

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6626** Parcel number: **525122004**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Edgar T. Pate House**
- 6. Current building name: **Stephanie Spinuzzi House**
- 7. Building address: **1915 North Elizabeth Street**
- 8. Owner name: **Stephanie Spinuzzi**
- Owner organization:
- Owner address: **1915 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	<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 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533713** Northing: **4237323**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Northern 5 feet of Lot 23, all of Lot 24, and the southern 10 feet of Lot 25; Block 23**
Addition: **Dundee Place** Year of addition: **1888**
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: **1,820 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
Stucco
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**
Fence
Porch
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation, with 3-light hopper basement windows. A red-brown, hammered-brick veneer clads the exterior walls. The side elevations feature a water table of vertical bricks and projecting belt course corresponding to the window sills. Rough-textured, tan stucco covers the gables. Windows are generally 9-over-1-light, double-hung sash, with white-painted wood frames. Those opening in the nearly symmetrical front (east) facade appear in a bands of three and have green-painted wood frames. A similar window opens beneath the south-facing gable. The windows in the rear (west) elevation have brown-painted wood frames. An integral porch spans the entire facade. It features a concrete floor; a brick kneewall, and battered brick piers. Concrete steps approach the porch on its south elevation. The principal doorway opens just south of center in the facade. It hosts a 9-light, single-panel oak door, opening behind a brown, aluminum-frame storm door. A secondary doorway opens in the rear elevation. Gray asphalt shingles cover the front-gable main roof and all other rood surfaces. The gables are clipped. The rafter and perlin ends are exposed and shaped. Small brick chimneys barely protrude from the roof's south-facing slope, east and west of the gable.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
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. The surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the west side of the street, between 1911 North Elizabeth Street to the south and 1919 North Elizabeth Street to the north. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. A concrete driveway runs along the south side of the house. Surrounding the back yard is a high, wood privacy fence.
24. Associated building, features or objects:

Garage

A single-car garage is located just southwest of the house. Oriented to the east, the building rests on a concrete foundation. Peach-painted stucco clads the exterior walls. A 12-panel, multi-light, overhead-retractable garage door dominates the east elevation. A window opening pierces the center of the west elevation; it lacks a window. Parapets on the north, east, and south surround the shed roof, which is covered in gray asphalt shingles.

Playhouse/Garden Shed

A child's playhouse or garden shed is located toward the northwest corner of the lot. Oriented to the east, it lacks a formal foundation. Green-painted, board-and-batten siding clads the exterior walls of the octagonal-plan building. A doorway opens to the south and a window opening, lacking sashes, opens to the west. Below the eaves of the conical roof are green-painted wood bargeboards, with pendant rests. Sheets of tin cover the roof, which culminates in a wrought-iron finial.

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: **Edgar T. Pate**
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. This house has not been notably altered since its construction.
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 1923, was Edgar T. Pate. He was born about 1894 in Missouri. His wife was Virginia K. Pate. Edgar Pate sold real estate and his office was located in the Thatcher Building.
By 1930, another Pueblo real estate broker resided here. Irvin R. Stockton and his wife, Anna, were both born in Missouri around 1881. The couple lived here with their daughters Lolita and Laura. Irvin Stockton worked for the Thomas J. Downen Real Estate Company.
The house's resident in 1935 was Samuel H. Sachter. He was born in Romania around 1893 and immigrated to the United States in 1903. His wife, Jessie, was born in Russia around 1897 and immigrated in 1908. The Sachters were married on August 4, 1917, in Jefferson County, Colorado. They had three sons: Nat, Paul, and Louis. Samuel Sachter was the manager of the Pueblo By-Products Company, a rendering plant, and had moved to this address from company housing. Samuel Sachter died on May 13, 1938, but his family remained in the house. By 1945, the children had grown but Nat and Paul, along with their wives, Joyce and Frances respectively, visited the house while they served in World War II. By 1950, all of the family had moved from this address.
The resident in 1950 was R. Fred Mergler. He was born on May 13, 1911, in Pittsburgh. He and his wife, Marie, were married around 1934 and had two children: James and Carolyn. Mergler graduated from the Palmer School of

Chiropractics in Davenport, Iowa, but he does not appear to have ever practiced. During the time he lived here, Mergler owned and operated the Bi-Rite Groceteria, a large neighborhood grocery store. Mergler later moved into the real estate business, retiring from the Jones-Healy Realty Company. He was once honored as the Pueblo Realtor of the Year and served as president of both the Pueblo and Colorado Boards of Realtors. Fred Mergler and his wife moved from this house by 1955; Fred died on August 19, 1988.

