

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5PE.6618** Parcel number: **525119003**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Robert A. Edmiston House**
- 6. Current building name: **Robert L. Lesater House**
- 7. Building address: **316 West 20th Street**
- 8. Owner name: **Robert L. Lesater**
- Owner organization:
- Owner address: **316 W 20th 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**  
**NE 1/4 SW 1/4 NE 1/4 NE 1/4** of section **25**
10. UTM Reference Zone: **13**  
Easting: **534042** Northing: **4237389**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **East 50 feet of Lots 1 through 4; 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: **896 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**  
**Stucco**  
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: **Fence**
21. General architectural description:  
**Oriented to the north, this house rests on a red-painted, concrete foundation. A veneer of red, hammered bricks clads the exterior walls. White stucco covers the gables. Windows are generally 6-over-6-light, double-hung sash, with white-painted wood frames and brick sills. Dominating the asymmetrical front (north) facade are pair of tripartite picture windows. They consist of a central fixed frame flanked by 6-light casement windows. The principal doorway opens within a front-gabled wing protruding shallowly from the west end of the facade. It hosts a paneled wood door, with a fanlight, opening behind a white, aluminum-frame storm door. East of the door is a 4-light sidelight. Approaching the doorway are concrete steps, with brick kneewalls. A secondary doorway opens near the center of the east elevation. It hosts a white-painted, 6-panel steel door. Red, interlocking asphalt shingles cover the main hipped roof and all other roof surfaces. The steeply pitched gables host bargeboards. The building lacks overhanging eaves.**
22. Architectural style: **Modern Movements/Minimal Traditional**  
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. The surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West 20th Street are generally the same. This property is situated on the south side of the street, between a north-south-oriented alley to the east and 1930 North Grand Avenue to the west. Separating the street from the concrete sidewalk is a gravel-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the backyard is a chain-link fence.**
24. Associated building, features or objects:  
**GARAGE**  
**A two-car garage is located on the southeast corner of the lot. Oriented to the east, it rests on a concrete slab. The walls consist of white-painted stones, with the north elevation stuccoed. Red, interlocking asphalt shingles cover the gables. Dominating the front (east) elevation is a cream-painted, wooden, overhead-retractable garage door. There were no other doors or windows visible from the public right-of-way. Red asphalt shingles cover the front-gabled roof, and the**

rafter ends are exposed.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1948**  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: **Robert A. Edmiston**  
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 1948. An analysis of the materials, style, and historical records corroborates this date. This building has not been substantially altered since that time.**
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 in 1948, was Robert A. Edmiston, who had moved here from 1921 North Court Street (5PE.6600) with his wife, Viola J. Edmiston. Robert Edmiston was born around 1885 in Scotland and immigrated to the United States at the age of four. He and Viola married circa 1905 and had four boys: Thomas A., John D., David L., and Robert B. The elder Robert Edmiston worked as a foreman for the Southern Colorado Power Company, retiring from there in 1952 after 42 years of service. He died on May 18, 1957.**  
**George E. and Norma L. Williams were the residents of this house in 1960. George Williams was born on August 22, 1926, in Pueblo, and was a veteran of World War II. He worked as an electrologist, with offices in both Pueblo and Colorado Springs. The Williamses lived here for about five years, later moving to 2115 North Greenwood Street. George Williams died on June 3, 1979.**  
**By 1965, Marvin E. and Evelyn Matthews resided here. Robert L. Lasater purchased the property in 1970, and appears to have operated it as a rental unit. Mark and Gail Lasater resided here in 1980, but Robert Lasater remains the owner.**
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.**  
**U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 4A.**  
**"Edmiston (Robert A.)" [obituary]. *Pueblo Chieftain*, 19 May 1957, p. 2.**  
**"George E. Williams" [obituary]. *Pueblo Chieftain*, 5 June 1979, p. 6B.**

