

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- 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.516.28** Parcel number(s):
- 2. Temporary resource number: **525153005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Meserole, George Van Sant, House; Belcher, Reason J., House**
- 6. Current building name: **Tonne, Jay C. and Mary M., House**
- 7. Building address: **1801 N Elizabeth Street**
- 8. Owner name: **Jay C. and Mary M. Tonne**
- Owner organization:
- Owner address: **1801 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

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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: **4237160**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 15 and 16; Block 14**
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): **1,416 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
Asphalt
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Fence
Chimney
Porch
Roof Treatment/Dormer
Roof Treatment/Flared Eave
Window/Stained Glass
21. General architectural description:
Oriented to the east, this house rests on a regular-coursed, rock-faced, sandstone ashlar foundation. Basement windows are hoppers or awnings. A tan-brick veneer clads the exterior walls. Gray asphalt shingles cover the gables. White vinyl siding covers a small mudroom attached to the south end of the rear (west) elevation. Most windows are 1-over-1-light, double-hung sash, with white-painted wood frames and white, aluminum-frame storm windows, opening between rock-faced sandstone sills and lintels. These 1-over-1-light, double-hung sash windows open in the sides of 3-sided, canted bays protruding from the west ends of the side elevations' first stories and from the south end of the front (east) façade's second story, above the front porch. The central windows in the first-story bays are single-light, fixed frame. The second-story bay hosts an awning or hopper window with beveled, leaded glass. Other single-light, fixed-frame windows open in either end of the façade's first story. Opening in the east end of the south elevation's first story are a pair of hopper or awning windows with beveled, leaded glass.

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Another hopper or awning window appears at the west end of the south elevation's first story. Dominating the center of the north elevation is a 3-part, stained-glass window, corresponding to the landing of an interior staircase. A band of 3, double-hung sash windows lines the large, front-gable dormer protruding from the south end of the roof's east-facing slope. These windows have diamond-shaped glazing in their upper sashes. Above these windows is a small, diamond-shaped window. The dormer to the north hosts a window with a round-arch upper sash, with a scrolled keystone. Piercing both main gables are Palladian windows, also with scrolled keystones. A flat-roofed porch spans the southern half of the asymmetrical façade. It has white-painted, fluted Doric columns and black, wrought-iron railings. The porch's cornice is dentiled. The principal doorway opens near the center of the façade and hosts a large, oak-frame door, with a fanlight. Another doorway opens in the south elevation of the mudroom attached to the south end of the rear elevation. Gray asphalt shingles cover the side-gabled main roof and all other roof surfaces. White-painted wood fascia and soffit box the broadly overhanging, flared eaves. They feature a protruding cornice and evenly spaced modillions above a row of dentils. The gables are pedimented. A large, tan-brick chimney protrudes from the roof's west-facing slope. The north end of the east-facing slope has a tall, metal chimney.

22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles:

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 northwest 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. A curved, sandstone walkway approaches the front porch from the southeast corner of the property. Encircling the northeastern portion of the lot is a wrought-iron fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 2-car garage, originally a coach house dating to 1904, is located on the northwest corner of the lot. Oriented to the south, the building rests on a concrete foundation. A tan-brick veneer clads the exterior walls, and gray asphalt shingles cover the gables. Dominating the front (south) elevation are paired, 9-panel, 6-light, wood, accordion-fold garage doors, painted white. The same doors open in the rear (north) elevation, except that the center most lights are boarded shut. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames. They are paired, and open in the sided elevations and in the east-, south-, and west-facing gables. A steel staircase ascends from south to north along the east elevation, providing access to a balcony spanning the rear elevation. A doorway opens in the north-facing gable, providing access to the balcony. Gray asphalt shingles cover the cross-gabled roof, and white-painted wood fascia and soffit box the eaves.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1904**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
26. Architect: **The Keith Company; M.G. Sutherland (grounds)**
Source of information: **Sutherland, M.G. Landscape design for Mrs. Belcher, 1801 North Elizabeth Street, Pueblo, 1928. In the collection of the current property owners, Jay C. and Mary M. Tonne.**
Keith Company, The. Blueprints for the George Meserole residence, 1801 North Elizabeth Street, Pueblo, 1904. In the collection of the current property owners, Jay C. and Mary M. Tonne.
27. Builder: **unknown**
Source of information:
28. Original Owner: **George Van Sant Meserole**
Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk &**

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Co, consulted 1886 through 2003.

