

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.526.12** Parcel number(s):
- 2. Temporary resource number: **525127014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **White, Asbury, House; Berstein, Morey, House**
- 6. Current building name: **Bezona, Bret, House**
- 7. Building address: **1819 N Elizabeth Street**
- 8. Owner name: **Bret Bezona**
- Owner organization:
- Owner address: **1819 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

Architectural Inventory Form

Page 2

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: **533704** Northing: **4237195**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 27 to 29, and the south 10 feet of Lot 30; Block 26 of Dundee Place Addition. (Also Lots 1 to 3, and the east 36 feet of Lot 4; Block 14 of Bartlett & Miller Addition.)**
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): **1,340 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**
Other roof materials:
20. Special features:
Fence
Balcony
Garage/Attached Garage
Chimney
Ornamentation/Decorative Terra Cotta
Window/Stained Glass
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation, with 6-light awning basement windows. A doorway opens into the basement at the south end of the rear (west) elevation. It hosts a light-brown-painted wood door. Approaching the doorway from the north is a concrete stairwell, surrounded by a decorative wrought-iron railing. Brown stucco clads the exterior walls. A buttress protrudes northward from the northeast corner of the house; a wing wall extends southward from the southeast corner, stepping downward from a balcony across the south elevation to a wall running to the south edge of the property. Another wing wall extends northward from the northwest corner, to a balcony above a round-arch passageway connecting the house to the garage. Windows are 4- to 8-light, generally paired casement, with oak frames and red, terra-cotta tile sills. The windows appearing in the asymmetrical front (east) façade's first story open within round-arch recesses. Brown canvas

Architectural Inventory Form

Page 3

awnings shelter those windows opening in the façade and the south elevation. Wrought-iron grills cover a portion of the façade's first-story windows and a window near the center of the façade's second story. Those windows enclosing the sunroom across the south elevation have a faux wood grain applied to their frames. Opening north of center in the rear elevation's first story is a tripartite window, consisting of 6-light casements flanking a 6-light fixed frame. Above each section is a corresponding, 4-light transom. South of this window is a 4 (vertical)-over-1-light, double-hung sash window. The east half of the north elevation hosts stained-glass windows, featuring an abstract geometric pattern of green and colorless glass. The principal doorway opens in the north end of the façade. It hosts a vertical plank door on faux iron strap hinges, with a light of leaded glass behind a decorative, wrought-iron grill. Above the doorway is a flat-roofed hood on heavy scroll brackets, constructed of glazed terra-cotta tiles. The frieze of the hood features a grapevine pattern. A two-step, half-circular stoop of fractured flagstone approaches the doorway. A 10-light, oak-frame door opens in the west elevation of the sunroom. Above the sunroom is an unsheltered balcony. It features a wrought-iron railing spanning between tile-capped parapet walls at the corners. The southeast corner wall hosts a decorative, cast-iron urn. A doorway accesses the balcony at its west side. Large doorways open in either story of the south end of the rear elevation. The first story contains French doors (paired, 12-light), behind a wrought-iron grill. The doorway above it has paired, brown-painted wood slab doors, providing access to a wrought-iron balconet. The doorway opening into the garage passageway from the house hosts a 1-panel, 6-light wood door. The garage has a 2-light, 2-panel wood door. Another doorway opens in the west end of the north elevation's second story, providing access to a balcony above the passageway. Dominating the east elevation of the garage is a pair of 20-panel, steel, overhead-retractable garage doors, painted brown. The garage has 6-light, steel-frame awning windows. Round vents pierce the gables. Red, terra-cotta tiles cover the hipped main roof and a pent roof over the garage doors. Sheets of brown asphalt cover the shed roof of the garage. Brown stucco clads the soffit. A stucco-clad, engaged hearth and chimney, crowned by a pair of terra-cotta chimney pots, protrude south of center on the façade. Another chimney emerges from the roof's west-facing slope, near the apex.

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

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 west side of North Elizabeth Street, between an east-west-oriented alley to the south and 1827 North Elizabeth Street to the north. Separating the street from the sandstone sidewalk is a grass strip. A planted-grass yard, with lush, mature landscaping, covers the lot. Encircling the back yard is a combination of chain-link and woven-wire fences.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1926**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **William W. Stickney**
Source of information: **Pueblo Chieftain, 24 May 1925, p. 9.**

27. Builder: **unknown**
Source of information:

28. Original Owner: **Asbury White**
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:
This house was designed by prominent Pueblo architect William W. Stickney, and was one of the last commissions of his career. The house was completed in 1926. Other than minor alterations, mostly to the interior, this house has not been notably altered since its construction.

