

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.516.26** Parcel number(s):
- 2. Temporary resource number: **525134001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Ackerman, Fred, House; Dial, Dr. Oran C., House**
- 6. Current building name: **Roberson, Stephen A., House**
- 7. Building address: **1707 N Elizabeth Street**
- 8. Owner name: **Stephen A. Robertson**
- Owner organization:
- Owner address: **1707 N Elizabeth 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
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 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: **4237097**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 1 and 2; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,233 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
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
Roof Treatment/Dormer
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. White stucco clads the exterior walls. Windows are generally 4 (vertical)-over-1, double-hung sash, with red-brown-painted wood frames. Red-brown-painted, board-and-batten shutters flank most windows. Piercing the asymmetrical front (east) façade's second story, on either side of an engaged, red-brick hearth and chimney, are fanlights. A 7-light hopper or awning window opens in the east end of the south elevation's first story. The principal doorway opens within a round-arched recess in a catslide extending southward on the façade. Approaching it are 3, semicircular steps. A round-arch, glass-in-wood-frame door, with flanking, round-arch sidelights, opens in the east end of the north elevation. It provides access to an unsheltered wood deck. Another secondary doorway opens in the rear (west) elevation. Gray asphalt shingles cover the cross-gabled main roof and the roofs of shed-roof dormers. Red-brown-painted wood fascia and soffit box the shallowly overhanging eaves. Another red-brick chimney protrudes from the south end of the roof's west-facing slope.
22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**
Other architectural styles:
Building type:

Architectural Inventory Form

Page 3

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 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 southwest corner of North Elizabeth and West 18th streets. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with lush, mature landscaping, covers the lot. Surrounding portions of the property is a vine-covered, chain-link fence.

24. Associated buildings, features or objects:

1: Type: Garage

Describe: A 2-car garage is located directly southwest of the house. Oriented to the east, the building rests on a concrete foundation. White stucco clads the exterior walls. Dominating the front (east) elevation is a 2-car, red-brown-painted, overhead-retractable garage door. Gray asphalt shingles cover the steeply pitched, front gabled roof, and red-brown wood fascia and soffit box the eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1928

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

26. Architect: unknown

Source of information:

27. Builder: unknown

Source of information:

28. Original Owner: Fred Ackerman

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 1928. An analysis of the style, materials, and historical records corroborates this date. There have been no notable alterations to this building since its construction.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

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 1928, was Fred Ackerman. City directories list the property as vacant through 1930. In 1935, the resident was Herman Deikman, owner and manager of Pueblo Auto Parts. He was born on September 23, 1900. With his wife, Eva L. Deikman, Herman had two children: Eugene Deikman and Ethel Dunn. The family resided here only briefly. Herman Deikman died on April 25, 1978.

In 1940, the resident was Richard G. Windsor. Dr. Oran C. Dail acquired this property around 1949 and resided here until he sold it in 1979. He was born on February 7, 1888, near Lonnes, Missouri, and received his medical degree from the University of Kansas in 1916. During World War I, Dr. Dail served in the Army Medical Corps and, after the war, entered private practice in Detroit. On September 2, 1919, he married Edith Myrtle "Patsy" Ellsworth. Oran and Patsy Dail moved to Pueblo in 1938, where Dr. Dail practiced until his retirement in 1968. He specialized in both ophthalmology and otolaryngology. The Dails had only one child, a daughter, Betty Louise Dail. Patsy Dail died on November 15, 1976. Oran Dail then moved to an apartment at 1111

Architectural Inventory Form

Page 4

Bonforte. He died on March 2, 1982.

Purchasing this property from Dr. Dail in 1979 were Daniel W. and Cynthia N. Johnson. The house and lot transferred to Daniel W. and Janet W. Johnson in 1992. Stephen A. Robertson, the current owner and resident, purchased the property from the Johnsons in 1998.

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.

"Herman Deikman" [obituary]. Pueblo Chieftain, 26 April 1978, p. 6D.

"Dr. Oran C. Dail." [obituary]. Pueblo Chieftain, 3 March 1982, p. 9B.

Robertson, Stephen. Completed "Property History Questionnaire" for 1707 North Elizabeth Street, 2005.