29. Construction history:

According to Pueblo County Tax Assessor records, this house was constructed in 1904. An analysis of the style, materials, and historical records corroborates this date. The Keith Company, Architects, designed this house, and the original drawings remain in the collection of the current owners. The only notable exterior alterations have been the recladding of the gables and of the rear mudroom.

The remodeling of the upper story of the garage dates to 2000. The garage does not appear to be an original feature of the property, but it did exist when Rose Belcher commissioned landscape architect M.G. Sutherland, of Boulder, to design the grounds in 1928. That plan, also in the collection of the current owners, was fully implemented. The landscape remains intact, including two large elms that survived a rash of Dutch elm disease that killed most of the trees along North Elizabeth Street.

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 1904, was prominent real estate broker George Van Sant Meserole, a descendant of New York's wealthy and powerful Meserole family. He was born in August 1854 in New York. His wife, Katherine Meserole, was born in England, in December 1867. They had at least two children, George Van Sant Meserole Jr. and Hubert P. Meserole. The family resided at this address with a live-in domestic servant who, in 1910, was Ida Anderson. The family remained here through 1919. According to popular legend, George Meserole may have been killed in a hunting accident a few years after constructing this house.

Purchasing this property from the Meserole family was local ice and coal baron Reason J. Belcher, founder and president of the Mountain Ice & Coal Company. He was born in March 1863 in Missouri. His wife, Rose I. (Long) Belcher was born in February 1866 in Iowa. They had four children: Edith E., Mark R., Stella I., and Lynn L. Belcher. Lynn Belcher joined his father in operating the Mountain Ice & Coal Company. The family resided at 1127 West 12th Street and 606 West 11th Street before moving here. Reason Belcher died in November 1926. Rose Belcher continued to reside here until her own death, on October 19, 1948.

Homer H. Daywitt owned this property in 1950, followed by David M. Baylor in 1955 and Andrew E. Demski in 1960. Jay C. and Mary M. Tonne, the current owners and residents, purchased this property from the Milne Family in November 1970.

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.

"Belcher (Rose I.)" [obituary]. Pueblo Chieftain, 20 October 1948, p. 9.

"Lynn Long Belcher." In Colorado and Its People: A Narrative and Topical History of the Centennial State, vol. III, L.R. Hafen, 188-89. New York, Lewis Historical Publishing Co., 1948.

U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Roll: T623 128; Page: 18A; Enumeration District: 99.

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U.S. Census of 1900. Precinct 1, Pueblo, Pueblo County, Colorado. Roll: T623 128; Page: 9B; Enumeration District: 93.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Roll: T624_124; Page: 1A; Enumeration District: 154; Image: 624.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Roll: T624_124; Page: 2B; Enumeration District: 155; Image: 651.

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

Tonne, Mary. Interview with Adam Thomas, 31 July 2006.

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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**
Architecture
Landscape Architecture40. Period of Significance: **Social History, 1904-1926; Architecture, 1904, and**

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Landscape Architecture, 1928

41. Level of significance: National: State Local

42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) 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 prominent Pueblo businessmen George Van Sant Meserole and Reason J. Belcher. The property is also significant under Local Landmark criterion 1C (important people) for its direct association with Meserole and Belcher. As well, the house is architecturally significant under National Register criterion C (Local Landmark criterion 2A) as an example of a classically inspired dwelling. Those character-defining classical features include the Doric columns, dentiled cornice, modillions, and Palladian windows. It is particularly significant because of the existence of the original blueprints and of a 1928 landscape plan, which was executed and remains almost fully intact. 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, 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 1904, 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. The only notable modifications have been the recladding of the gables and the rear mudroom. 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): elizabethstn1801Negatives 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

