

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.516.25** Parcel number(s):
- 2. Temporary resource number: **525134008**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Rogers, Platt Jr., House; Adams, Alva Blanchard Jr., House**
- 6. Current building name: **Thomas, W.I. and Trudy F., House**
- 7. Building address: **1701 N Elizabeth Street**
- 8. Owner name: **W.I. and Trudy F. Thomas**
- Owner organization:
- Owner address: **1701 N Elizabeth 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 **NW 1/4** of **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533716** Northing: **4237059**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 1 foot of Lot 14, and all of Lots 15 and 16; Block 11**
Addition: **Bartlett & Miller 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 (length x width): **1,090 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
Brick
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Chimney
Porch
Ornamentation/Decorative Terra Cotta
Roof Treatment/Dormer
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. Tan stucco clads the exterior walls. The walls host 2 prominent, bas-relief terra cotta tiles. Above the window in the south end of the front (east) façade are a group of toga-clad singers, holding a long scroll. The tile above the fountain in the south elevation is a similar image, but with the addition of children singing from a book. Both tiles are heavily glazed and feature porcelain foregrounds on cobalt backgrounds. Windows are generally casements, with brown-painted wood frames and brick sills and surrounds. They always appear in pairs (except in the north elevation) and range in size from 6 to 12 lights each. Dominating the north end of the asymmetrical front façade is a window consisting of paired, 10-light casements, topped by paired, 6-light casements. Opening in a wall dormer south of center in the façade's second story are paired 12-light casements. The window has a brick header and brown-painted wood window box. A band of 3, 1-over-1-light, double-hung sash windows dominates a shed-roof dormer protruding from the roof's west-facing slope. A shed-roofed, rectangular bay, protruding from the rear (west) elevation, hosts a 16-light, fixed-frame window. The principal doorway opens within a segmental-arched opening north of center in the façade. It hosts an oak door with leaded glass, opening behind an oak-frame storm door. Above the doorway is a brown-painted, round-arch hood, on heavy brackets.

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Secondary doorways open in the west end of the south elevation and in the east end of the north elevation. An arcaded, integral porch spans the protruding half of the south elevation. It shelters a lion's head water fountain and basin within a shallow, arched recess. Set in the archivolt are decorative terra cotta tiles depicting birds and tree branches on a cobalt background. The ceiling of the porch is coffered. Brown asphalt shingles cover the cross-gabled roof, and brown-painted wood fascia and soffit box the eaves. A stucco-covered hearth and chimney are engaged to the north elevation. Another chimney protrudes near the south end of the roof's north-south-oriented ridge.

22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles: **Jacobean/Elizabethan**

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest and large one- and two-story houses and office buildings. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the northwest corner of North Elizabeth and West 17th streets. Separating the streets from the sidewalks is a grass strip. A planted-grass yard, with lush, mature landscaping, covers the lot. A wall surrounds the back yard. Along its west side, near the garage, the wall hosts a water fountain, with a terra cotta fish head spout and basin. Set on either side of the fish head are tiles depicting Viking ships.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A large, 2-car garage, dating to 1921, is located directly northwest of the house. Oriented to the east, the building rests on a concrete foundation. Tan stucco clads the exterior walls. Dominating the front (east) elevation, but offset north of center, is a pair of garage doorways. Each hosts a 10-panel, wood, overhead-retractable garage door, painted brown. Protruding from the center of the garage's south elevation is a rectangular, front-gabled bay. It hosts paired, 6-light casement windows, with brown-painted wood frames and brick sills. Surrounding the window is tan-painted wood latticework. An additional window opens near the center of the north elevation. Brown asphalt shingles cover the front-gabled roof, and brown-painted wood fascia and soffit box the eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1921**

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **Platt Rogers Construction Company**

Source of information: **See field 29 below.**

28. Original Owner: **Platt Rogers Jr.**

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 building was constructed in 1921. An analysis of the style, materials, and historical records corroborates this date. This house was most likely constructed by the original owner, Platt Rogers Jr., who operated a construction company at this time. The only notable alteration to this house since its construction has been the addition of a shed-roof dormer to the roof's west-facing slope.