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

Architectural Inventory Form

Page 5

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: **Architecture**40. Period of Significance: **1928**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

42. Statement of significance:

This property is significant under 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 modest and large homes in the latest contemporary suburban styles. It was home to ophthalmologist and otolaryngologist Dr. Oran C. Dial. As well, the house is architecturally significant under National Register Criterion C (Local Landmark Criterion 2A) as an example of an English-Norman Cottage. While the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be individually eligible 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 1928, this house exhibits a 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. This property retains sufficient physical integrity to convey its architectural and historical significance.

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

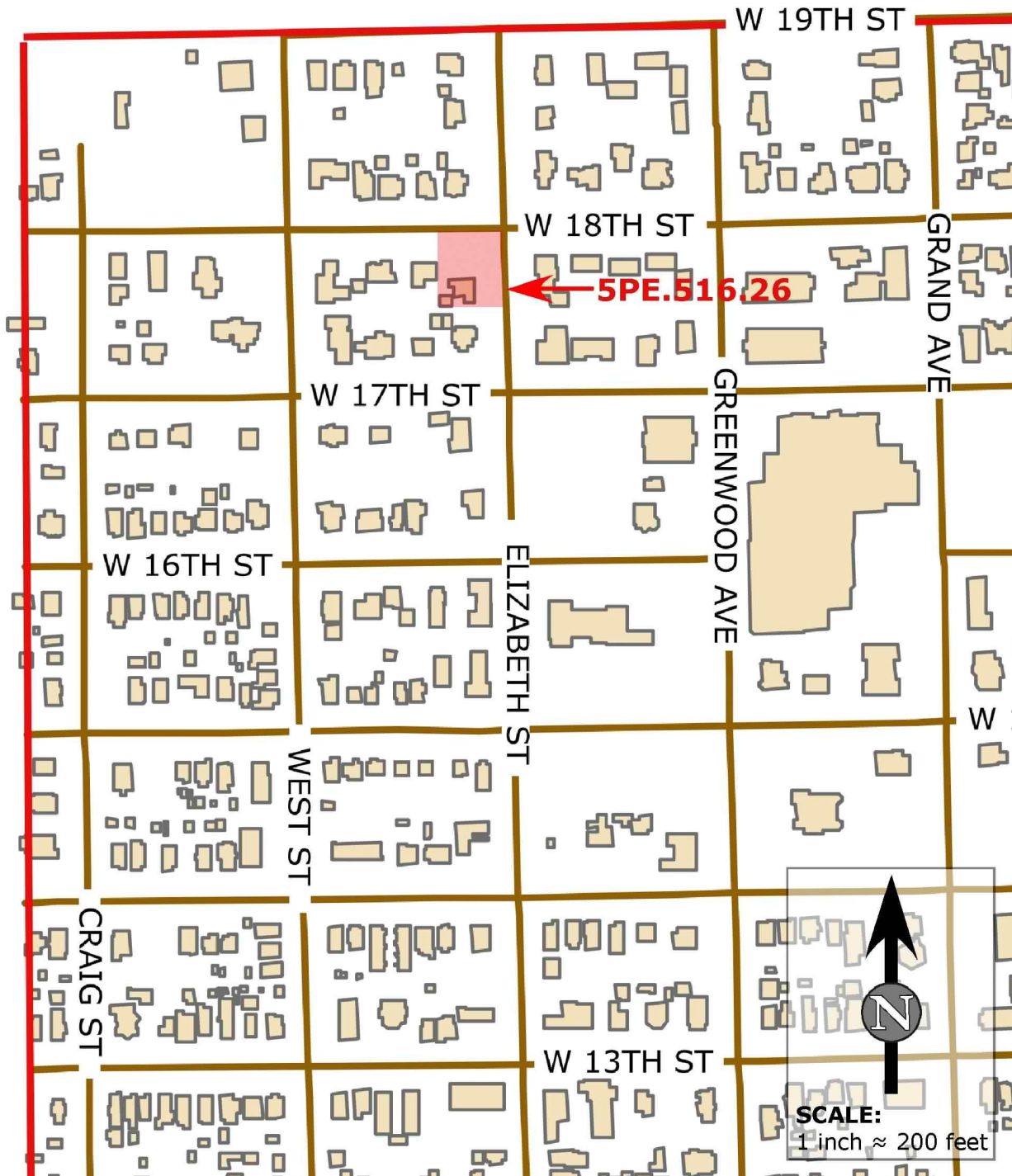
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): elizabethstn1707
- 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**

