

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6599** Parcel number: **525118008**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Abe Pepper House**
- 6. Current building name: **Margaret L. Irvin House**
- 7. Building address: **1918 Court Street**
- 8. Owner name: **Margaret L. Irvin**
- Owner organization:
- Owner address: **1918 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: **4237341**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 7 and 8; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,248 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
Oriented to the west, this house rests on a blue-painted concrete foundation. White-painted stucco clads the exterior walls. Covering the gables are blue-painted, square-cut wood shingles. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. A pair of single-light hopper, awning, or casement windows opens in the west end of the south elevation. A front-gabled porch protrudes from the southern three-quarters of the asymmetrical front (west) facade. It has a concrete floor and battered piers. Approaching the porch on its northern half are concrete steps, flanked by a wrought-iron railing. The steps correspond to the principal doorway, which hosts a 3-light (vertical) wood door, opening behind a white, aluminum frame storm door. A smaller, front-gabled porch protrudes from the center of the south elevation. It shelters a doorway flanked by 10-light sidelights. Another doorway opens in the north end of a shed-roofed addition across the rear (east) elevation. Sheltering a patio across the rear elevation is a shed-roofed structure consisting of a metal roof and supports. Brown asphalt shingles cover the front-gabled main roof and all other roof surfaces. The rafter and perlin ends are exposed. A red-brick chimney protrudes from the roof ridge, east of center, and another red-brick chimney is engaged to the east end of the south elevation.
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 1912-1914 Court Street to the south and 1922 Court Street to the north. Separating the street from the concrete sidewalk is a macadam-paved strip. A planted-grass yard, with mature landscaping, covers the lot. Running along the south side of the house is a macadam driveway.
24. Associated building, features or objects:

GARAGE

A two-car garage is located on the southeast corner of the lot. Oriented to the north, the building rests on a concrete foundation. White stucco clads the exterior walls. A large, two-car garage door, offset to the east, dominates the north elevation. It hosts a white-painted, 32-panel, overhead-retractable garage door. Opening in the west end of the north elevation is a tan-painted, steel slab door. The west elevation hosts a pair of 1-over-1-light, single-hung sash windows, with aluminum frames. Brown asphalt shingles cover the front-gabled roof, and blue-painted wood fascia and soffit box the eaves.

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: **Abe Pepper**
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 construction of a small shed-roof room and patio across the rear elevation, which appear to date to after 1960.
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 Abe Pepper. He was born in Russia on June 1, 1891. His wife, Leah C. Pepper, was a Romanian immigrant; they were married on June 10, 1923. The Peppers had two children: Murray M. and Sidney A. Pepper. Abe Pepper moved to Pueblo in 1911 and established the Pepper Furniture Company, originally located on Northern Avenue. Pepper was a successful businessman, honored as president of the Pueblo Merchant's Association. He was active in his synagoge as well, serving as president of the United Hebrew Center for ten years and was the benefactor of the Abe and Leah Pepper Religious Sunday School. Abe Pepper retired in 1963, and died on April 4, 1965.
- By 1930, Harry Rosenblum was the owner of this house. He was born in Pueblo in 1901. His wife, Bessie, was also born in Colorado, in 1904. The couple was married around 1926 and they had one son, Morton Rosenblum. Harry Rosenblum was the proprietor of Rosenblum's Men Store, a clothing store located on Union Avenue. He died on December 10, 1954.**
- The owner of this property in 1935 was Morris Rike. Born in Russia around 1889, Rike was not only the third owner of the property, but he was also the third immigrant resident as well. He and his wife, Dorothy, were married around 1920 and had three sons: Bernard, Melvin, and Eugene Rike. Like the previous owners of the house, Rike was self-employed, the proprietor of a jewelry, loan, and pawn shop located on Main Street. Prior to 1940, Morris Rike moved around the corner, to 416 West 20th Street, where he died on December 15, 1946.**
- In 1940, William G. and Carolyn R. Hubersberger were the householders. William Hubersberger was a clerk for the Colorado Supply Company, the Colorado Fuel and Iron (CF&I) Company's franchise of company stores. By 1950, the**

resident of this house was Charles C. Chambers. He and his wife, Katherine, had two sons: Charles T. and Timothy R. Chambers. William Chambers died on December 27, 1995, after selling this house and lot to his grandson, Timothy R. Chambers Jr., in 1989. The younger Chambers sold the property in 2004 to Margaret L. Irvin, who remains the current owner and resident.

