

A Survey and Context of Downtown Pueblo's History and Architecture



Prepared for:

City of Pueblo

Planning and Community Development Department
211 East D Street
Pueblo, Colorado 81003

Prepared by:

Robert Autobee, Nicole Kromarek, Kaitlin Hovanes, Sarah Jennings, and Scott Phillips

**SWCA Environmental Consultants
295 Interlocken Boulevard, Suite 300
Broomfield, Colorado 80021
(303) 487-1183
www.swca.com**

SHF #2014-M2-016

April 2018

ACKNOWLEDGEMENTS

Thanks to:

- Amy Unger, Erika Warzel, and Kallie Sanders, History Colorado – Office of Archaeology and Historic Preservation
- William Zwick and Alan Lamberg, City of Pueblo Planning and Community Department
- Laurel Campbell, Chairperson, Pueblo Historic Preservation Commission, City of Pueblo, Colorado
- Pueblo County Historical Society
- Special Collections and Museum Services Department of the Pueblo City-County Library District at the Robert Hoag Rawlings Library
- Historic Pueblo, Inc., online
- Margaret Ward Masias, Pueblo Downtown Business Association
- Ashleigh Winans, NeighborWorks Southern Colorado (NWSoco)
- Andrea DelaGarza, Pueblo Urban Renewal Authority
- Carl Nelson, BPO Elks Lodge #90 (Pueblo)
- Heather Norton, local historian
- Cynthia Manseau, professional technical editor; Marcus Smith, geographic information system specialist; Anne Oliver, senior architectural historian; and Douglas McKenzie, database specialist, SWCA Environmental Consultants
- Jennifer Moon, historical technician; James Steely, architectural historian; and Zonna Barnes, cultural resources manager

This project was paid for in part by a History Colorado State Historical Fund grant (SHF #2014-M2-016) and funding from the City of Pueblo Planning and Community Development Department.

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- C Historic Properties Listed on the NRHP for which Records Were Updated during the Reconnaissance Survey
- D Francis W. Cooper Commissions

INTRODUCTION

In 2016, the City of Pueblo contracted with SWCA Environmental Consultants (SWCA) to complete a historic architectural survey of Downtown Pueblo. The historic architectural survey proceeded in two phases: first, the recording of 154 buildings or structures on 149 sites in the reconnaissance survey and, second, the selection of 26 of these sites for intensive survey recording. The architectural survey and documentation are intent upon identifying and evaluating important Downtown Pueblo resources within their historic contexts, and recommending the presence of and boundaries for a historic district that reflects the City of Pueblo's commercial role as a Front Range community with strong ties to its industrial past.

PROJECT AREA

The reconnaissance survey area is centered on the downtown core business area at Main Street and extends generally from West 1st Street north to West 11th Street and from North Albany Avenue west to North Greenwood Street. The results of the historic architectural survey support the recommendation of a Downtown Pueblo Historic District within the original subdivision of Pueblo, or generally from the south side of West 1st Street to the south side of West 7th Street and from the west side of Interstate 25 (I-25) to the west side of North Grand Avenue (Figure 1). The original downtown subdivision of Pueblo (after official incorporation in 1870) has had its east edge overlaid by freeway corridor development, beginning ca. 1959 (Colorado Department of Transportation 2018). West 7th Street, the west side of North Grand Avenue, and an irregular southern boundary along West 1st Street are otherwise the historic boundaries of the original Pueblo subdivision.

PROPOSED DOWNTOWN PUEBLO HISTORIC DISTRICT

The currently proposed Downtown Pueblo Historic District is for an area to be determined within the original Pueblo subdivision, as abbreviated by I-25 and with the further capture of a few small subdivision additions for smoother district edges (Figure 2). These minor additions include Hobsons Subdivision, Carleo Subdivision, and the southeast block of the “County Subdivision Addition” that currently contains the Connect School (see Figure 2). The original Pueblo subdivision encompasses a greater area than the previous 20-square-block conceptualization for a “Historic Downtown District” (cf. Historic Pueblo, Inc. 2018), only excluding a westward extension from that conceptualization, which would reach one-half block into the “State Addition to Pueblo Subdivision” to the east side of North Greenwood Street.

The major Downtown Pueblo subdivisions were established by the 1880s. The 1886 Sanborn Maps and Publishing (Sanborn) maps of the area denote the Downtown Pueblo subdivision as “Original Town” in relation to surrounding named subdivisions, but without subdivision boundaries well identified. A City Engineer’s map from 1907 better labels the subdivisions and provides boundary lines (Figure 3) (Peach 1907). Present-day tax maps continue to well-define these historic subdivision boundaries (Pueblo County 1979:04-312 and 05-361). With the exception of a few government locations and minimal industrial lots, the proposed Downtown Pueblo Historic District would remain in the City of Pueblo’s Central Business District zoning (City of Pueblo 2017).