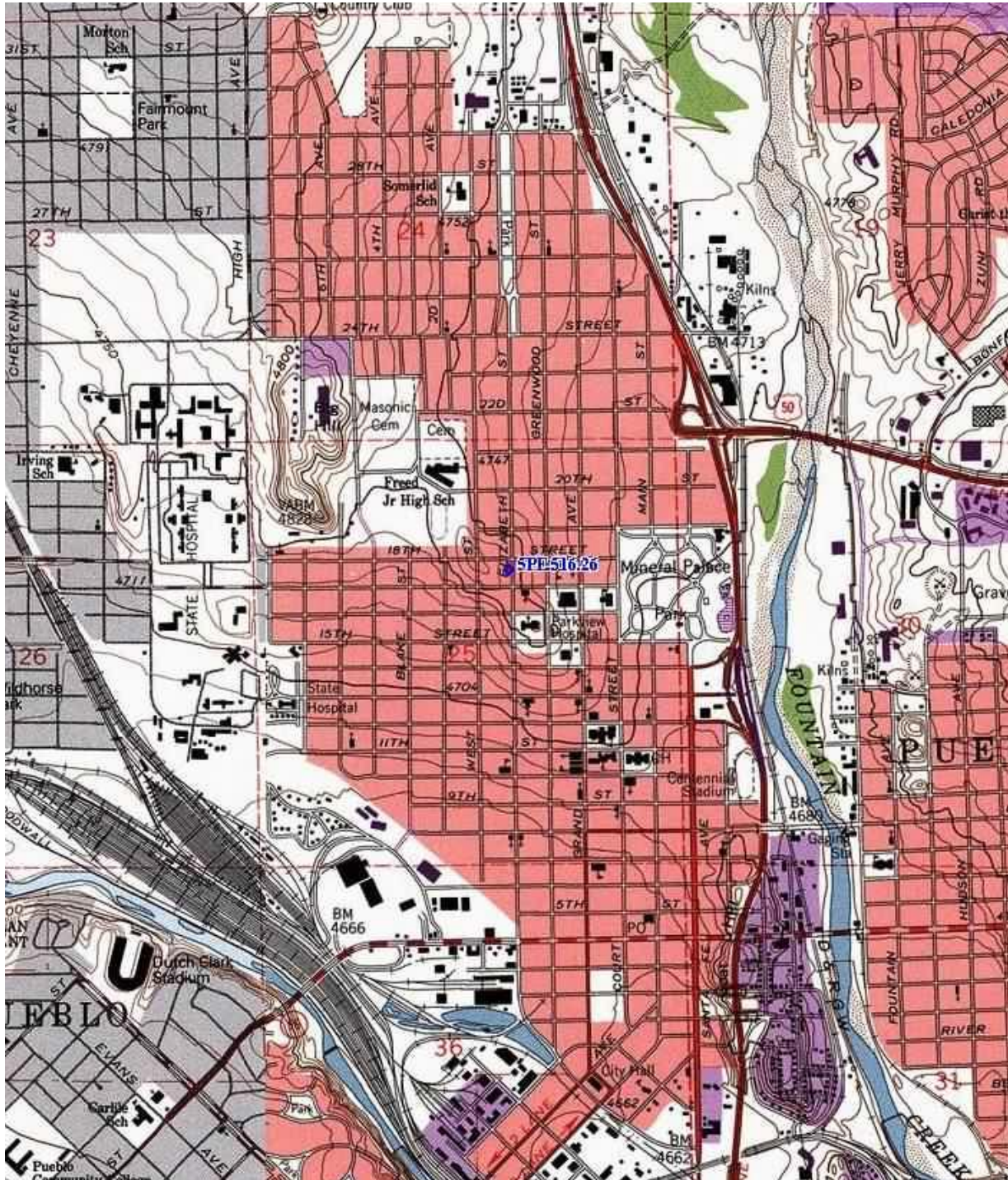
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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