

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.5638** Parcel number(s):
- 2. Temporary resource number: **525418004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Bergerman, Solomon, House**
- 6. Current building name: **Serna, Yolanda Alise Espinoza, House**
- 7. Building address: **412 W 13th Street**
- 8. Owner name: **Yolanda Alise Espinoza Serna**
- Owner organization:
- Owner address: **412 W 13th 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 checked="" 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**  
**SE 1/4** of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533914** Northing: **4236608**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 6; Block 26**  
Addition: **County Addition** Year of addition: **1869**
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,227 square feet**
16. Number of stories: **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**  
Other roof materials:
20. Special features:  
**Fence**  
**Balcony**  
**Porch**  
**Chimney**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the north, this house rests on a sandstone foundation, largely concealed behind concrete. Cream-painted stucco clads the exterior walls. A faux stone veneer covers the bottom 3 feet of the front (north) facade. Windows are 1-over-1-light, double-hung sash. Most have white aluminum frames and storm windows. All have narrow, pink-painted wood frames. Many have pink-painted, rough-faced sandstone sills and a few open beneath segmental arches. The window piercing the east end of the façade's first story has a round-arch transom. This particular window has pink-painted wood frames. A single-light, round window opens directly above the principal doorway, in the second story. Some kind of cantilevered pedestal or basin projects from the wall below the window. A 2-story, 3-sided, canted bay protrudes from near the center of the west elevation. It is protected beneath its own gable. Large, scrolled brackets support the gable of the canted corners of the bay. A shed-roofed porch spans the entire façade. It has a concrete floor, and white, wrought-iron railings and supports. Approaching the center of the porch are 2 concrete steps. The principal doorway opens east of center in the façade. It hosts a paneled, 1-light, glass-in-wood-frame door, opening behind a white, aluminum-frame storm door. A single-light transom is above the door. A small balcony, protected beneath a shed roof, fills the inside (northeast-facing) corner. Supporting the structure along its east side is**

## Architectural Inventory Form

Page 3

a massive, scrolled bracket. The balcony features pink-painted, square, wood supports and balustrade. A doorway opens onto the balcony. It hosts a paneled, 1-light, glass-in-wood-frame door, with a transom above it. Another doorway opens in the south end of the west elevation, providing access to an uncovered porch or patio. A short and narrow doorway opens in the south-facing gable. It hosts a two-light, white-painted door, behind an aluminum-frame storm door. A sidelight is east of the doorway, which provides access to a small, steel balcony. Gray, interlocking asphalt shingles cover the cross-gabled roof. Pink-painted wood fascia and soffit box the shallowly overhanging eaves and the gables have eave returns. A corbelled, red-brick chimney protrudes above the east-facing gable, while another is above the south-facing gable. A more elaborate chimney protrudes near the northwest corner of the house.

22. Architectural style: **Late Victorian/Edwardian**

Other architectural styles:

Building type:

23. Landscape or special setting features:

**This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Most of the houses here have an unusually shallow setback from West 13th Street, the busy, principal east-west thoroughfare through this area. This property is situated on the south side of West 13th Street, between 410 West 13th Street to the east and 414 West 13th Street to the west. A planted-grass yard, with mature landscaping, surrounds the building. Encircling the property is a chain-link fence. Large rose bushes flank the gate leading to the front yard.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A large, 2-car garage is located south of the house. Oriented to the south, the building rests on a concrete slab. White-painted stucco clads the exterior walls. Windows are 1-beside-1-light, sliding sash with aluminum frames. They open in the east, north, and west elevations. Dominating the front (south) elevation is a 32-panel, metal, overhead-retractable garage door, painted white. A pink-painted, 6-panel metal door opens in the center of the west elevation. Gray asphalt shingles cover the front-gabled roof. Pink-painted wood fascia and soffit box the eaves.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:
- Source of Information: **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.**
26. Architect: **unknown**
- Source of information:
27. Builder: **unknown**
- Source of information:
28. Original Owner: **Solomon Bergerman**
- 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 building was constructed in 1900. However it appears on an 1893 Sanborn map. This original wall cladding was brick, much like 409 West 13th Street (5PE.5635). The original windows and the front (north) porch have also been replaced. All of these modifications appear to have occurred after 1980. The garage also dates to this period. A rear porch was probably removed to make room for the garage.**
30. Location: **original** Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

## Architectural Inventory Form

Page 4

32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:

This house was constructed around 1890 for prominent Pueblo merchant Solomon "Sol" Bergerman. He was the son of German immigrants who arrived in Pueblo around 1866. His father, Mark Bergerman, opened a small men's clothing shop in the 300 block of Santa Fe Avenue. The store prospered, and both of Mark's sons, Sol and Benjamin, joined him in the business. In 1890 they constructed a new, 3-story building for their business, at 317-319 Santa Fe Avenue. Mark retired in 1893, leaving the business to Sol and Ben. In 1898, the Bergerman brothers followed the trend in Pueblo's downtown development as business centered more and more on Main Street over Santa Fe Avenue, eventually opening a large store at the corner of 5th and Main. They also opened a branch store at the corner of Northern and Evans avenues, which Ben managed. In 1897, the brothers sold their interests in each other's stores, with Sol owning the downtown store.

Sol Bergerman was born in Pueblo around 1871. He married his wife, Julia, a native of Illinois, around 1895. While residing at this address they had two children, Irene and Stanley. They also resided here with a domestic servant.

In 1914 the residents were the Robert L. Stewart family, including daughter and son-in-law Florence M. and Simon P. Shonsbye. A.G. Liljestrom lived here in 1919. He was an employee of the Stearns-Rogers Manufacturing Company.