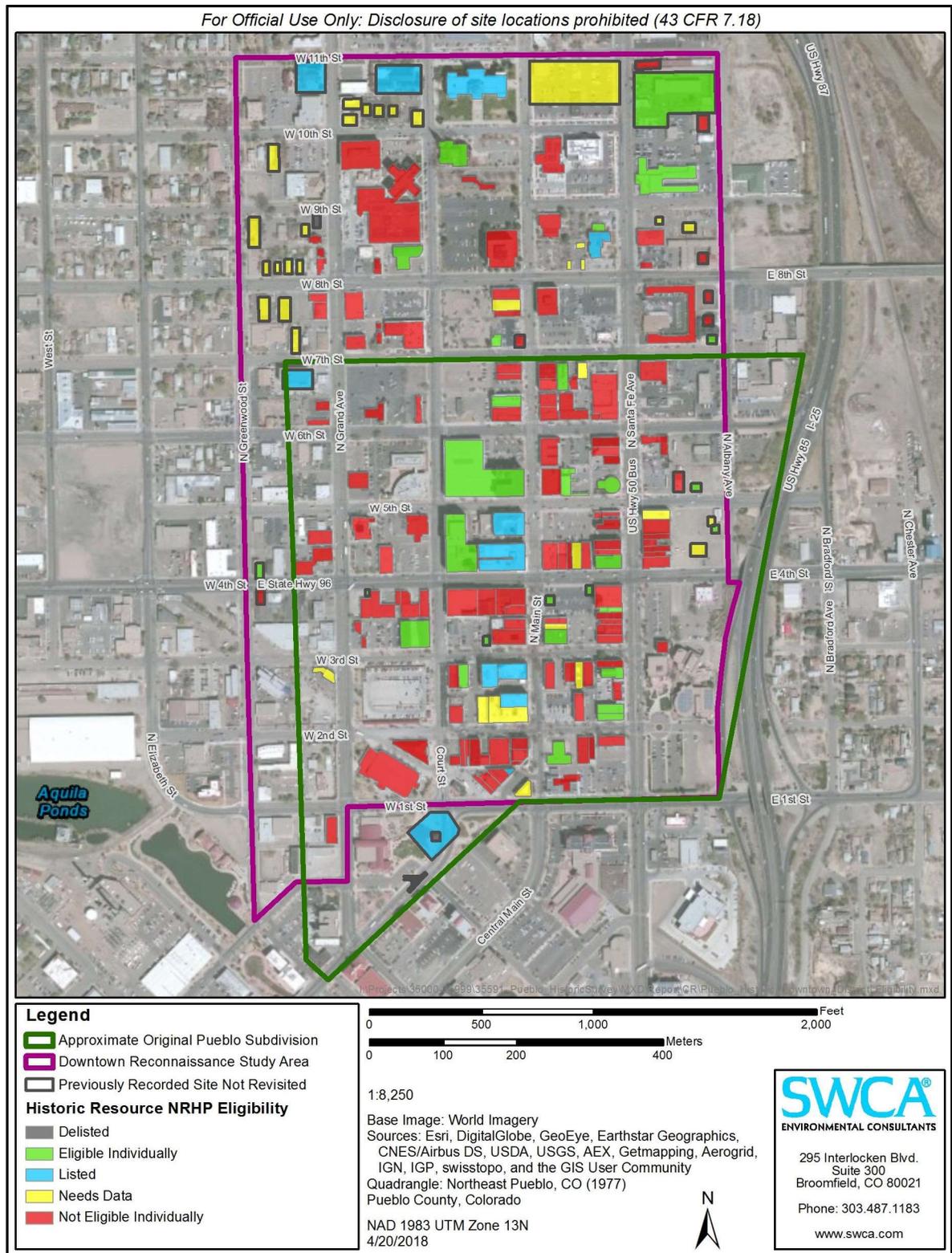


Figure 1. Site locations within the survey area boundaries and the general area of the original Pueblo subdivision.
(The general area of the original Pueblo subdivision clips off parts east of I-25 to Chester Avenue.)



**Figure 2. The original Pueblo subdivision or “Pueblo Subdivision First Filing” with the boundary line overlaid (in red outline), clipped to I-25 at east based on the prospective limits of the current survey.
(Map portion from the City of Pueblo, no date and not for official use.)**

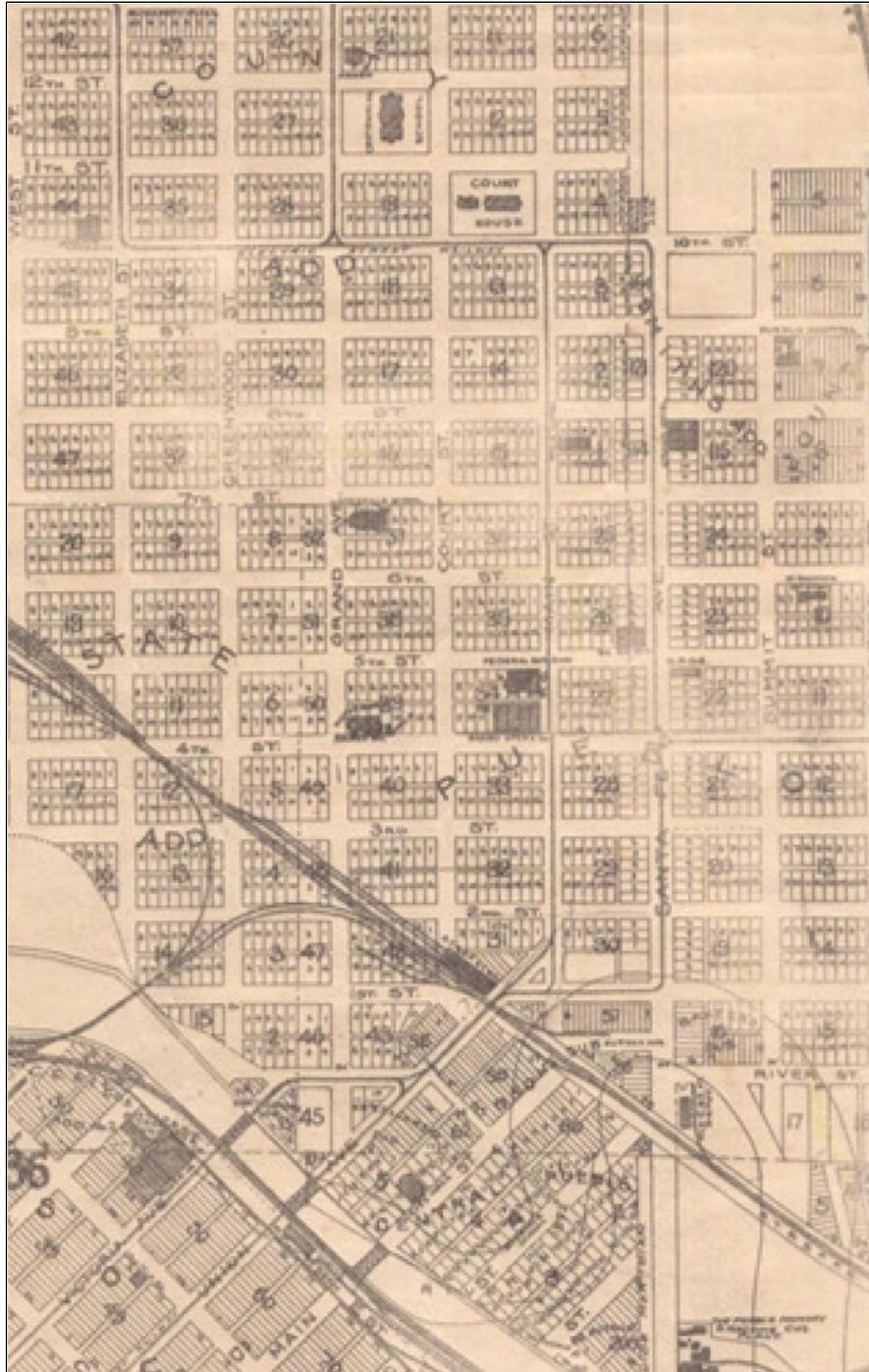


Figure 3. “Complete Map of the City of Pueblo Colorado,” downtown portion, with historic subdivision names, borders, and block numbering (Peach 1907).

