

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.5622** Parcel number(s):
- 2. Temporary resource number: **525235001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Meston -Johnson Mansion Coach House**
- 6. Current building name: **1817 West Street**
- 7. Building address: **1817 West Street**
- 8. Owner name: **Tonne Family, LLLP**
- Owner organization:
- Owner address: **1801 Elizabeth St**
Pueblo, Colorado 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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **SW** 1/4 of **NW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **5335861** Northing: **4237193**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1; Block 1**
 Addition: **Tonne Subdivision No. 1** Year of addition: **1980**
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): **2,816 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
Wood/Shingle
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
Oriented to the east, this apartment building rests on a sandstone foundation, encased in concrete. Because of the slope of the terrain, descending from west to east, only the second story is above grade when viewed from the west. Tan stucco clads the exterior walls of the first story; square-cut wood shingles, in the same color, cover the second story. Windows are generally 1-over-1-light, double-hung sash and 1-beside-1-light, sliding sash, with white vinyl frames. Those windows opening in wood-shingled portions of the building have blue-painted wood surrounds. A pair of doorways opens near the center of the front (east) façade. Sheltering them is a shed roof hood, on knee brackets. A pair of doorways also opens near the center of the rear (west) elevation. They host 6-panel metal doors. Above each doorway are octagonal windows. Approaching the doorways is a concrete porch, with a wood railing. Interlocking, brown asphalt shingles cover the gable-on-hip roof, and blue-painted wood fascia and soffit box the eaves. An unusually large, orange-yellow brick chimney protrudes from the roof's east-facing slope.
22. Architectural style: **No Style**
 Other architectural styles:
 Building type:
23. Landscape or special setting features:
This property is located on terrain sloping downward from southwest to northeast, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest 1- and 2-story houses and apartment buildings. Setbacks from West Street

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vary widely on this block; this particular building has an extremely shallow setback. This property is situated on the west side of West Street. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** 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: **George Meston**
- Source of information: **U.S. Census of 1900. Pueblo, Pueblo, Colorado; Roll: T623 128; Page: 11A; Enumeration District: 94.**
- 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. Sanborn maps and city directories corroborate a circa 1900 date of construction. The building appears to have been modified substantially during its conversion into apartments, around 1942. The rear addition appears to be an even more recent modification.**
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Secondary Structure**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Apartment Building**
35. Historical background:
- This building originally served as the coach house for the Meston-Johnson Mansion, formerly located at 701 West 18th Street (the northwest corner of West and West 18th Streets). The building was constructed prior to 1900 to serve as the residence of prominent Pueblo financiers Francis I. Meston and his brother, George D. Meston. They were the founders and directors of Meston & Company investment securities. They resided here with an array of domestic servants, some of who resided in the coach house.**
- Prior to 1909, another prominent Pueblo financier, J. Will Johnson, acquired the property. Johnson was involved in real estate, insurance, investments, and loans. By 1930, the resident was Ray W. Jewel, who remained here through at least 1935. Carl F. Hendsklog acquired the property around 1945 and divided the main house and this coach house into apartments.**
- The main house was demolished around 1983. Jay C. and Mary M. Tonne purchased this property in 1984, transferring it into their Tonne Family, LLLP, in 2001. It is now associated with their apartment complex to the west.**
36. Sources of information:

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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.

"Bridwell (Kittie)" [obituary]. Pueblo Chieftain, 10 May 1966, p. 3B.