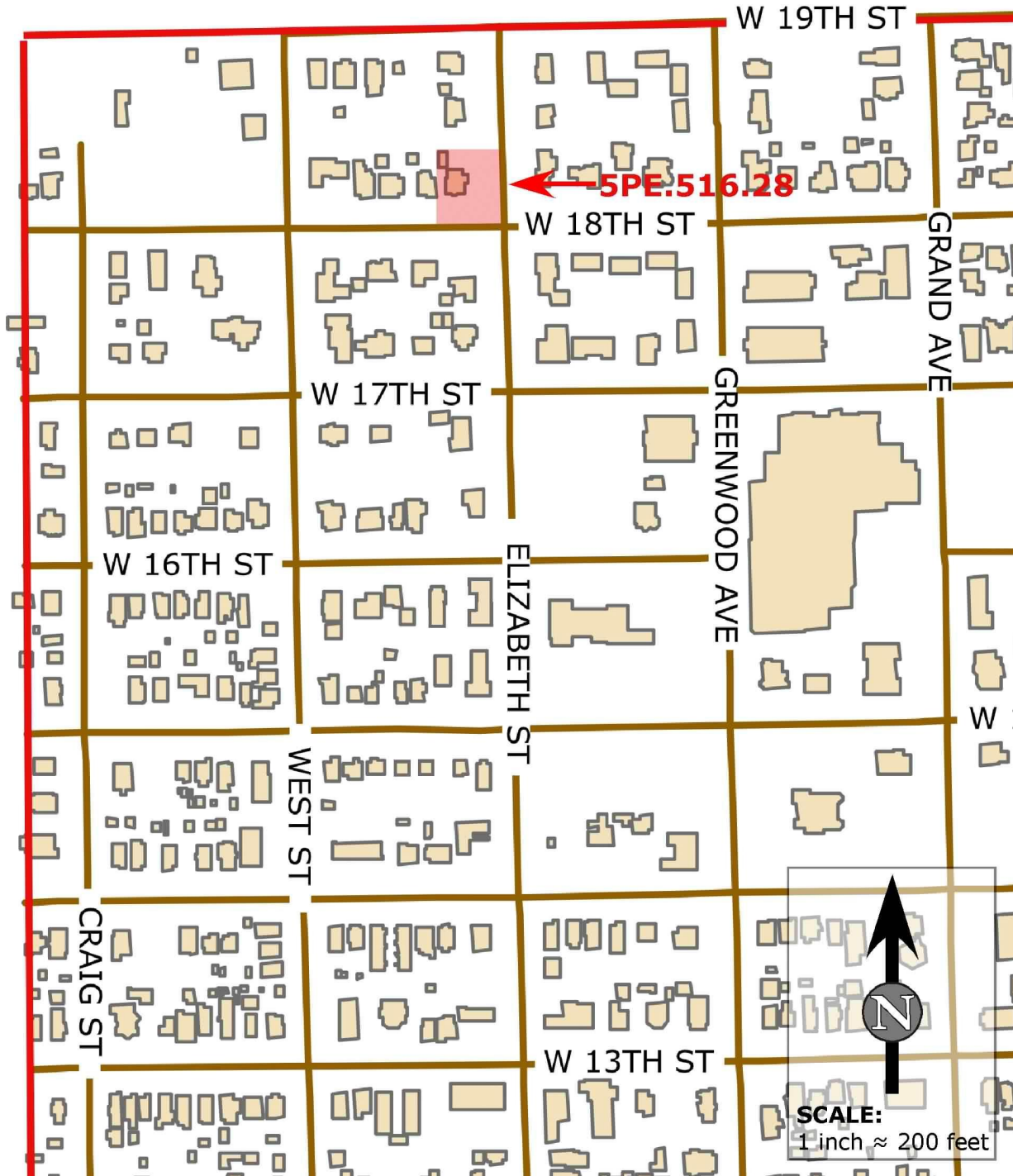
51. Organization: Historitecture, L.L.C.