AREA AND PERIOD OF SIGNIFICANCE: COMMERCE 1882–1967

The original downtown subdivision was always the commercial heart of Pueblo and remains central to Pueblo business. As industry grew in Pueblo, such as ore processing and smelting in support of Colorado's mines in the 1870s—followed by steel milling in the 1880s, commercial businesses grew in Downtown Pueblo, including banks, hotels, newspapers and printers, mercantiles, theaters, professional and government offices, and other providers of goods and services. Development was spurred in Pueblo by the arrival of the Denver & Rio Grande (D&RG) Railroad in 1872 and the establishment of steel milling in 1880 by the Colorado Coal & Iron Company (CC&I), a subsidiary to that first area railroad (Thomas 2007). By the 1880s and through the early 1900s, the stone, brick, and other more closely packed, fire-durable buildings were constructed, and continue to characterize the Downtown Pueblo area to the present day. The original Pueblo subdivision, along with the Union Avenue Business District at southwest, are notably the only areas circumscribed by the limits of the original fire protection zone depicted on the 1889 Sanborn maps of the area (Sanborn 1889). No wood buildings from the 1870s or earlier were found to persist in the current survey area. Many of the earliest building block developments from the 1880s through the beginning of the 1900s remain (usually in brick), infilled and redeveloped only here and there by construction from subsequent decades. The prominence and profile of the original downtown subdivision stood out structurally and visibly from the surrounding neighborhoods in the 1880s (Figure 4) and continues to do so through the Historic era (Figure 5). Downtown Pueblo evokes the tightly clustered buildings and skyline of a traditional American city that came of age in the industrial age of the late nineteenth century and matured through the age of suburban expansion that arose in the latter half of the twentieth century. Buildings available for forming a Downtown Pueblo Historic District within the original subdivision are generally those significant to Pueblo commerce from the 1882 date of its earliest persisting building through the end of the Historic era, which is 50 years ago or ca. 1967 at time of this survey concluding.

During the current architectural survey, buildings from the period of early block development were given primary focus, with 24 of the 26 intensively recorded buildings having construction dates between the 1880s and the first decade of the 1900s. These 24 buildings are all within the original Pueblo subdivision. In addition to these, the Thatcher Building at 503 Main Street (5PE562) and the Amherst Block (5PE555) at 201 North Main Street are previously recorded buildings in the original Pueblo subdivision that were also constructed in that early time range. The reconnaissance survey further included buildings constructed later, in the mid-twentieth century, some of which are excellent examples of international and modernist architectural styles. Overall, 118 of the sites and 119 buildings inventoried during the reconnaissance and intensive inventories are located within the general boundaries of the original Pueblo subdivision, as are an additional 13 previously recorded sites that were not revisited for the survey. The 'epicenter' of the subdivision is at 4th and Main Streets and, although buildings that would contribute to a historic district for this area become fewer away from the center, the full boundaries of the original Pueblo subdivision may remain important for considering the setting of such a district. Many of the historic buildings that have lost integrity in the area still retain their basic historic shape and skylines that continue to reflect the historic streetscape—it is not as if they have been replaced by high-rise construction that overshadows those historic buildings that remain more intact. The majority of these are recommended as local historic landmarks.

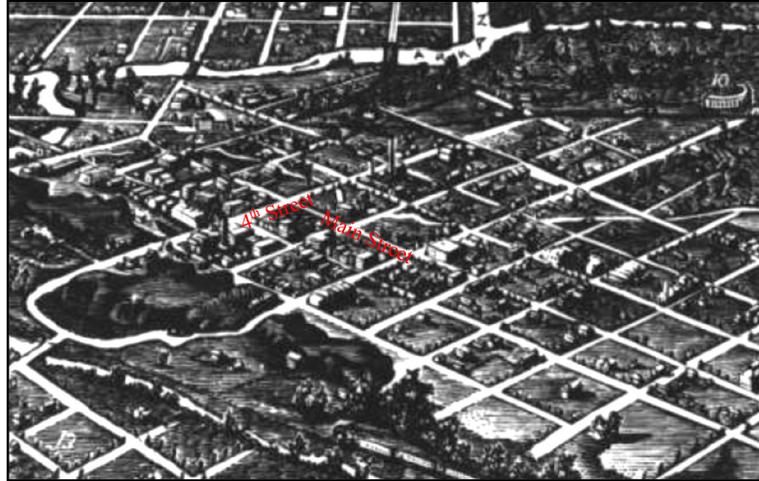


Figure 4. Downtown Pueblo as the 1880s arrived; 4th and Main Streets labeled.
Looking southwest across Pueblo, this map portion (Croft 1881) conveys the density and scale of buildings in the downtown core compared to surrounding areas, even though drawn in a stylized fashion that is likely not fully representational of exact building configurations.



Figure 5. Downtown Pueblo 1950 aerial photograph; 8th and Main Streets labeled.
This 1950 aerial photograph (Pueblo City-County Library District 2013), with southeast view, shows a scale and concentration of downtown buildings similar to that reflected by Croft leading into the 1880s (at Figure 4 above). More trees and residences appear outward from the downtown core.

In sum, Downtown Pueblo holds excellent examples of the city's oldest remaining commercial buildings, with an architecture reflecting a city at work through the present day—whether banking, running a bar, or selling a car. The core of the original Pueblo subdivision retains a sufficient representation of historic properties to potentially nominate a Downtown Pueblo Historic District under Criterion A for its historical importance to local commercial and, potentially social, themes (see the Recommendations section for further discussion).

METHODOLOGY

The Downtown Pueblo architectural survey project included two distinct survey components. Guidelines for completing these two levels of survey were provided by History Colorado in its *Colorado Cultural Resource Survey Manual* (Office of Archaeology and Historic Preservation [OAHP] 2007) with further guidance on reconnaissance surveys provided in *Reconnaissance Survey Guidance* (OAHP 2006), in Issue 13 of the *Camera and Clipboard* and *How to Complete the Reconnaissance (OAHP #1417) Form* (OAHP 2011).

RECONNAISSANCE-LEVEL SURVEY

Reconnaissance-level surveys typically review relatively large numbers of resources for the purposes of understanding resource types and general integrity of specific neighborhoods, and to define the boundaries or parameters of future intensive surveys. Unlike intensive-level surveys, reconnaissance-level surveys are not meant to be comprehensive, detailed evaluations of individual resources, but are typically limited to locational information (property addresses, lot numbers), broad architectural characteristics (roof types, building plans, windows, etc.), and basic photographic documentation. At a minimum, reconnaissance-level surveys seek to identify the types of historic resources present within the survey area, determine preliminary boundaries for potential historic districts, and inform recommendations for future surveys. For the architectural survey of Downtown Pueblo, the purpose of the reconnaissance-level survey is to better understand the types of resources present in the area; get a sense of the relative integrity of the resources and the level of loss from alterations, in-fill, and demolitions; and identify parameters for a potential intensive-level survey and district nomination.