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

V. HISTORICAL ASSOCIATIONS

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

~~32. Intermediate use(s): **Single Dwelling**~~

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32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:

The first owner and resident of this house, constructed in 1921, was Platt Rogers Jr., founder of the Platt Rogers Construction Company, one of the most successful construction firms in Colorado. Rogers was born in Boulder on August 15, 1884. He was the son of a prominent Denver attorney and judge, Platt Rogers Sr. The younger Rogers attended Yale University and, in 1906, returned to Colorado and dedicated the rest of his life to construction management. The company was responsible for many of the major buildings in Pueblo, Colorado Springs, Denver, and across Colorado. In 1924 and 1925, Platt Rogers constructed the bulk of the Pueblo flood conservancy work, including moving the channel of the Arkansas River through Pueblo and the subsequent realignment of streets and railroads, as well as the installation of Rock Canyon Dam.

On December 1, 1913, Platt Rogers Jr. married Regina McPhee. They had a daughter, Nancy. The Rogers family resided in this house through 1950.

Around 1955, the owner and resident was prominent Pueblo financier and civic leader Alva Blanchard Adams, Jr. He was born on October 21, 1915, in Pueblo, to one of Colorado's most august families; his grandfather was Colorado Governor Alva Adams and his father was U.S. Senator Alva B. Adams Sr. The younger Alva B. Adams attended public schools in Pueblo before entering Deerfield Academy. He studied at Williams College, in Massachusetts, and received his bachelor's degree from the University of Virginia in 1939.

Alva Adams Jr. began his professional career in the management of Riggs National Bank, in Washington, D.C., and the Charles Tompkins Construction Company. During World War II, Adams served in the U.S. Coast Guard. After the war, he returned to Pueblo where he was a manager and director of the Pueblo Savings Bank and Trust Company. He was also a director of the Pueblo Hardware Company and the Standard Fire Brick Company.

On November 18, 1945, Adams married Loretta Kissel, of Pennsylvania and of Baltimore, Maryland, and had a daughter Loretta Adams. Adams also had two sons, Alva B. Adams Jr. and Alfred Lee Stroman. The elder Adams appears to have remarried; his second wife was Martha B. Adams. The family resided here through at least 1960, later moving to 46 Villa. The elder Alva B. Adams Jr. died on December 4, 1981.

Trudy F. Knight purchased this property in 1971, transferring it to herself and her husband, W.I. Thomas, in 1986. They remain the current owners and residents.

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.

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

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.

"Alva B. Adams, Jr." In Colorado and Its People: A Narrative and Topical History of the Centennial State, vol. III, L.R. Hafen, 5. New York, Lewis Historical Publishing Co., 1948.

Thomas, W.I. and Trudy F. Interview with Adam Thomas, 30 August 2005.

"Alva B. Adams" [obituary]. Pueblo Chieftain, 4 December 1981, p. 9B.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

"Platt Rogers, Jr." In History of Colorado, vol. 4. James H. Baker and LeRoy R. Hafen, eds. Denver: Linderman Co., 1927, 704.

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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, 1921-1960; Architecture, 1921**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 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes in the latest contemporary suburban styles. This house was home to two prominent Pueblo businessmen and civic leaders, Platt Rogers, Jr., and Alva B. Adams, Jr. It is also significant under Local Landmark Criterion 1C (important individuals) for its direct association with Rogers and Adams. As well, the house is significant under National Register Criterion C (Pueblo Local Landmark Criterion 2A and 2C--architecture) as an intricate example of the Jacobean/Elizabethan style and for its unique terra cotta tiles. Character-defining features include intersecting gables, wall dormers, an arched entrance, arcaded porch, casement windows, and decorative brickwork. 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 1921, 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 modification has been the construction of a small dormer to the rear-facing roof slope.