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.

"Pepper (Abe)" [obituary]. *Pueblo Chieftain*, 5 April 1965, p. 6B.

"Leah Pepper" [obituary]. *Pueblo Chieftain*, 11 December 1985, p. 7E.

"Harry Rosenblum Dies Of Attack; Funeral Held Today." *Pueblo Chieftain*, 10 December 1954, p. 10A.

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

"Charles C. Chambers" [obituary]. *Pueblo Chieftain*, 28 December 1995, p. 2B.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 2B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 3A.

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

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 entrepreneur small-business owners, including Abe Pepper, Harry Rosenblum, and Morris Rike. 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 roof with subordinate side gables; 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. It has not been notably altered since its construction and 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.**

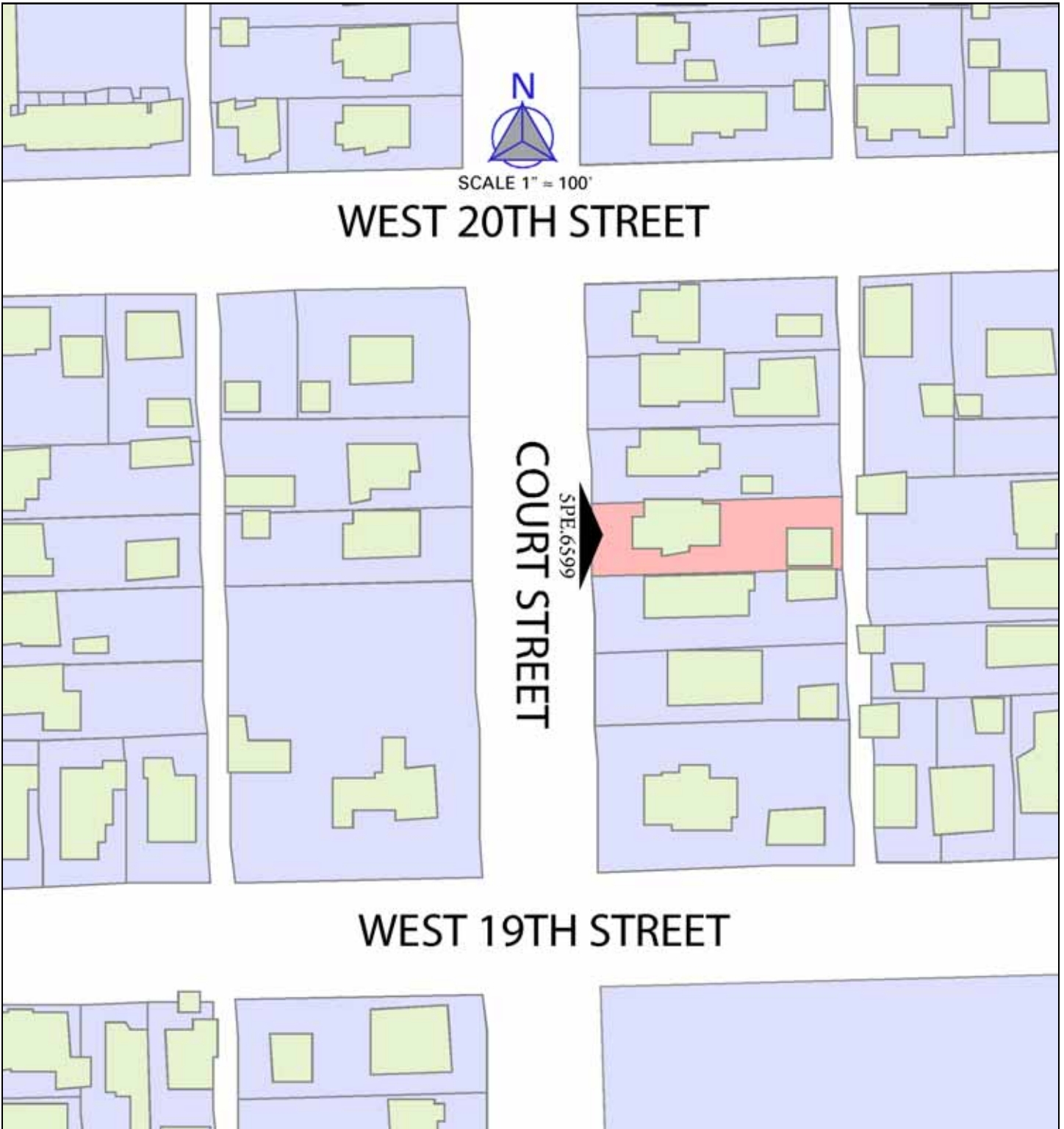
If there is National Register district potential, is this building contributing: Yes No N/A