The survey area boundaries were established by the City of Pueblo at the onset of the project. Subsequent to the establishment of the project area, SWCA collected and reviewed preliminary research material to understand the types of resources present in the Downtown Pueblo blocks. SWCA reviewed records on file with History Colorado's OAHP to identify any previously recorded resources within the reconnaissance-level survey area, and determine which previously recorded surveys had been conducted within the project area. Aerial and satellite imagery of Downtown Pueblo was reviewed to identify the primary resource and any ancillary buildings or structures—"ancillaries"—on each property.

Field documentation was completed using SWCA's Lenovo II tablet PC and a Microsoft Access database. Each building in the project area, regardless of age, was visited and photographed, and a basic level of architectural detail was recorded. The neighborhoods' buildings were only inspected from the public rights-of-way (ROWs), with focus on broad details only. Ancillaries were noted and identified based on their presumed function. In some cases, ancillaries identified during the aerial reconnaissance were not clearly visible from the ROW. However, ancillaries

that could not be clearly identified in the field were also noted on Form 1417 for the site. Few Downtown Pueblo sites, four total, included ancillaries.

Each resource was initially documented on the OAHF Form 1417, Historical & Architectural Reconnaissance Form. History Colorado created this specific survey form for reconnaissance-level surveys in 2011. The form identifies the specific sets of data that are most useful in meeting the needs of reconnaissance-level surveys. SWCA created an electronic version of the form for the tablet PC in Microsoft Access so that data collection and processing could be conducted in the field in real time. The camera-enabled tablet PC was then used to record all relevant field data and produce the final Form 1417 documents for the City of Pueblo. Additional photographs were taken with standard digital cameras, as needed under better lighting or weather conditions, on later site visits.

Upon completion of the reconnaissance-level survey, SWCA reviewed the field data to assess which resources might retain sufficient integrity to warrant additional survey, and identified broad property types and character-defining features for each property type. The purpose for generating this information is to support a future historic district designation by providing baseline methodology for evaluating resources for their National Register of Historic Places (NRHP) eligibility. Preliminary assessments of significance and integrity were noted on each form. These recommendations are based only on the reconnaissance-level recording and should be considered preliminary, subject to future intensive-level documentation.

SWCA evaluated 154 buildings or structures at 149 sites as part of the reconnaissance-level survey task (Form 1417), and elevated 26 of those buildings to intensive-level recordation (Form 1403). The buildings documented during the course of the survey are summarized in Appendix A (Form 1417s) and Appendix B (Form 1403s). Buildings recorded within the survey area were evaluated for individual NRHP eligibility and for their contributing status to a potential historic district. A more detailed description of the buildings recorded as part of the intensive-level survey is provided in Appendix B. Individual OAHF architectural survey forms are separate from this report.

INTENSIVE-LEVEL SURVEY AND DISTRICT RE-EVALUATION

Intensive-level surveys are intended to document detailed information about the resources within a defined survey area for the purposes of evaluating properties individually eligible for the NRHP, identifying potential for an NRHP historic district, and to make recommendations for future management. Detailed location, architectural, and historical information for each resource, sufficient to evaluate the resource's NRHP eligibility or status, is recorded during intensive-level surveys.

SWCA's methods for the architectural survey included updating any previous survey records based on changes in buildings from non-historic construction, renovation, demolition, and other alterations that might impact their historic integrity and their ability to contribute to a historic district. SWCA also supplemented previous field documentation and historical research, adding to the existing documentation. Field recordation using OAHF Form 1417 was conducted by Jennifer Moon, under the project management of James Steely. Fieldwork was conducted in March and April 2016. SWCA revisited all of the previously recorded buildings in the project

area and updated the previously documented information based on the current conditions. In addition, SWCA inventoried properties within the project area that had reached 50 years of age in accordance with the *Downtown Pueblo: Preservation Enhancement Guidelines* (State Historical Fund [SHF] #96-02-027) completed by Kimley-Horn and Associates for the City of Pueblo Department of Planning and Development in 1999.

Field documentation included reviewing the building descriptions in the 1999 *Enhancement Guidelines* loaded into the hand-held tablets, and then recording any subsequent additions, alterations, and renovations to the buildings. Rather than duplicating previously recorded information, SWCA supplemented the prior survey data, adding updates to the architectural description, construction history, historical background, statement of significance, and integrity considerations.

Buildings within the project area were re-assessed to determine their status for contributing to a potential historic district status based on present conditions. All updates to the original forms were completed on the OAHF Forms 1403 and 1417 adapted to Microsoft Access database use and tablet use. Buildings not included in the *Enhancement Guidelines* survey, and not otherwise documented, were newly recorded using OAHF Forms 1403 and 1417.

Photographs were taken of each building, including two oblique angles and one straight onto the primary façade, where possible. Additional photographs were taken as necessary to document character-defining features, and to replicate other views from previous surveys. Ancillaries, where visible, were also photographed and recorded as associated buildings with the anchor building on each property parcel. Sketch maps were drafted in the field using an aerial-photo base map loaded into the tablet. Changes to building or structure location or form were noted on the sketch map. All information was recorded in the field using field tablets and uploaded into a central database for processing and form production.

SWCA found several types of changes to properties since the previous evaluation in the late twentieth century. Several buildings recorded in earlier surveys were no longer standing. It is worth noting that the many buildings in the original Pueblo subdivision remain standing since the past survey 20 years ago. Building replacements, or alterations like the addition of stucco on exterior walls, were noted on both OAHF Forms 1403 and 1417.

The list of the 26 properties surveyed at an intensive-level in June and July 2017 is provided in Appendix B. SWCA senior architectural historian Robert Autobee conducted the intensive-level survey and developed and wrote the context and historical narrative in June and July 2017.