52. Address: PO Box 419
Estes Park, CO 80517-0419

53. Phone number(s): (970) 586-1165

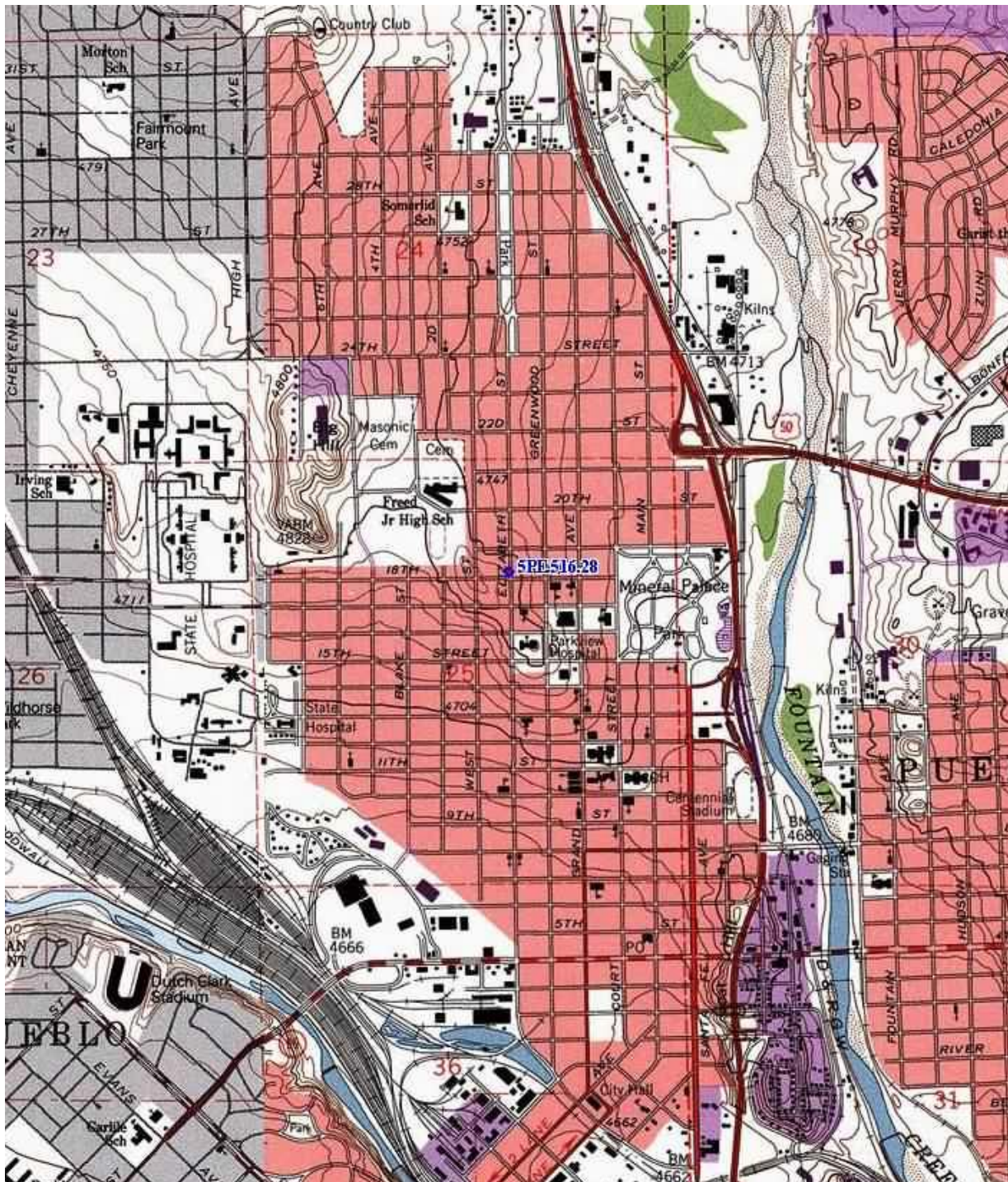
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SITE SKETCH MAP



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LOCATION MAP



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