George A. and Betty R. Lott purchased the house and lot in 1955. Lott became a career serviceman when he joined the Navy in 1942. He served in World War II and became a commissioned officer in 1950, reaching the rank of lieutenant commander. Upon leaving active duty, Lott administered the Military Training Division of the Pueblo Naval Reserve Training Center. He also served as commander of the unit's Surface Division. As a civilian, Lott worked as a sales agent for Security Benefit Life Insurance and later managed the Farmer's Acceptance Corporation office in Pueblo. George Lott died on September 20, 1972, but his wife continued to reside here.

The property remains the property of George Lott's descendants. Betty Lott transferred ownership of the property to Susan P. Garner in 1991, who relinquished ownership to George A. Lott, III. In 1996, George Lott and Stephanie Spinuzzi were the owners. Stephanie Spinuzzi became the sole owner in 1998. She 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.

U.S. Census of 1920. Precinct 14, Pueblo, Pueblo County, Colorado. Sheet 5B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 13A.

U.S. Census of 1930. Precinct 16, Pueblo, Pueblo County, Colorado. Sheet 1A.

"Sam H. Sachter" [obituary]. *Pueblo Chieftain*, 15 May 1938, p. 14.

"R. Fred Mergler" [obituary]. *Pueblo Chieftain*, 21 August 1988, p. 2B.

"Lt. Cmdr. George Lott Dies at 48 After Illness." *Pueblo Chieftain*, 22 September 1972, p. 2A.

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, 1923-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant 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 homes in the latest contemporary suburban styles. This house has been home to a series of Pueblo professionals, including real estate brokers Edgar Pate and Irvin Stockton; plant manager Samuel Sachter, storeowner Fred Mergler; and military officer George Lott. As well, the house is architecturally significant as an example of a Craftsman-style bungalow. Character-defining features include the rectangular-plan form, large front porch, multi-light upper sashes, exposed rafter and perlin ends, and clipped gables. However, 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, 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 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. The house 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.

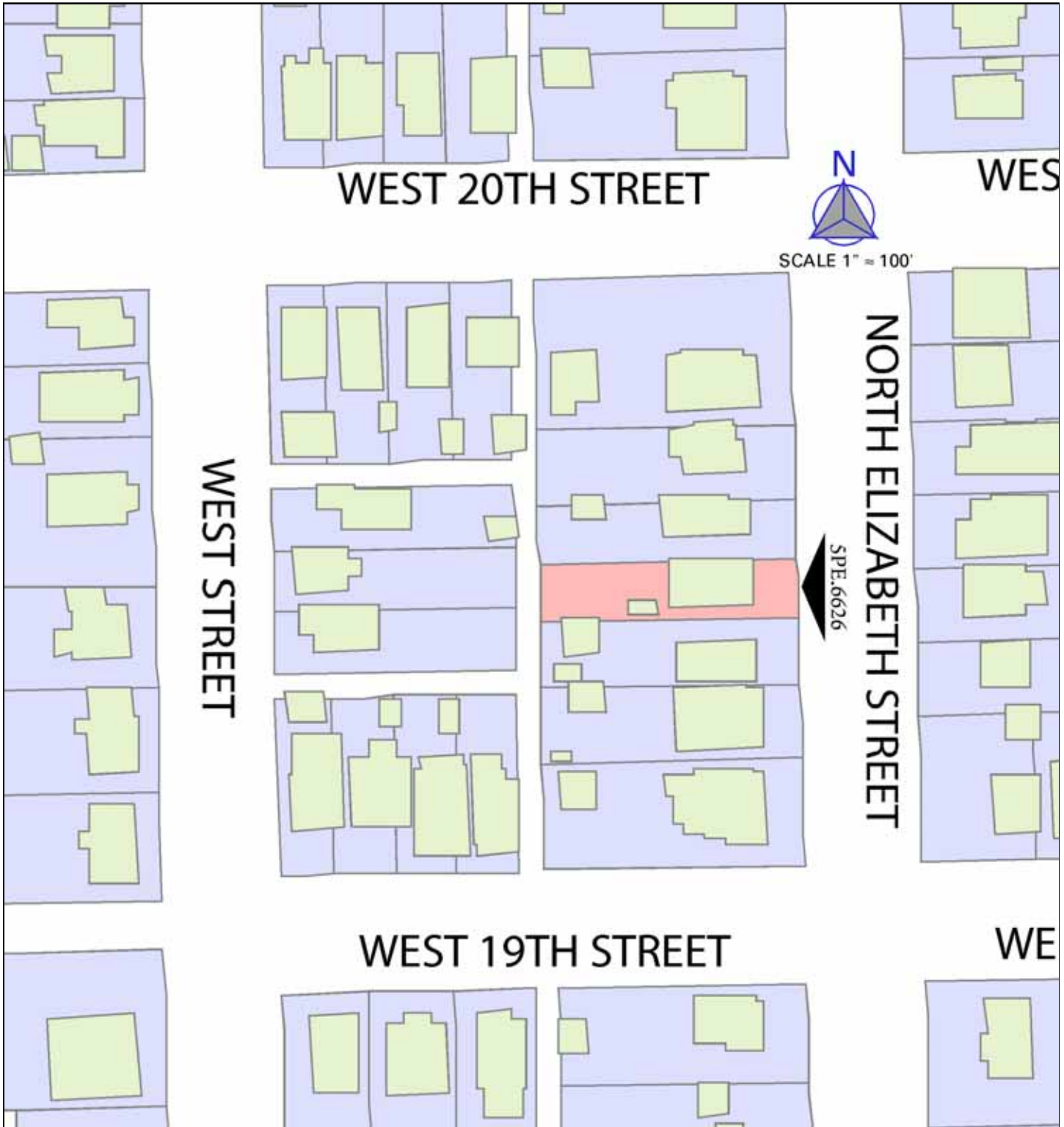
If there is National Register district potential, is this building contributing: Yes No N/A