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

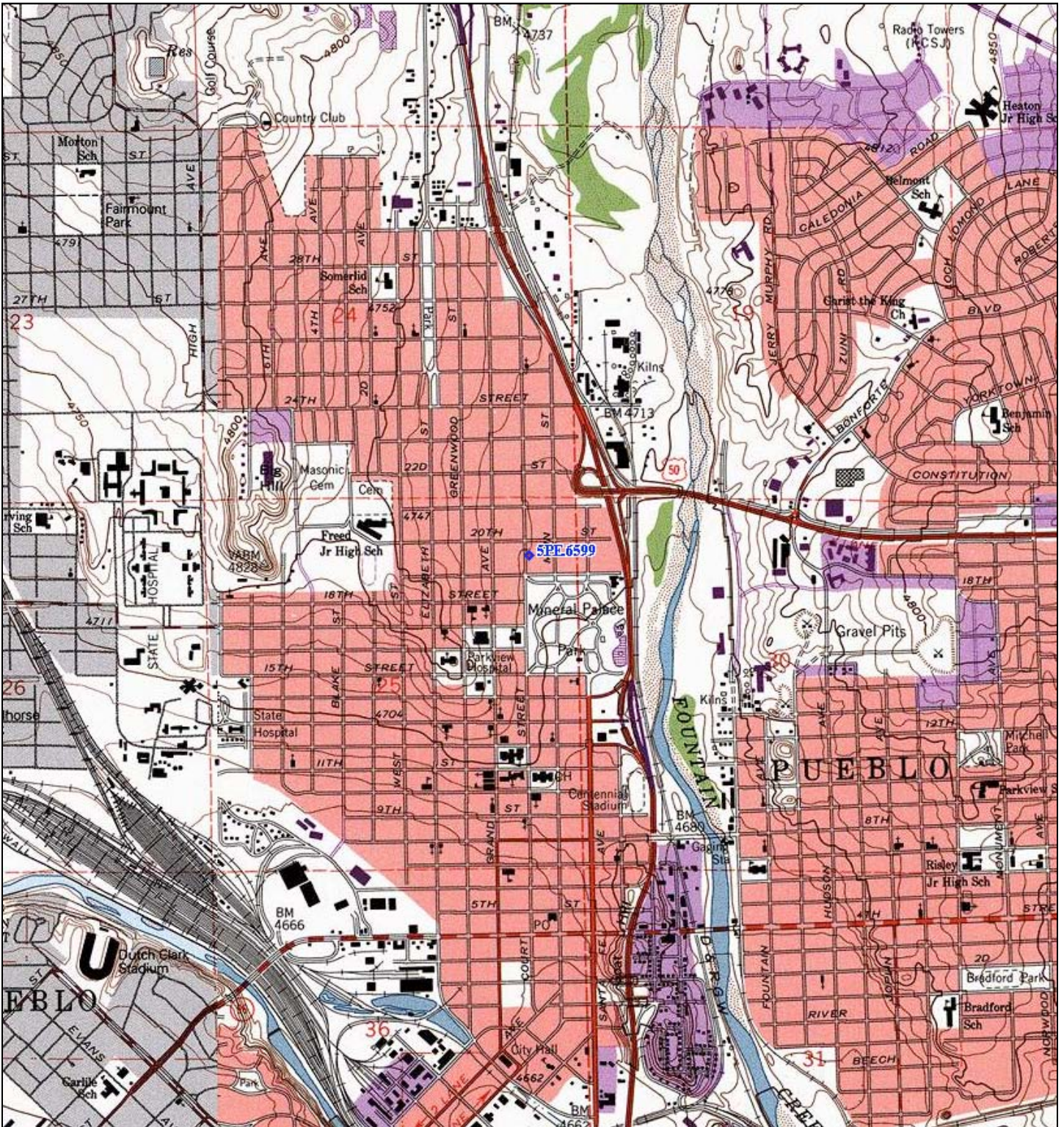
VIII. RECORDING INFORMATION

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47. Digital photograph file name(s): **courtst1918 - 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): **08/31/2007**
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)