

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.526.14** Parcel number(s):
- 2. Temporary resource number: **525128004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lassen, Dr. Fritz, House**
- 6. Current building name: **Sajbel, Terrie, House**
- 7. Building address: **1830 N Elizabeth Street**
- 8. Owner name: **Terrie Sajbel**
- Owner organization:
- Owner address: **1830 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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **SW** 1/4 of **NW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533751** Northing: **4237231**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Portion of Lots 1 through 4; Block 27**
Addition: **Dundee Place** Year of addition: **1888**
13. Boundary description and justification:

The boundary, as described below, contains but does not exceed the land historically associated with this property.

Metes and bounds exist: **BEGINNING AT A POINT ON THE E LINE OF ELIZABETH ST 84 FEET N OF THE SW COR OF LOT 8 IN BLK 15, OR BARTLETT + MILLER'S ADD TO PUEBLO, TH E ALG THE N LINE OF THE TRACT OF LAND CONVEYED TO MABELLE SAUNDERS BY DEED DATED 8/17/1926 IN BK 625 PG 201 OF THE RECORDS OF THE COUNTY CLERK + RECORDER OF PUEBLO COUNTY, CO, A DISTANCE OF 125 FT TO A POINT; TH N TO THE S LINE OF 19TH ST; TH W ALG THE SAID S LINE OF 19TH ST TO THE NW CORNER OF BLK 27 IN DUNDEE PLACE; TH S ALG THE E LINE OF ELIZABETH ST TO THE PLACE OF BEGINNING.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,435 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Wood Roof/Shingle Roof**
Other roof materials:
20. Special features: **Roof Treatment/Dormer**
Fence
Chimney
Porch
21. General architectural description:

Oriented to the west, this house rests on a concrete foundation. Tan stucco clads the exterior walls, and false half-timbering wraps around the second story of the northwest corner. Windows are generally 8-light casement, with blue-painted wood frames. They usually have terra-cotta tile sills, but those windows opening in half-timbered portions of the house have brown-painted wood surrounds. Either end of the façade's first story hosts paired casements with sidelights. A single-light casement opens above the doorway. A shed-roofed wall dormer, protruding from the east end of the north elevation, hosts a 6-over-6-light, double-hung sash window. Sheltering a window opening in the first story of the south elevation is a hipped-roof hood. The principal doorway opens within a round-arch recess near the center of the asymmetrical façade. The archway features a corbelled brick archivolt and terra-cotta tile springers. The doorway hosts a vertical oak plank door with a leaded-glass light. It

Architectural Inventory Form

Page 3

is protected behind a black, aluminum-frame storm door. Approaching the doorway is a 2-step brick stoop, with flanking, wrought-iron railings. An integral porch is hosted within parallel catclides at the north end of the rear (east) elevation. The porch shelters a secondary doorway, hosting a glass-in-wood-frame door. Wood shingles cover the steeply pitched, gable-on-hip main roof. The building lacks overhanging eaves. A massive hearth and chimney are engaged to the east half of the south elevation. While the chimney is mostly stuccoed, above the roofline the red bricks are exposed. They are diagonally set and crowned with an elaborately corbelled cap and terra cotta chimney pots. A similar chimney protrudes near the center of the rear elevation.

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 west to east, with an elevation of around 4,700 feet above mean sea level. The neighborhood features large, two-story houses. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the southeast corner of North Elizabeth and West 19th streets. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with lush, mature landscaping, covers the lot. Encircling a portion of the back yard is a wrought-iron fence. Leading to the front door is a winding brick walkway and steps. A gravel driveway approaches the garage at the southeast corner of the lot.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 2-car garage is located on the southeast corner of the lot. Oriented to the north, the building rests on a concrete foundation. Tan stucco clads the exterior walls, and false half-timbering covers the gables. Dominating the front (north) elevation is a pair of 16-panel, steel, overhead-retractable garage doors, painted brown. A 4-light, single-panel wood door opens in the north half of the west elevation. Wood shingles cover the side-gabled northern half of the roof. Rolled asphalt covers the shed-roofed southern half. The rafter ends are exposed.**

2: Type: **Playhouse**

Describe: **A child's playhouse is located southeast of the main house and mimics the principal building. Oriented to the east, the building rests on a concrete slab. Tan stucco clads the exterior walls, and false, half-timbering covers the gables. A green-painted, round-arch door opens in the north half of the front (east) elevation. Windows are 4-light casement and fixed-frame. Wood shingles cover the cross-gabled roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1929**

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

26. Architect: **Walter DeMordaunt**

Source of information: **McLeod, Paul J. "Comprehensive List of the Projects of Walter DeMordaunt, Architect, with a Brief Biography." Ms (photocopy). Special Collections, Robert Hoag Rawlings Public Library, Pueblo.**

27. Builder: **unknown**

Source of information:

28. Original Owner: **Fritz Lassen, MD**

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:

Architectural Inventory Form

Page 4

According to Pueblo County Tax Assessor records, this building was constructed in 1929. An analysis of the style, materials, and historical records corroborates this date. Prominent Pueblo architect Walter DeMordaunt designed the house. It has not been significantly altered 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 original owner and resident of this house, constructed in 1929, was prominent Pueblo physician Dr. Fritz Lassen, a founder of Parkview Episcopal Hospital (now Parkview Medical Center) and the Pueblo Medical Clinic. He established these institutions with Dr. H.A. Black and Dr. W.T.H. Baker. Dr. Lassen appears to have died around 1955. His wife, Margaret Louise Lassen, continued to reside here until 1984, when she sold the property. Mrs. Lassen then moved into a nursing home and died on January 23, 1990.

