

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.526.13** Parcel number(s):
- 2. Temporary resource number: **525127001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Rushmer, Gorton Elwell and Esther Monnet, House**
- 6. Current building name: **Tapia, Senator Abel J., House**
- 7. Building address: **1827 N Elizabeth Street**
- 8. Owner name: **Abel J. Tapia**
- Owner organization:
- Owner address: **1827 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 |

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## 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: **533713** Northing: **4237232**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 15 feet of Lot 30, and all of Lots 31 and 32; Block 26**  
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 (length x width): **1,740 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Asbestos Stucco** Other wall materials:
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:  
**Fence**  
**Balcony**  
**Chimney**  
**Porch**  
**Roof Treatment/Dormer**  
**Roof Treatment/Flared Eave**  
**Window/Glass Block**  
**Window/Stained Glass**
21. General architectural description:  
**Oriented to the east, this house rests on a green-painted, rock-faced, regular coursed sandstone ashlar foundation, with raised and beaded mortar. Light-green-painted, asbestos shingle siding clads the exterior walls. Covering the gables is light-green stucco and square-cut wood shingles. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and green-painted wood surrounds. An integral porch appears to have spanned the entire front (east) façade, but its southernmost and northernmost thirds have been enclosed. The enclosed portions of the porch now host tripartite windows, with 4-over-1-light windows flanking a larger 8-over-1-light window. Flanking a pair of doorways opening onto the balcony above the front porch are 3-light (vertical) hopper or awning windows. The west end of the north elevation's first story hosts a 3-**

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sided, canted bay. The sides of the bay host 1-over-1-light, double-hung sash windows, while the center has a single-light hopper or awning window. Another balcony spans the roof of the bay, but instead of a door, it hosts a tripartite window. It consists of single-light casements flanking a fixed frame. A stained-glass window pierces the east end of the north elevation, in what would have been the open porch. Window openings now hosting glass blocks appear in the rear (east) elevation, near the center of the first story and in the north end of the dormer. The gables have 2-over-2-light windows. The principal doorway opens in a recess at the center of the façade. At the corners of the recess are 2 former porch supports. (They also appear at the northeast and southeast corners of the house.) The doorway hosts a green-painted wood door with a large, frosted light. Above it is a stained-glass transom. The hipped-roof dormer above the doorway shelters a balcony with a pair of white-painted, 4-light wood doors. The balcony has an asbestos-shingle-clad kneewall and round, Tuscan supports. The balcony above the canted bay, at the west end of the north elevation, is supported on heavy scroll brackets and has a wood balustrade with ball-capped newel posts. Secondary doorways open in the west end of the south elevation and at the north end of the rear elevation. The rear doorway has plate-glass sliding doors. Gray-green asphalt shingles cover the side-gabled main roof and the roofs of the dormers. Pink-painted wood soffit and blue fascia box the eaves. The eaves of the dormers are flared. A large, red-brick chimney protrudes from the center of the roof's west-facing slope, just east of the dormer.

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 southwest 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 the back yard portion of the lot is a wood privacy fence; the yard hosts an in-ground swimming pool.**

24. Associated buildings, features or objects: **No associated buildings identified.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1904** 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.**
- Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
26. Architect: **unknown**
- Source of information:
27. Builder: **unknown**
- Source of information:
28. Original Owner: **Gorton Elwell and Esther Monnet Rushmer**
- 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 1900. However, city directory listings for this address date to at least 1904, suggesting a circa 1904 date of construction. An analysis of the style and materials corroborates this date. The most notable alternation has been the enclosure of the front porch, which appears to have occurred in 1940s, when the asbestos shingle siding was installed. The windows may have originally occupied the wall behind the porch. Other modifications are recent (after 1990) and include the replacement of some windows and doors.**

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

## V. HISTORICAL ASSOCIATIONS

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

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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 around 1904, was pioneer Pueblo jeweler Gorton Elwell Rushmer, owner of the Rushmer Jewelry Store. He was born on December 19, 1860, in Columbus, Ohio. Gorton Rushmer and his wife, Esther Monnet Rushmer, had four children: Charles Stuart Rushmer, Ernest L. Rushmer, Mrs. Fred A. Linsley, and John R. Rushmer. Gorton Rushmer died on January 27, 1919. Esther Gorton continued to own and operate the jewelry store until her retirement in 1934. She resided in this house until shortly before her death, on July 30, 1957.

Kenneth J. and Kathleen C. Kent purchased this property in 1975, selling it to Otero Investments, Inc., in 1983. Later that year, Dolores M. Clark purchased the house and lot from Otero Investments. She sold the property to Daniel M. and Lynne A. Sloan in 1985. In 1990, Barbara Borinsky purchased this house and lot, selling them to Tony J. and Barbara J. Ianne in 1998. Tony Ianne became the sole owner in 1999, ultimately selling the property to future Colorado State Senator Abel J. Tapia in 2000.