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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**40. Period of Significance: **Social History, ca. 1900-ca. 1930**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 early development of Pueblo's North Side Neighborhood. It was one of the earliest buildings constructed in this portion of the neighborhood. As well, it was associated with two of the city's earliest and wealthiest families, the Mestons and Johnsons. 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 should be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, this building 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. While this building was heavily modified during its conversion into apartments, this transition occurred within the period of significance. 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

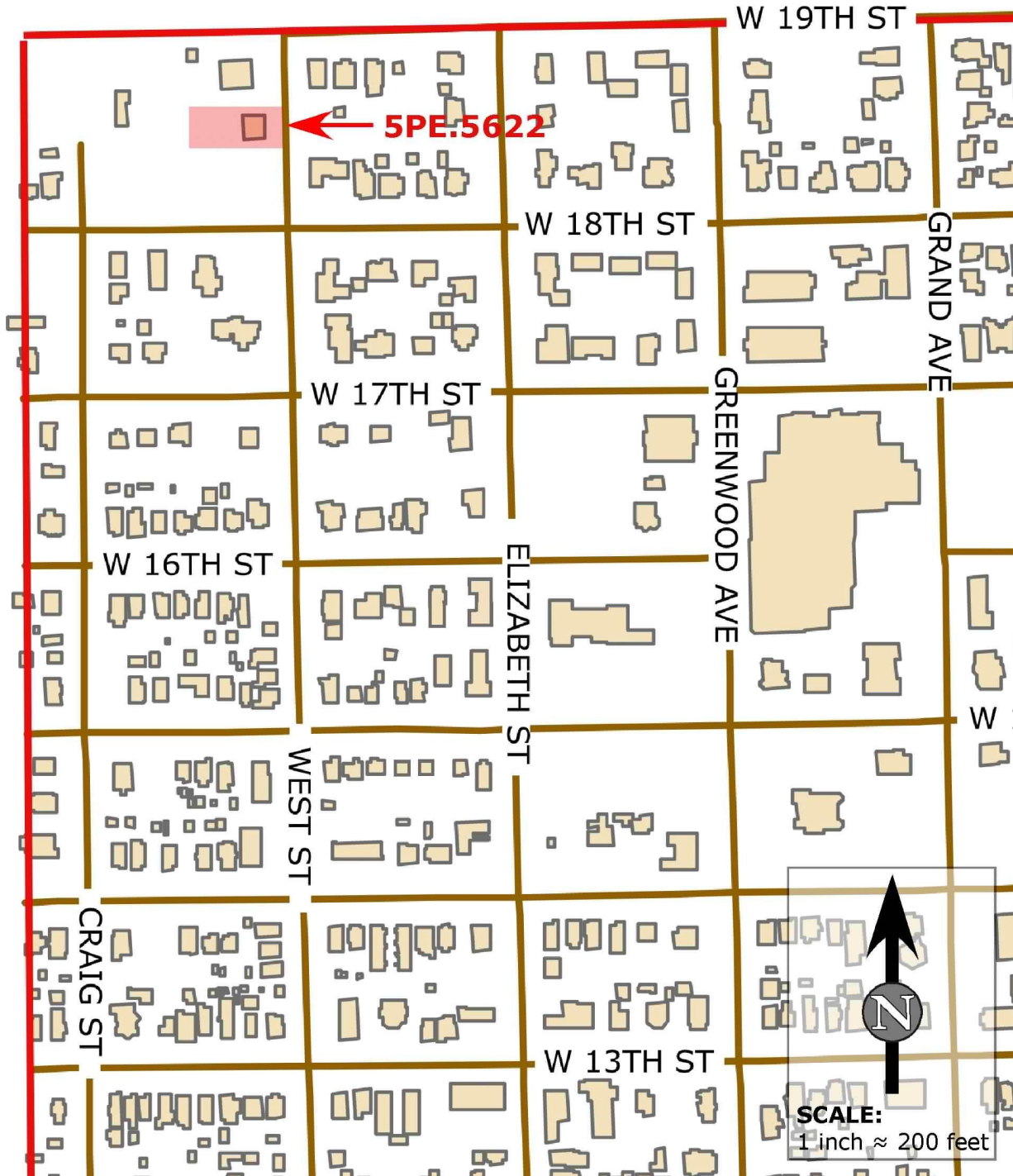
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): westst1817
 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): **08/23/05**
 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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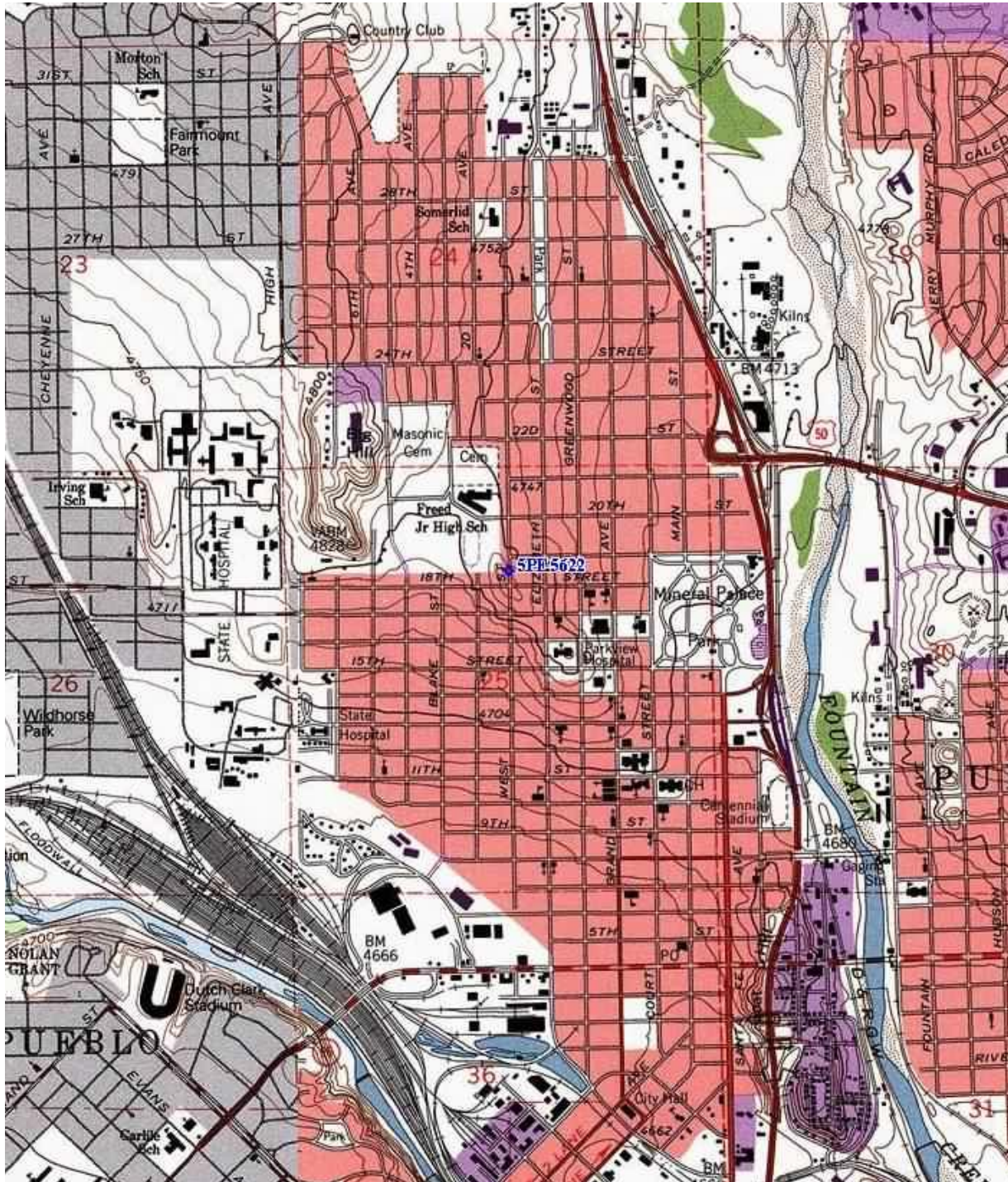
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SITE SKETCH MAP



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LOCATION MAP



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