Purchasing this property in 1984 from Mrs. Lassen were Susan Engle and Joseph Edward Sydnor, who sold it to J. Hardy and Terrie Sajbel in 1993. Terrie Sajbel became the sole owner in 2004. She remains the 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.

"Mrs. Margaret Lassen" [obituary]. Pueblo Chieftain, 24 January 1990, p. 7D.

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: **Social History**
Architecture40. Period of Significance: **Socia History, 1929-ca. 1955; Architecture, 1929;**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

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 Dr. Fritz Lassen, a founder of Parkview Medical Center and the Pueblo Clinic. The property is also significant under Local Landmark Criterion 1C (important individuals) for its association with Dr. Lassen. As well, the house is significant under National Register Criterion C (Local Landmark Criteria 2A and 2B--architecture) as an excellent example of the Jacobean/Elizabethan style. Character-defining features include the steeply pitched roof, intersecting gables, wall dormers, arched entrance, casement windows, false half-timbering, decorative brickwork, and diagonally set chimney stacks. It is among the best existing models of the English cottage style architect Walter DeMordaunt favored early in his career. 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 or 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 1929, 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 dataLocal landmark eligibility field assessment: Individually eligible Not eligible Need data45. 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.**

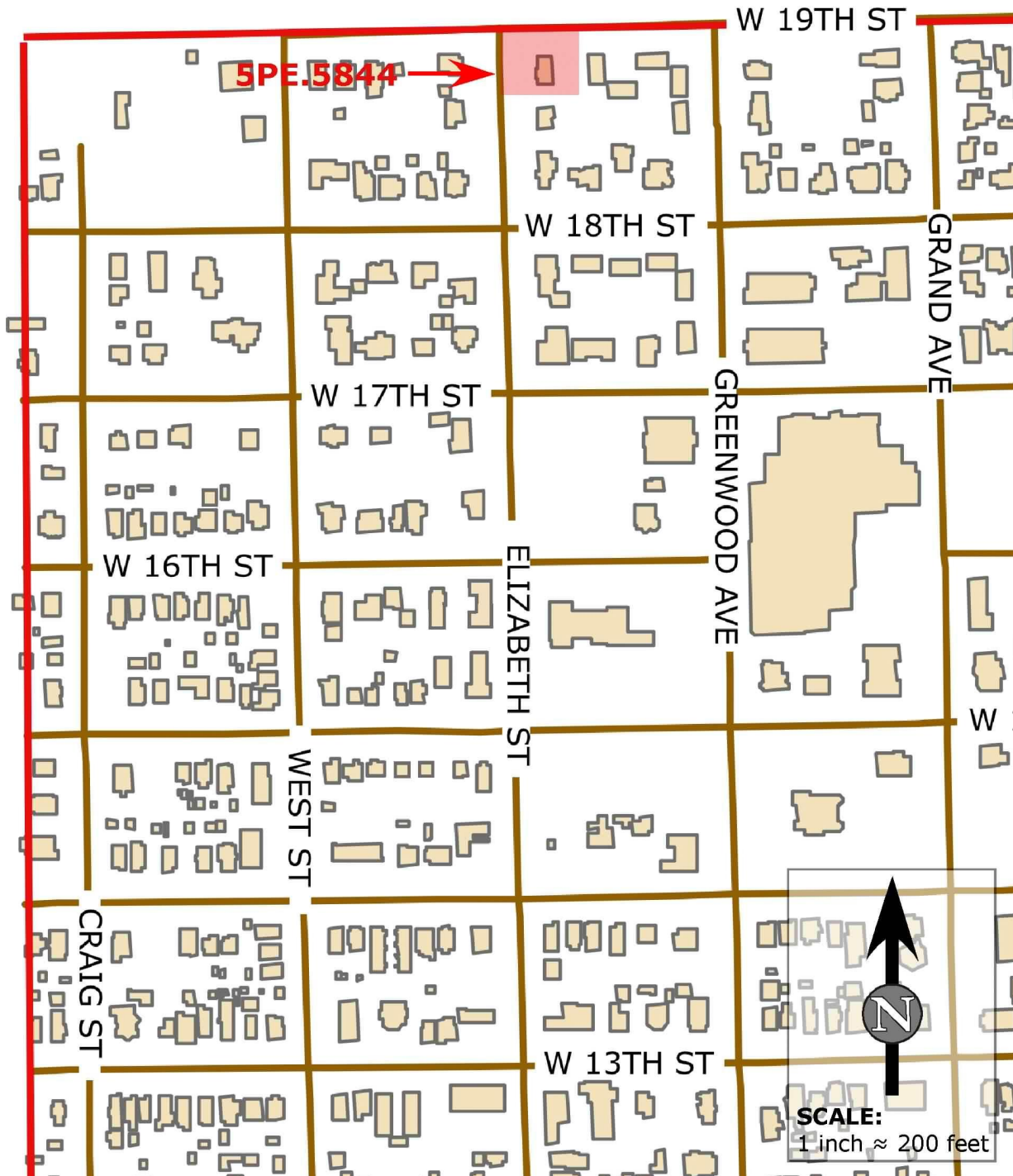
If there is National Register district potential, is this building contributing: Yes No N/A 46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): elizabethstn1830Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-429048. Report title: **Pueblo North Side Neighborhood Survey**49. Date(s): **08/16/05**50. Recorder(s): **Adam Thomas**51. Organization: **Historitecture, L.L.C.**52. Address: **PO Box 419**
Estes Park, CO 80517-041953. Phone number(s): **(970) 586-1165**