Tapia was raised in the Bessemer Neighborhood and graduated from Pueblo Central High School in 1968. He received an Applied Science Associates Degree from Southern Colorado State College (now Colorado State University-Pueblo) and a degree in civil engineering from Colorado State University. Tapia also did some graduate work at Harvard's Graduate School of Business and the John F. Kennedy School of Government.

After serving as the CF&I Steel Corporation's assistant chief mining engineer for 11 years, Tapia founded Abel Engineering Professionals, Inc., in 1985. In the early 1990s, Tapia ran for Pueblo District 60 School Board, where, from 1993 to 1995, he served as the board's vice president and, from 1995 to 1996, as president. In 1998 and 2000, Tapia was elected to the Colorado General Assembly as a state representative for District 46 and was selected "Freshman Legislator of the Year" in his first term. In 2002, Abel was elected as Colorado State Senator for District 3.

Senator Tapia remains the current owner and resident of this house.

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.

"Rushmer (Esther Monnet)" [obituary]. Pueblo Chieftain, 31 July 1957, p. 10.

"About the Man [Abel J. Tapia]: Personal Background." Article available on-line from <http://www.atapia.com/background.asp>. Internet. Accessed on 12 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**40. Period of Significance: **Social History, ca. 1904-1934; Architecture, ca. 1904**41. Level of significance: National:  State  Local

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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 jewelers Gorton Elwell and Esther Monnet Rushmer. The property is also significant under Local Landmark Criterion 1C (important individuals) for its direct association with Rushmers. As well, the house is architecturally significant under National Register Criterion C (Local Landmark Criterion 2A) as an example of a transition between the late Victorian styles and the Classic Cottage. While 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 or the Colorado State Register of Historic Properties, it could qualify as a City of Pueblo Landmark. The property is, in any case, a contributing resource within any potential historic district.**

43. Assessment of historic physical integrity related to significance:

**Constructed around 1904, this house exhibits a moderate 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 enclosure of the front porch, installation of newer wall cladding, and replacement of some windows and doors have removed or concealed some character-defining features. However, the building maintains its original form and many other important and unusual features remain intact. 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