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

Architectural Inventory Form

Page 4

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 following history is taken directly from the Pueblo landmark nomination form for this property:

"The house at 1819 Elizabeth was built for Asbury White, co-founder of White & Davis Department Store. Asbury White was born on September 25, 1860, in Claysville, Pennsylvania. In 1880 he came to Pueblo from Creston, Iowa, where he learned the dry goods business in a general merchandise store. While working for the Nusbaum General Merchandise Store in Pueblo, White became friends with Samuel E. Davis. In 1889, White & Davis became partners and opened the White & Davis Clothing Store.

"In 1963, when the White & Davis Company was dissolved and merged with Kaufman's, it was the oldest clothing store in Pueblo still operating under its original name: "White & Davis—Always Reliable." For almost three quarters of a century, it was one of two major department stores in Pueblo. Through the enterprising efforts and long partnership of White and Davis, the store became well known throughout the state of Colorado. It carried the largest stock of J.B. Stetson hats in the nation, and at one time boasted the greatest volume for that line nationally. When Mr. White died on July 15, 1942, all of Pueblo's stores suspended business from 2:00 until 2:05, in a unanimous gesture of respect.

"Mr. White had the house built at 1819 Elizabeth in 1926 at the age of 66, a symbol of his successful business career.

"Upon the death of Asbury and Lavina Pearl White, the house was purchased by Sam and Celia Bernstein, parents of Morey Bernstein, on November 30, 1942. Morey was added to the deed in 1967.

"Morey Bernstein was born in Pueblo in 1919. He graduated from Centennial High School and then the Wharton School of Business at the University of Pennsylvania in 1941, and returned to Pueblo to become a partner in Bernstein Brothers Equipment Company and related businesses. He served as a director of Minnequa Bank from 1951-1955. He was the patentee for Instant Fence, Pronto Panels, and Kwik-Lok portable corrals, products that revolutionized the corral business.

"In 1956, Bernstein's amateur interest in hypnotism led to the publication of "The Quest for Bridey Murphy", an account of how he had repeatedly hypnotized a Colorado woman, taking her farther and farther back into her childhood until she described a previous life in Ireland "in eerie and persuasive detail". While under hypnosis, Virginia Tighe recalled a previous life as Bridey Murphy in 19th-century Ireland. In a recording of some of the sessions, she even revealed a slight hint of an Irish brogue. KOA radio talk show host Bill Barker provided a long defense of the legitimacy of the hypnotic regression in later editions of the book.

"Within months of the book's publication in January 1956, it created a cultural brush fire, elevating hypnotism into something of a national mania and laying the groundwork for later interest in reincarnation and channeling. By March 1956, 200,000 copies were in print in the middle of a 26-week run on the New York Times best-seller list. A million copies of the book were ultimately published in 30 languages in 34 countries, and a movie came out in late 1956.

"Both before and after the book, Bernstein expended most of his energies on his many family business interests, including Bernstein Brothers Investment Co., the Bernstein Brothers Parapsychology Foundation, the founding of Colorado City (in which he was instrumental) and research into the medicinal value of dymethyl sulfoxide (DMSO). He donated valuable properties to the Sangre de Cristo Arts and Conference Center and the University of Southern Colorado. Describing these business interests as "Ulcers, Inc.," Morey became somewhat reclusive in later years, living at Abriendo Arms Apartments. He died in 1999 at the age of 79."

Bret Bezona, the current owner and resident, purchased this property from the Morey Bernstein Trust in 1999.

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.

Architectural Inventory Form

Page 5

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.

Cockrell, David, Adam Thomas, Chris Christensen, Don Bruestle, and Brent Bezona. Pueblo Historic Preservation Commission Application for Landmark Designation for the White-Berstein House (1919 North Elizabeth St.), 2005.