Downtown Pueblo Historic District

One of the objectives of the survey and historical narrative is to identify the likelihood of a Downtown Pueblo Historic District. The boundaries of the original Pueblo subdivision contain buildings dating back to the late nineteenth century that were the monuments to Pueblo's rapid rise as a railroad, agricultural, and industrial center. In the early twenty-first century, many of the buildings from that period still stand. The physical integrity of each building ranges from excellent to poor. Nearly all of the 26 sites recorded for OAHF Form 1403 share a historic association to local and state commerce that dates to Pueblo's rise as southern Colorado's economic center. This association begins in the 1880s with the Holden and Studzinski Blocks

built with local capital to the car dealerships like Wilcoxson and Faircy Motors from the late 1940s. Downtown Pueblo reflects the eclectic mixture of architectural styles and types from Nineteenth-Century Commercial to Art Deco. The Period of Significance for a potential historic district, 1882 through 1967, reflects the period from the date of construction of the earliest building to the buildings constructed under the Modern Movement within the original Pueblo subdivision. Of the 118 sites currently inventoried and 13 sites previously inventoried within the subdivision, 56 are evaluated as able to contribute to a Downtown Pueblo Historic District, and 75 are evaluated as noncontributing to the district's overall NRHP eligibility, based on the NRHP Criteria presented a few pages below. Although buildings that contribute to a Downtown Pueblo Historic District become fewer away from the center, the full boundaries of the original Pueblo subdivision remain important to the setting of such district. Many of the historic buildings that have lost integrity in that area still retain their basic historic shape and skylines that continue to reflect the historic streetscape. Most of these are recommended as local historic landmarks.

The Downtown Pueblo Historic District to be formed within the original Pueblo subdivision has significance under NRHP Criterion A, for association with Pueblo's commercial history. Where integrity remains, the buildings reflect the historic growth and change experienced by the city as it grew from a gold rush outpost into a metropolis that rivaled Denver as Colorado's economic center within the space of two decades. The area is significant under the theme of commerce for its historic businesses, which provided the economic focus of the community, and which range from banks to taverns. Downtown Pueblo reflects the intermingling of building types and functions in the early city, including public buildings and buildings used by the local community to shop and unwind after the hard physical labor from working at the city's smelters or railroads.

Although the buildings of the original Pueblo subdivision do not retain sufficient integrity for the proposed Downtown Pueblo Historic District to be eligible for NRHP listing under Criterion C for its collective architecture, some of these buildings are recommended individually eligible under Criterion C. These include some of the finest local examples of late nineteenth and early twentieth century commercial, residential, social, and industrial buildings dating from the territorial period to the post-World War II boom.

Literature Search and Coordination

Archival research identified dates of occupation, past occupants for commercial and institutional properties, alterations, and, where available, any significant events or persons associated with individual properties. General town-based historical research was also conducted. Recent archival research focused on supplementing existing information with newly available sources, and bringing owner and building alterations up to date.

Various sources were consulted to develop the historic context, including a review of site files and databases, as well as coordination with the institutions interested in historic resources. The effort coordinated especially with the following, as well as various sources noted in the Acknowledgements section.

- OAHP/State Historic Preservation Office (SHPO)
- Special Collections Department of Pueblo City-County Library District

- Denver Public Library-Western History Collection
- Pueblo County Assessor's Office
- Margaret Ward-Masias of the *Downtown Spotlight*

Architectural and façade descriptions were completed using field notes and photographs. Historic ownership and occupancy drew upon previous surveys, R.L. Polk's *City Directories* (1900–1974), newspaper accounts, and telephone books among other sources. Current ownership, construction dates, square footage, and legal land descriptions were acquired from the Pueblo County Assessor's Office. Footprints were drawn from the Pueblo County electronic records, Google Earth, sketches from Appraisal Cards, and field observations. Other secondary sources used in the research for this report are cited in the text where appropriate, and are listed in the Bibliography section of this report.

Sanborn Fire Insurance Maps held at the Special Collections Department of the Pueblo City-County Library District and the Western History Collection of the Denver Public Library also provided key documentation of these commercial properties from 1886 to 1941.

Upon the completion of historical research and field survey, the survey report and the OAHP Form 1403 were prepared for the 26 selected properties according to the guidelines in the *Colorado Cultural Resources Survey Manual* (OAHP 2007). Copies of this report, intensive survey forms, and reconnaissance survey forms will be held at the History Colorado, OAHP and the offices of the City of Pueblo Planning and Community Development Department.

Over the past decade, the City of Pueblo has contracted to produce a series of historic contexts examining Pueblo's commercial and residential neighborhoods and districts. The following contexts developed by Historitecture, LLC, were reviewed for this report.

- *Pueblo's North Side Neighborhood: Phase I* (Thomas 2007). Prepared for the City of Pueblo, Colorado.
- *Pueblo East Side Neighborhood Architectural and Historical Selective Inventory* (Thomas 2010). Prepared for the City of Pueblo, Colorado.
- *Pueblo in the Modern Age, 1940-1982* (Anstey et al. 2010). Prepared for the City of Pueblo, Colorado.
- *Forged Together in the Bessemer Neighborhood* (DeHerrera 2012). Prepared for the City of Pueblo, Colorado.

As of June 30, 2017, there are 110 previously recorded historic sites and districts in the current survey and proposed district areas. Sixty-four of these were revisited during the current field surveys. Of these, eight are properties currently listed in the NRHP that were re-recorded as part of the current reconnaissance-level survey. These eight properties, as summarized in Appendix C, are the Pueblo County Courthouse, 215 W. 10th Street (5PE492); Pueblo Federal Building, 421 N. Main Street (5PE498); Young Women's Christian Association (YWCA), 801 N. Santa Fe Avenue (5PE504); Masonic Building, 209 N. Main Street (5PE556); Montgomery Ward Building, 225 N. Main Street (5PE557); Colorado Building, 401-411 N. Main Street (5PE559); Henkel-Duke Mercantile Co. Warehouse, 212 W. 3rd Street (5PE580); and Tutt Building, 119 Central Plaza (5PE585).

The earliest records were completed by the Pueblo Regional Planning Commission (PRPC) ca. 1976 through the early 1980s, including for the “Landmark Preservation Task Force.” Others were documented in the 1980s to early 1990s for the Department of Housing and Community Services in relation to Community Development Block Grants. Most were documented or updated in ca. 1996–1999 for the City of Pueblo Planning and Community Development Department and in review of *Preservation Guidelines for Downtown Pueblo* (SHF #96-02-027). In 2000, Pueblo County Historical Society re-recorded the Fitch, Studzinski, and Holden Blocks for preservation purposes. Ten sites were recorded in 2003 for a freeway project.

FUNDING AND PURPOSE

Since the publication of its 2020 Preservation Plan, History Colorado has stressed the importance of Colorado's communities researching, documenting, and celebrating the state's historic neighborhoods and business districts. This project was funded in part by History Colorado SHF Grant #2014-M2-016.