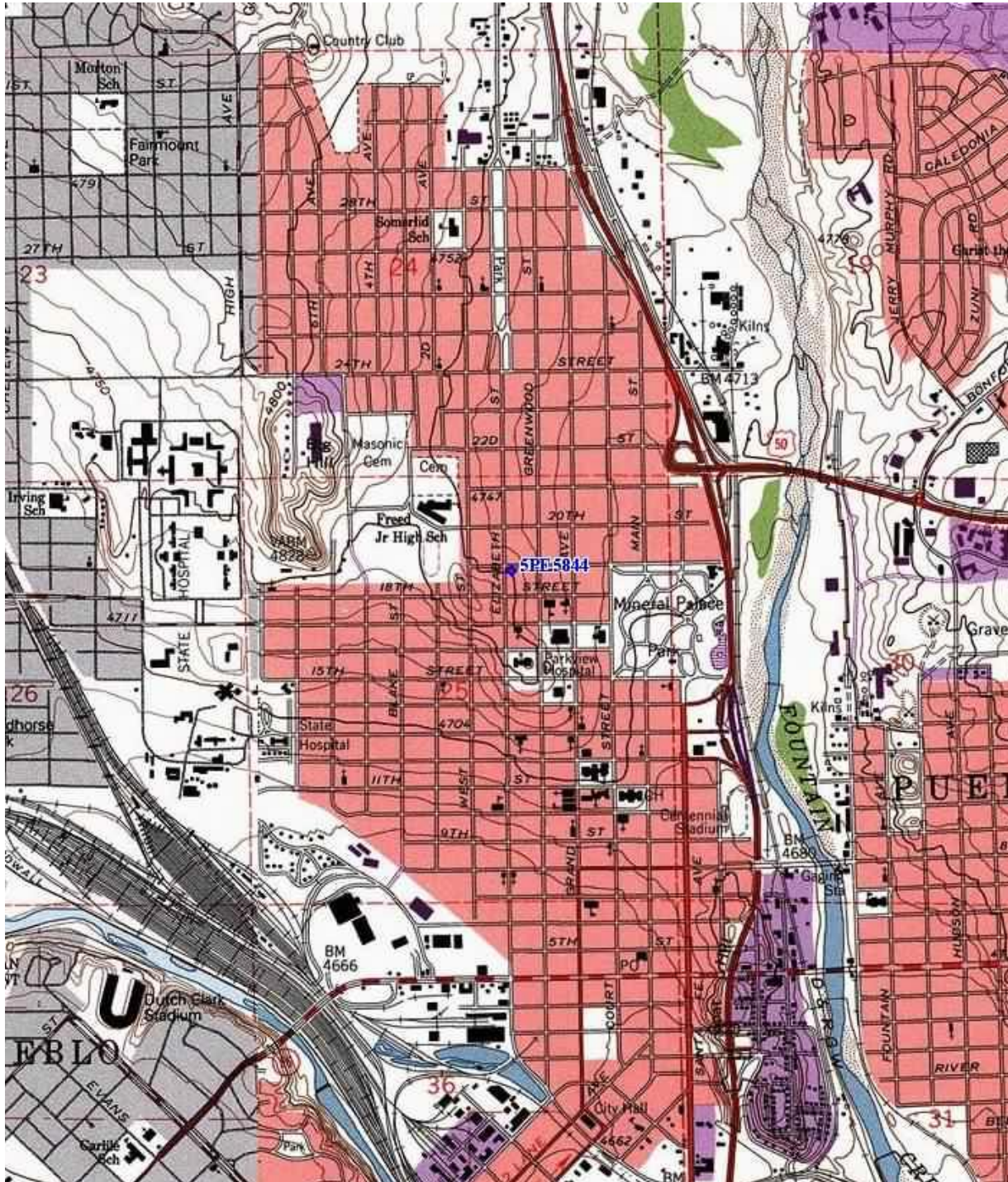
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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