Architectural Inventory Form

Page 6

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Designation authority: **City of Pueblo**Date of designation: **06/01/05**

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**
Literature40. Period of Significance: **Architecture, 1926; Literature, 1956**41. Level of significance: National: State Local

Architectural Inventory Form

Page 7

42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) for its association with Morey Bernstein's international best-selling book "The Quest for Bridey Murphy," a landmark study in the field of parapsychology. Bernstein conducted the hypnotic regressions, detailed in the book, in the living room of this house. He wrote the resulting book here as well. The property is also 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 large homes in the latest contemporary suburban styles. The house was home to prominent department store founder Asbury White and businessman and inventor Morey Bernstein. The property is significant under Criterion B (Pueblo Local Landmark Criterion 1C--important individuals) for its association with Morey Bernstein. This house was Bernstein's home for most of his life and the center of his studies into past lives. The building is also significant under Criterion C (Pueblo Local Landmark Criterion 2A and 2B--architecture) as an intricate example of the Mediterranean Revival. It was also one of the last commissions for Pueblo's preeminent architect William W. Stickney and represents a minimalist interpretation of the Mediterranean Revival that would be perfected into a local subtype of the style by Stickney's successor Walter DeMordaunt. 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 or the Colorado State Register of Historic Properties. It is already listed 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 in 1926, 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. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

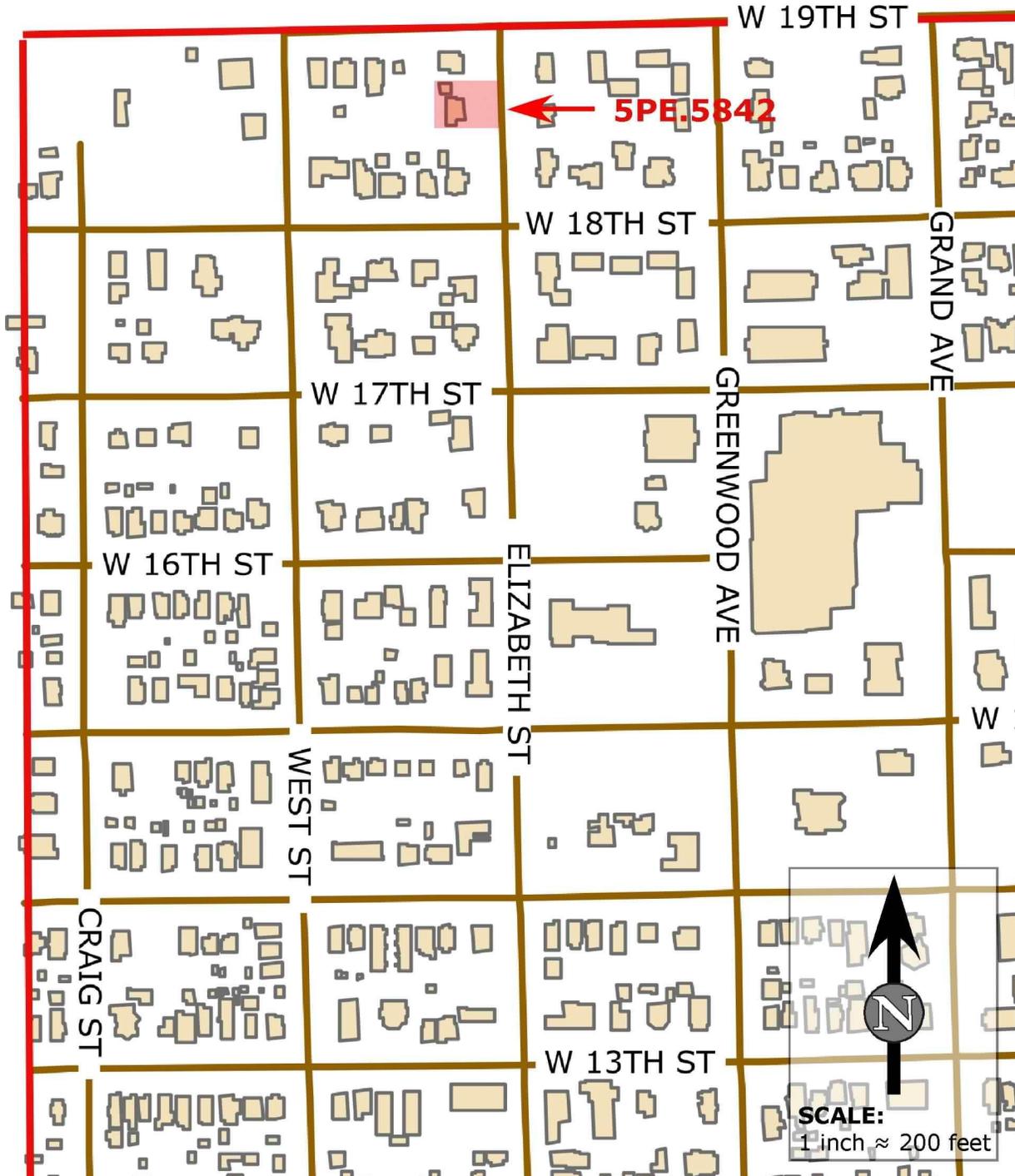
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): elizabethstn1819
- 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**