#### 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, 1948; Social History, 1948-1957**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is historically significant for its association with the post World-War II development of Pueblo's North Side Neighborhood, when smaller homes were constructed on the few remaining lots. As well, the house is architecturally significant as an example of the Minimal Traditional style, which evolved from material shortages during the Great Depression and World War II. Character-defining features include a simple footprint, restrained Tudor details (such as the steeply pitched gables), and the lack of overhanging eaves. 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 in 1948, 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. This building has not been significantly altered since its construction. It 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): **20thstw316 - 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): **2/1/2008**

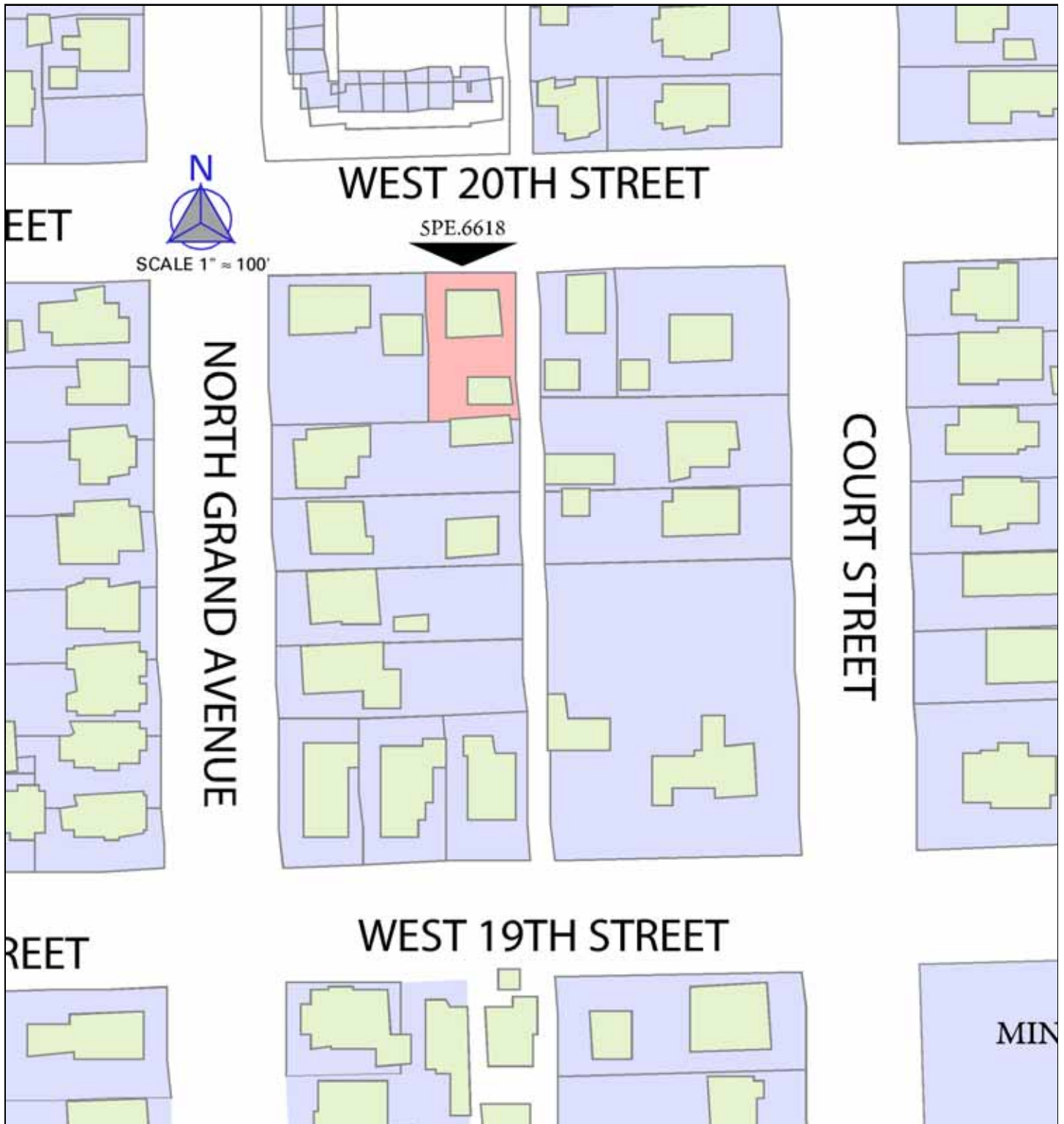
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