The Downtown Pueblo survey contains many elements beyond the documentation of historic properties in one of the city's oldest and most significant historic subdivisions. The project incorporates several of the aims addressed in the Colorado State Preservation Plan platforms by:

- 1) educating residents about the history of the Downtown Pueblo corridor over the past 150 years;
- 2) emphasizing the role of historic preservation as an important mechanism to retain the past;
- 3) working with local businesses and neighborhoods to promote the corridor's history;
- 4) attempting to save Downtown Pueblo's most important historic resources by bringing their integrity and uniqueness to the attention of the preservation community and the general public; and
- 5) augmenting state, county, and municipal records and databases of Downtown Pueblo's cultural resources.

NATIONAL REGISTER OF HISTORIC PLACES ELIGIBILITY CRITERIA

In order to assess the potential NRHP eligibility for each site, the evaluators used professional judgment and NRHP criteria in assigning a level of historical significance to each of the properties included in this survey, and consulted on findings with SHPO, the city, and other stakeholders. The historians associated with the historical aspects of this project meet or exceed the Professional Qualifications Standards set forth by the Secretary of the Interior for History and Architectural History.

To qualify for inclusion in the NRHP, a property must be significant in American history or prehistory, retain sufficient integrity to convey its significance, and meet one of the four following criteria laid out in Title 36 Code of Federal Regulations (CFR) Part 60.4.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity, and:

- (A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) that are associated with the lives of persons significant in our past; or
- (C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (D) that have yielded, or may be likely to yield, information important in prehistory or history.

The project historians also followed the NRHP criteria for evaluation of each property's integrity, which is defined as the ability to convey its historic significance. Seven aspects of integrity are recognized: location, design, setting, materials, workmanship, feeling, and association. Eligibility for inclusion in the NRHP requires that a property retain most, if not all, of these aspects.

STATE REGISTER OF HISTORIC PROPERTIES ELIGIBILITY CRITERIA

The Downtown Pueblo survey also assessed sites for their eligibility to the State Register of Historic Properties (SRHP). The following lists the nomination criteria for consideration of properties for nomination and inclusion in the SRHP.

- (A) The association of the property with events that have made a significant contribution to history.
- (B) The connection of the property with persons significant in history.
- (C) The apparent distinctive characteristics of a type, period, method of construction, or artisan.
- (D) The geographic importance of the property.
- (E) The possibility of important discoveries related to prehistory or history.

PUEBLO HISTORIC PRESERVATION COMMISSION/LOCAL LANDMARKS

Pueblo's Historic Preservation Commission is responsible for guiding the City's historic preservation program. The Historic Preservation Commission reviews local landmark designation applications and makes recommendations for designation to Pueblo's City Council based on criteria in the city's Historic Preservation Ordinance.

To be eligible for consideration, a landmark, site, or building must qualify in two of the following categories.

1. History. To have historical importance, the structure shall be more than 50 years old or have extraordinary importance to the architectural or historical development of Pueblo, and shall:

- (A) have direct association with the historical development of the city, state, or nation; or
- (B) be the site of a significant historic event; or
- (C) have direct and substantial association with a person(s) who had influence on society.

2. Architecture. To have architectural importance, the structure or district shall have design quality and integrity, and shall:

- (A) embody distinguishing characteristics of an architectural style or type; or
- (B) be a significant example of the work of a recognized architect or master builder; or
- (C) contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or
- (D) 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.

3. Geography. To have geographical importance, the structure shall:

- (A) have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city; or
- (B) promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- (C) make a special contribution to Pueblo's distinctive character.

As of April 2012, 121 historic properties are listed in Pueblo's local landmark register.

PUBLIC OUTREACH/COORDINATION WITH COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

In 2016, SWCA participated in a public kickoff meeting for this project. A meeting with the Pueblo Historic Preservation Commission will take place in April 2018 to review the findings of this survey and report. SWCA staff met with representatives of OAHP's Intergovernmental Services Unit throughout 2016 and 2017. The City of Pueblo Planning and Community Development Department has been responsible for submitting progress reports to the SHF over the life of the grant-funded project.

HISTORIC CONTEXT

Although Pueblo geographically has a much longer history, Downtown Pueblo's historic growth and development is conveyed through its buildings, which reflect the city's evolution from an outpost to destination within a period of two decades in the late nineteenth century. The story of these changes is evident not only in the buildings, but in the cultural landscape of the town and its environs. Historic preservation presents the opportunity to keep this history alive for future generations. Pueblo's history begins with the earliest gold discoveries, which resulted in the great migration and gold rush that started the settlement of Colorado; however, industry was the early and real impetus for permanent settlement in the community. Changing

modes of transportation connected the town to the wider world, particularly with other Front Range communities, mining operations within the Rocky Mountains, and the balance of Colorado, creating the opportunity for Pueblo to develop a regional-service downtown, laying the groundwork for continued success following World War II. This study examines the history of Downtown Pueblo, specifically the factors, historic patterns, and events that drove the construction of its architecture and landscapes comprising what the city now considers one of its strongest anchors of heritage and sense of place.

Pueblo has benefitted from a series of historic contexts completed over the past two decades. Ironically, these studies examined other commercial and residential districts elsewhere in the city while the central role of the downtown core in the Pueblo story waited to be told.

The themes for this historic context of Downtown Pueblo were established more than a century ago. The architecture of late nineteenth century Downtown Pueblo reflected a new city that quickly achieved an economic peak through its railroads, smelters, and banks. Downtown Pueblo was not strictly the domain of the newly rich. There was also room for its middle- and working-class merchants to serve a community that read its newspapers, smoked its cigars, and had a drink in one of its taverns. More than a century later, Downtown Pueblo's buildings symbolize a moment of civic development seldom seen since the nineteenth century.

BEFORE SETTLEMENT: PUEBLO'S PREHISTORY TO THE MID-NINETEENTH CENTURY

The high plains and foothills of the Rocky Mountain Front Range have been home to Native American groups for millennia. Archaeological sites across southeastern Colorado illustrate that humans occupied the area at least 12,000 years ago during the Paleoindian period. By the time the Americas were being colonized, the Comanche, having acquired horses from the Ute after 1680, dominated the eastern Plains. In the early nineteenth century the Arapaho and Cheyenne pushed the Comanche south, also crossing paths and clashing with the Ute, who occupied the mountains of the Front Range (Wyckoff 1999:26–27).

Non-native incursion into southern Colorado began with the Spanish as early as the Coronado Expedition of 1540. French trading and trapping expeditions may have reached the Arkansas River as early as the 1700s (Wyckoff 1999:29). Until the Louisiana Purchase of 1803, through which the area became a frontier of the United States, the Colorado Front Range was part of a large “buffer zone” between the Spanish and French colonial boundaries. The Stephen Long expedition of 1820 explored and maintained U.S. claim to this frontier, and asserted dominion over Native and Hispanic populations who had settled on the northern periphery of Mexico (Wyckoff 1999:34).