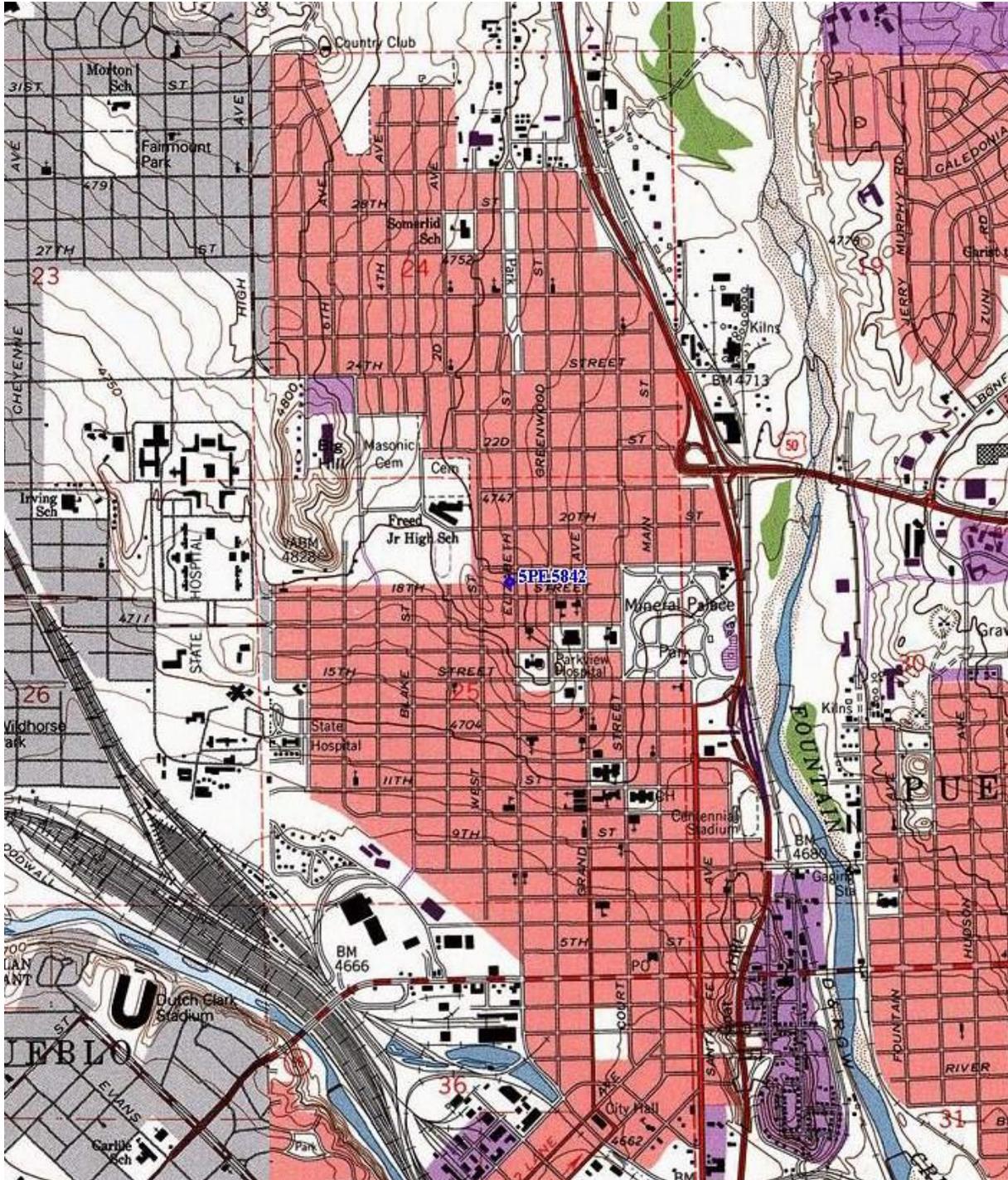
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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