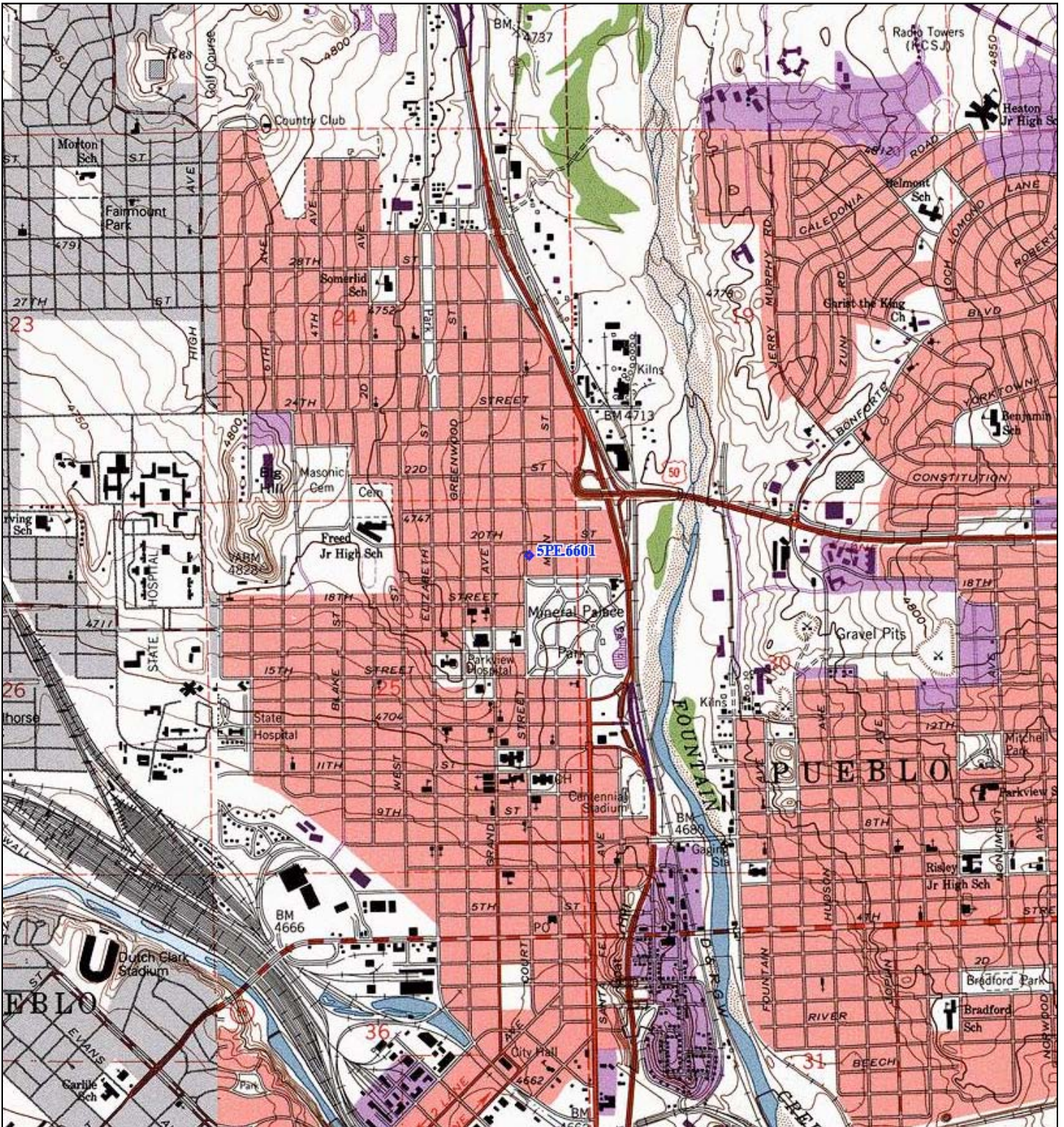
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **courtst1922 - 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)