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): elizabethstn1701
 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): **08/30/05**

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

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

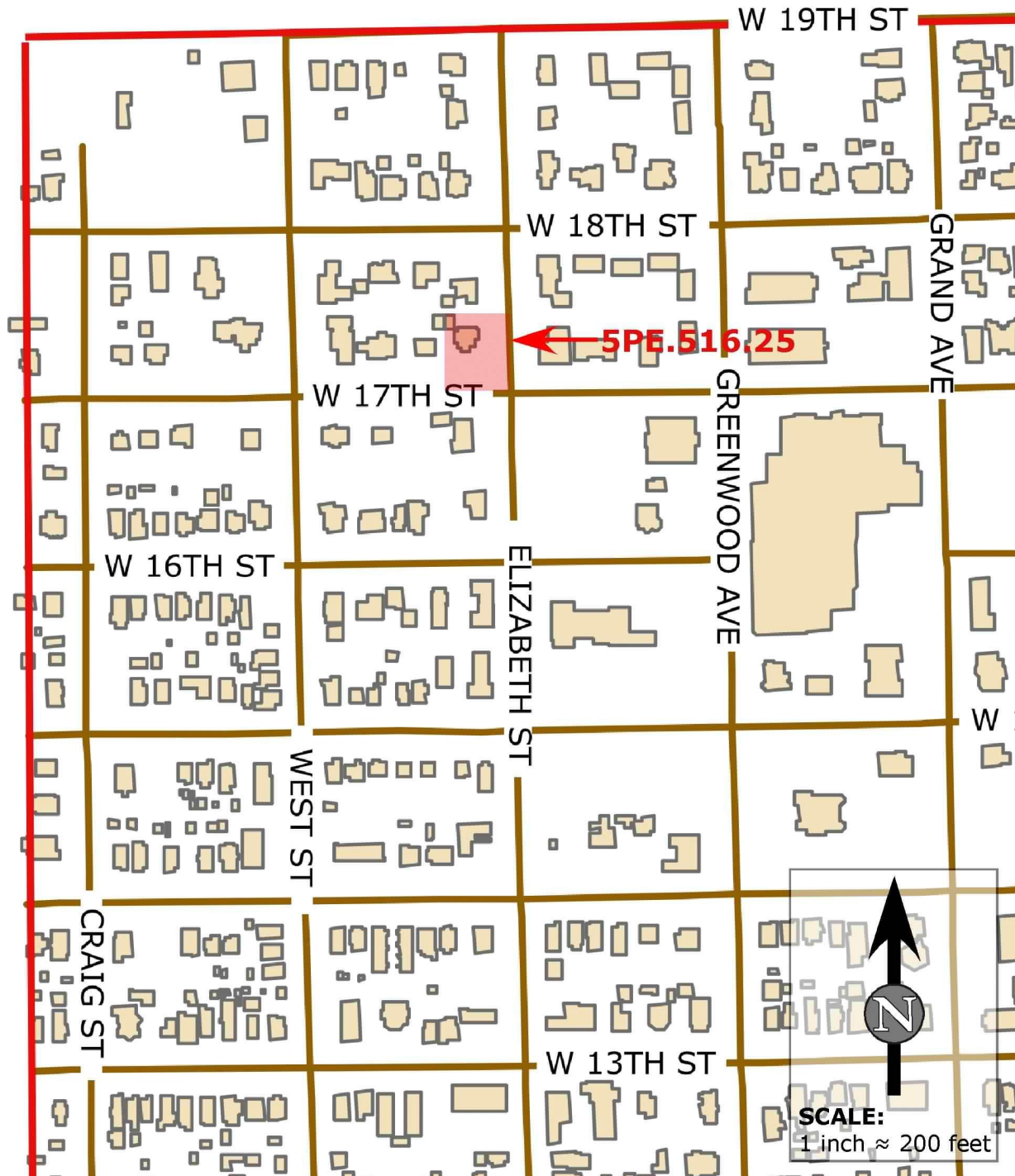
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