In 1842, early settlers Joseph Doyle and George Simpson established the El Pueblo Trading Post. As the conflict between Mexico and the United States concluded with the signing of the Treaty of Guadalupe-Hidalgo in 1848, Mexico ceded half of its lands to the United States. This expansion of the frontier placed El Pueblo well into the interior of the frontier and north of the border. There was a brief period of peace until Christmas Eve 1854. A group of Utes banded with Jicarilla Apaches to kill 12 people at Doyle and Simpson's outpost. The El Pueblo Trading Post was subsequently abandoned (Garcia-Simms et al. 2017:9).

The lure of gold brought adventurers to Fountain Creek from around the world by the close of the 1850s. During the winter of 1859–1860, a group of these fortune seekers established the community of Pueblo near Fountain Creek, just north of the former El Pueblo site. Two years later, Pueblo County was organized as one of Colorado Territory's original 17 counties (Garcia-Simms et al. 2017:9, 23).

The gathering of people living near Fountain Creek and the Arkansas River established a loose mixture of adobe houses and wood cabins during the Civil War and post-Civil War years. As early as 1867, a photographic record was made of Pueblo's first business district along Santa Fe Avenue. The images indicate a cluster of simple, one- and two-story buildings with wood siding and gable roofs. After the war, the town of Pueblo organized under the laws of the Colorado Territory by the board of county commissioners on March 22, 1870 (Dodds 1982:29). Nearly all of the few hundred residents had no idea how different things would look and how fast the town would grow over the next decade.

MAIN STREET AND NORTH SANTA FE AVENUE: FRAMING PUEBLO'S FIRST DOWNTOWN, 1870s–1900s

Three distinct communities existed in the area during the early 1870s. Pueblo, which included the North Santa Fe business district and Main Street, was first to incorporate in 1870 followed by South Pueblo in 1873, and Central Pueblo wedged between the two, in 1882. Pueblo, Central Pueblo, and South Pueblo all coexisted in mutual disinterest. Bessemer, a neighborhood born of its proximity to the CC&I plant, joined the trio of municipalities in 1881, and was later consolidated into the city of Pueblo in 1894 (Garcia-Simms et al. 2017:35).

The arrival of the D&RG Railroad in 1872 brought financial stability. Over the following decade, the D&RG and its subsidiary, the CC&I, transformed this adobe outpost into “The Pittsburgh of the West.”

On March 9, 1886, all three towns formed one city: Pueblo. The new city's population during the early 1880s was a little over 3,217 people. An article in the *Pueblo Chieftain* noted that among the three Pueblos the level of support for consolidation was “not as wide as a river nor as deep as a well” (Dodds 1982:63).

Less than two decades later, Pueblo's population leapt to 28,157. The city had rapidly gone from adobe to steel and concrete and appeared to have a limitless future as a city. The engine of this period of growth could be found in the original Pueblo subdivision—the area known as Downtown Pueblo. Downtown was the place to be in the early 1890s as the finances generated by agriculture, smelting, and small business brought businessmen and craftsmen from across the country.

Pueblo's first generation of entrepreneurs were in the process of gathering money at an appreciable rate. But most of these men were there for something more. They were after something solid that would symbolize how their community had come far fast and was still on its way. In Victorian nineteenth century America, that meant constructing monuments to commerce out of stone and brick.

FRANCIS W. COOPER BUILDS A BUSINESS DISTRICT, 1890–1915

London had Sir Christopher Wren, and Chicago had Louis Sullivan. Francis W. Cooper stands at that same level of significance to Pueblo's development through its architecture. In 1889–1890, Sullivan designed and oversaw the construction of Pueblo's Grand Opera House at West 4th Avenue and Main Street. It was Sullivan's first commission outside of Chicago and it was Pueblo's first call to the world that it was a city to take seriously. Fire destroyed the building in 1922, thus preventing subsequent generations from appreciating this landmark in the great architect's portfolio. After the opening of the Grand Opera House, Sullivan returned to the Midwest and his buildings would re-define late nineteenth century American architecture.

Sullivan's influence is visible in the work of Francis W. Cooper. The Late Victorian touches, the cornices, exterior brickwork, and arched windows all indicate Cooper's handiwork. Due to Pueblo's economic ups-and-downs since the mid-twentieth century, 10 of his commercial designs still stand in Pueblo. Nearly a century after his last commission was opened to the public, there remains a link between Francis W. Cooper's drafting table and the streets of Downtown Pueblo (Engelbrecht 1985:289).

During his career as an architect, Cooper completed 11 commissions between Main Street and North Santa Fe Avenue between 1st and 8th Streets. Surveyed for this report, and within the boundaries of the original Pueblo subdivision, are the Steinberger Block (5PE2222), Pueblo City Hall (5PE2219), the Pope Block (5PE2220), and the Amherst Building (5PE555) (refer to Appendix D for a complete listing of Cooper's commercial and residential commissions). Of his 11 buildings, 10 are still standing (as of July 2017).

Francis W. Cooper was born in Ithaca, New York, on March 20, 1849. As a young man, Cooper apprenticed as a cabinet maker and eventually graduated from Cornell University at the top of the class of 1874. After working in Ohio and Cheyenne, Wyoming, he moved to Pueblo, Colorado, in 1881. Cooper had not been in town for long when he won a very important job: designing City Hall. The City asked Cooper to plan a two-story brick building as Pueblo's City Hall, offices of City Clerk and Treasurer, and fire station (cf. Tompkins 2008). The architectural elements of the finished building at 616-618 North Main (5PE2219) included cut stone trim and a tower. The firemen hung the hoses from the City Hall tower to dry (Denver Public Library – Western History Collection 2017).

Cooper's work caught the attention of Pueblo's first powerful family, the Thatchers. The Thatcher brothers, John, Mahlon, and Henry, all headed west from Pennsylvania before eventually finding themselves in Colorado during the mid-1860s. John established Pueblo's first mercantile on North Santa Fe Avenue in 1863. Brother Mahlon arrived in town 2 years later. On January 25, 1871, John and Mahlon opened the Thatcher Brothers Bank. The Thatchers changed the cozy name of the family's enterprise to the more imposing First National Bank of Pueblo (Dodds 2001:xi). In 2 years, the bank's capital doubled from \$50,000 to \$100,000. John served as president and Mahlon's role was cashier. Younger brother Henry made his own mark as the first chief justice of the state Supreme Court after Colorado joined the Union in 1876. In Pueblo's early years, the Thatcher brothers were the closest thing the town, and southern Colorado, had to royalty. The general store evolved into a wholesale business while they branched out to operate banks in Pueblo, Las Animas, Lake City, and

Ouray. The Thatchers ran cattle ranches and held interests in the D&RG and the Atchison, Topeka and Santa Fe Railroads (Dodds 2001:67). A contemporary history stated the obvious: "Having amassed great wealth, the firm of the Thatcher Brothers now constitute one of the strongest and most influential in Southern Colorado" (Baskin 1881:818).