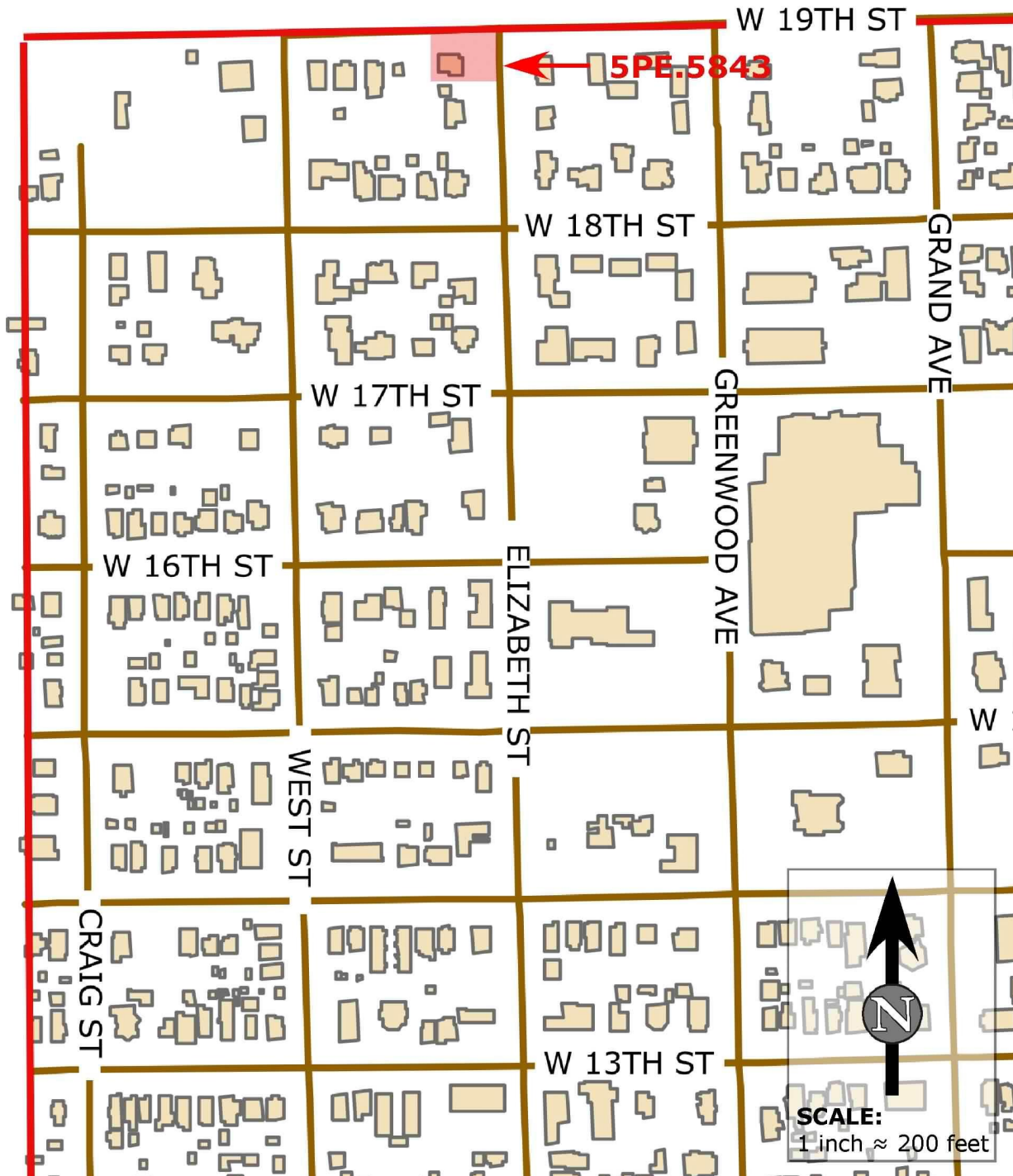
### VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s) elizabethst1827**  
 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): **08/16/05**  
 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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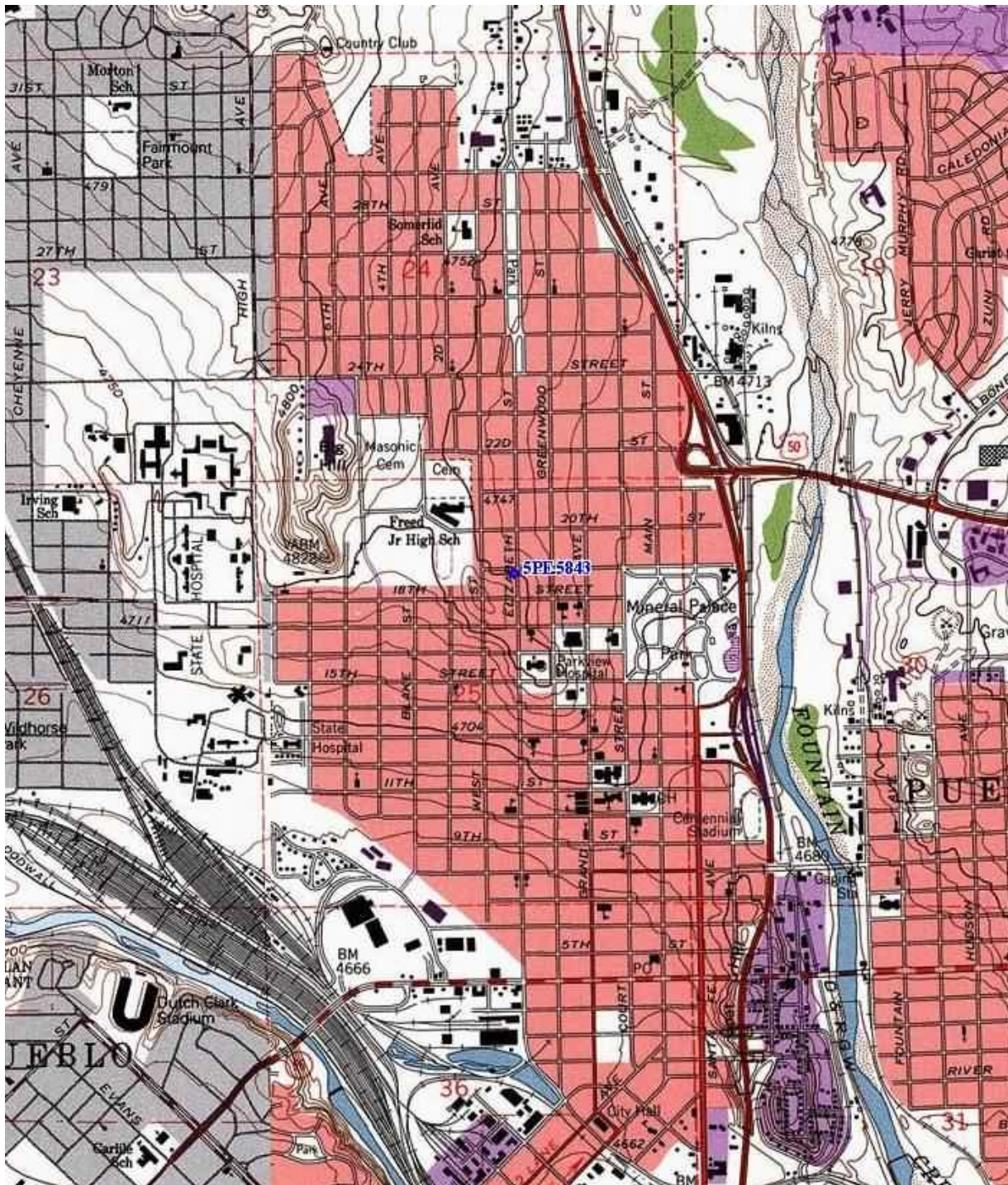
#### SITE SKETCH MAP





# Architectural Inventory Form

## LOCATION MAP



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