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

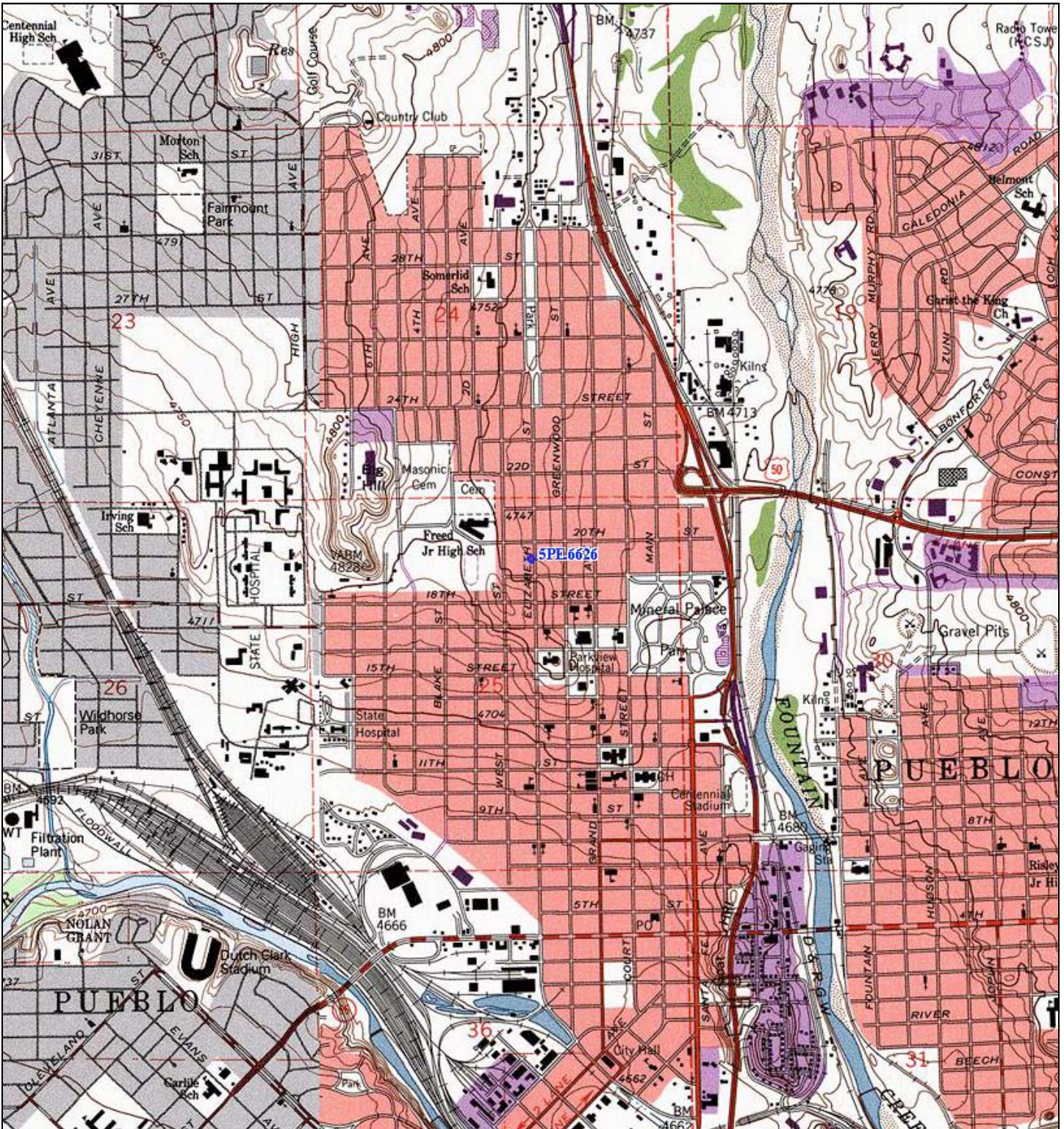
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **elizabethstn1915 - 1 to - 6**
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): **1/31/2008**
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