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

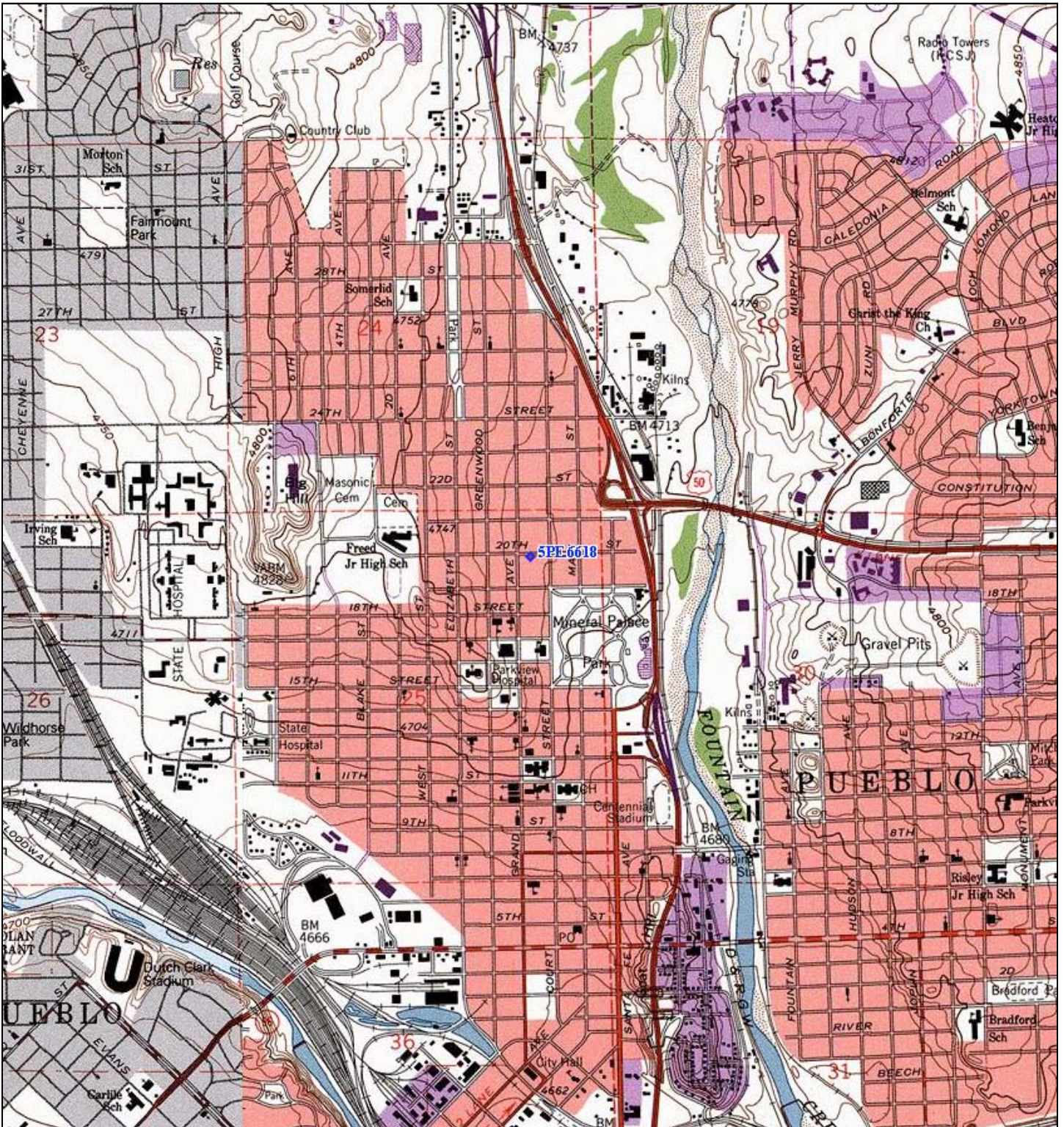
53. Phone number(s): **(970) 586-1165**

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