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

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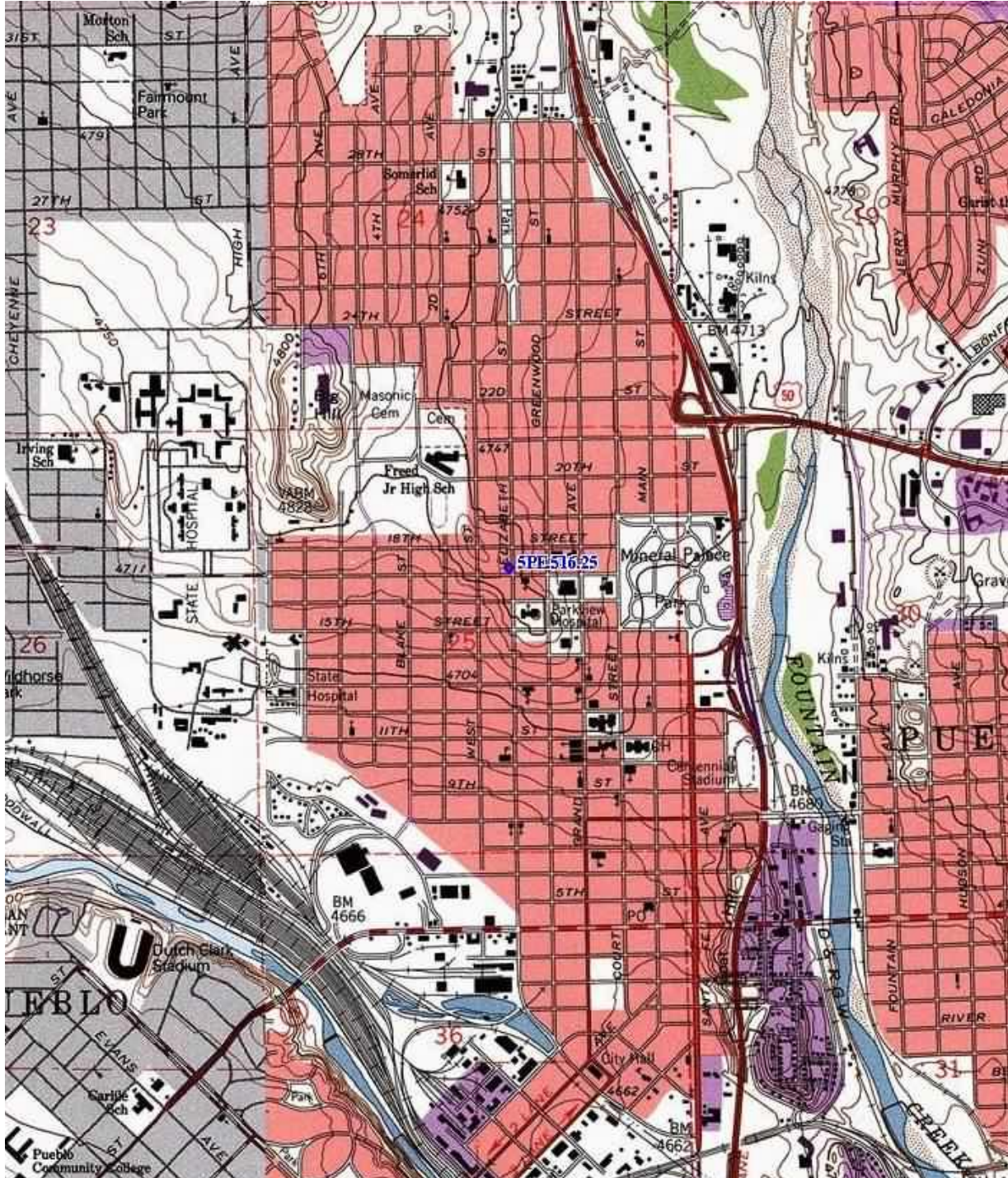
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SITE SKETCH MAP



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LOCATION MAP



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