Prior to 1925, Lloyd H. and Mary J. Dingman purchased the property and resided here. Around 1940, Oscar J. Carr appears to have owned this lot, converting the house into apartments. In 1950, the owner was Charles O. Smith. By 1955, Mahala Bach owned the property, followed by Max Martinez in 1960. Elmer C. Espinoza eventually purchased the property, residing here with his family. His daughter, Yolanda Alise Espinoza Serna, acquired the property in 1994. She is the current owner and resident. The house is again a single-family residence.

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.

"Ben Bergerman." In Colorado and Its People: A Narrative and Topical History of the Centennial State, L.R. Hafen, 153-4. New York, Lewis Historical Publishing Co., 1948.

"Shonsbye (Simon E.)" [obituary]. Pueblo Chieftain, 24 March 1926, p. 10.

"Robert L. Stewart" [obituary]. Pueblo Chieftain, 24 January 1930, p. 8.

"A.J. Liljestrom Dies at Denver." Pueblo Chieftain, 28 April 1937, p.9.

"Smith (Charles O.)" [obituary]. Pueblo Chieftain, 30 May 1943, p. 8.

## 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: **ca. 1890**41. Level of significance: National:  State  Local

## Architectural Inventory Form

Page 6

42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. It is also associated with Pueblo's professional middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Edwardian style. However, the levels of architectural and historical significance, combined with physical integrity, 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. Nonetheless, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1890, this house exhibits a moderately low 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. Stucco covers the original brick exterior wall cladding, the original windows have been replaced, and the porches have either been reconstructed or removed altogether. All of these modifications occurred after the period of 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): 13thstw412**
- 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): **06/22/05**
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

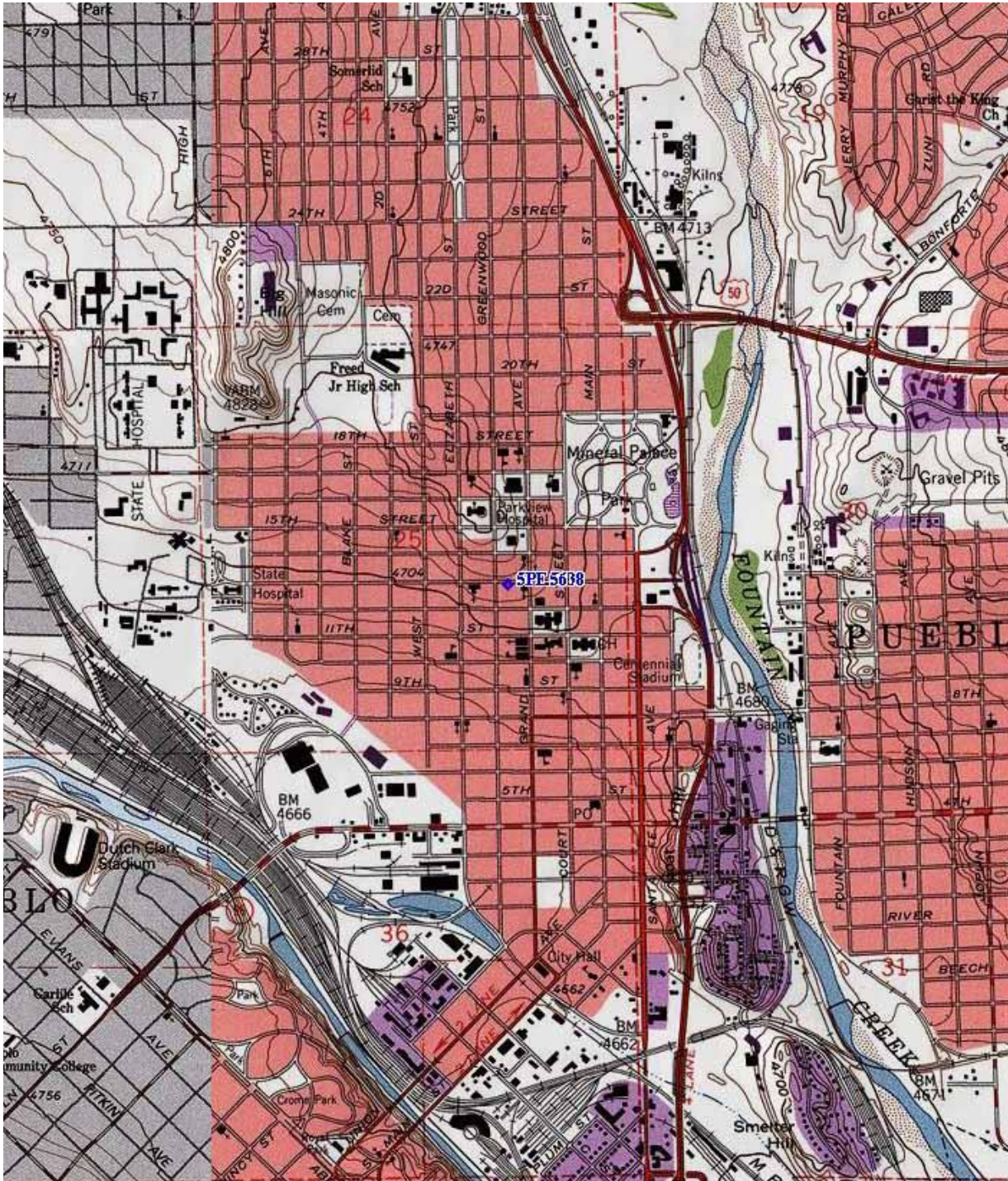
SITE SKETCH MAP





# Architectural Inventory Form

## LOCATION MAP



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