In 1883, Cooper married Lillian Jordan. Lillian's older sister, Luna, was married to Mahlon Thatcher. As the Thatchers were positioned at the forefront of Pueblo's first generation of the powerfully wealthy, there is the possibility that family ties provided Cooper with the opportunity to design most of Pueblo's significant commercial and residential buildings at the time.

In the early 1890s, Cooper shared an office with architects P. P. Mills and G. W. Roe in the city's Grand Opera House. The firm of Cooper and Mills worked on commercial and residential commissions. A contemporary business directory noted the following.

Mr. Cooper has designed the plans and supervised the construction of a large number of buildings. Among his latest achievements in this city have been the Mechanics Bank, McCarthy Block, J.C. Wilson Block. To those contemplating the erection of flats, stores, office buildings, private residences, churches, schools or public institutions, we would recommend Mr. Cooper. He is sure to study economy, guarantee honest and durable work and afford entire satisfaction. (Ward-Masias 2009a:7)

As the 1890s progressed, Pueblo's half-dozen newspapers carried dispatches of every advance of the construction of every business block. Often, a mention of Cooper's latest commission was linked with the fortunes of the Thatcher family, George Meston, and Albert Pope. Cooper's association with Pueblo brought some national recognition. At the height of Pueblo's commercial and architectural boom in 1891, *Architect and Builder* magazine complimented Pueblo's financiers and builders for the city's "massive monuments of imperishable stone" that placed its downtown area "far ahead of many cities of a larger population" (Noel 1997:315).

Money quickly propelled Pueblo to the rank of southern Colorado's leading urban center, and in many minds, a serious rival to Denver as Colorado's economic capital. Cooper's buildings captured the atmosphere of a new community in search of respectability with its own collection of powerful men dominating industries such as banking and agriculture. As Cooper's work was beginning to rise across the city in the early 1890s, Downtown Pueblo counted five national banks, one savings bank, and three private banks. In 1891, these institutions held \$1.7 million in capital and \$3.3 million in total deposits (Figure 6) (Ward-Masias 2011:7).

These men of power controlling old industries in a new location came from elsewhere in the United States. They wanted their new offices and blocks to look like Chicago, Cleveland, or any other Middle American city of the post-Civil War era. Cooper was there to provide these men temples of brick with Italianate touches. Pueblo's privileged elite, like the Thatchers, could have spent most of their working lives in buildings designed by Cooper.

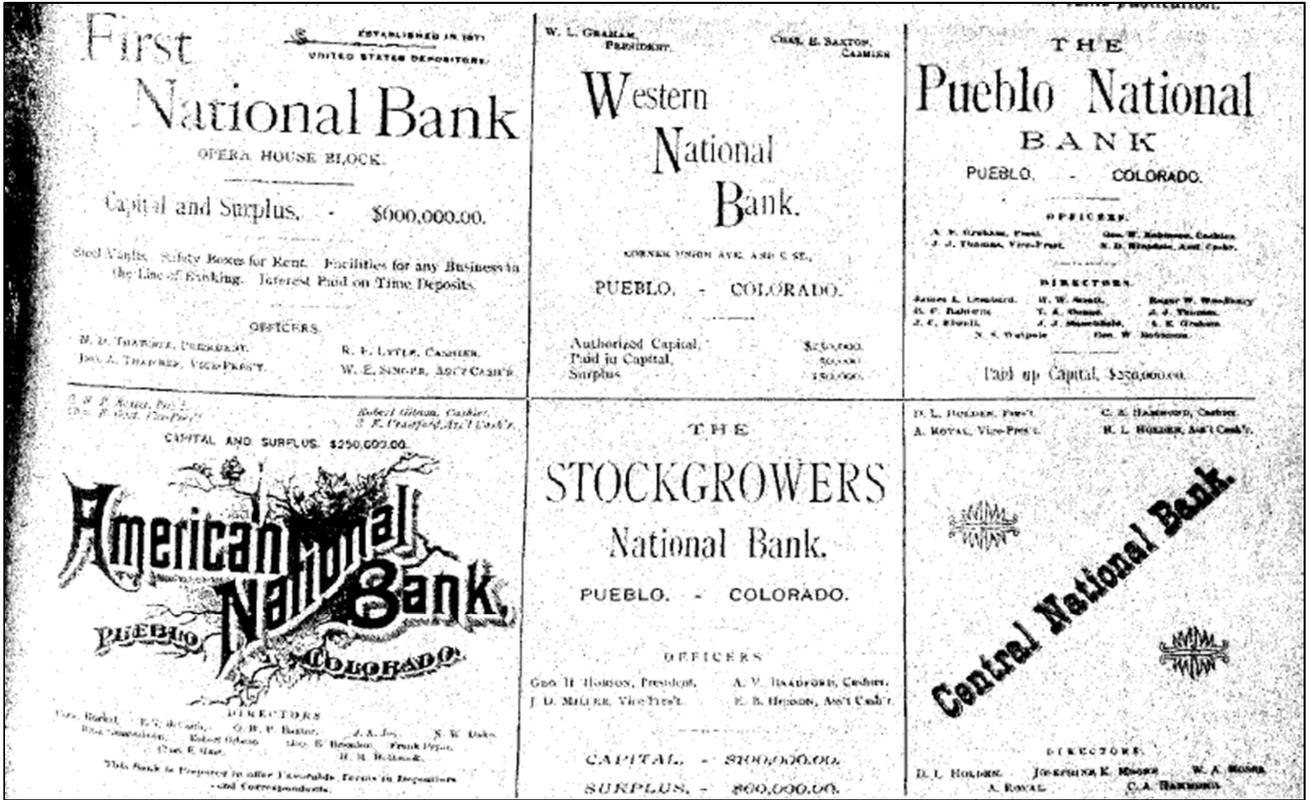


Figure 6. Pueblo achieved its fiscal and architectural zenith in 1891. Inside the vaults of these financial institutions was most of \$3.3 million in customer deposits for that year. (Courtesy Pueblo City-County Library District-Special Collections Department).

The grand houses Cooper oversaw were all constructed outside the boundaries of the original Pueblo subdivision. These residences are well known to generations of locals as the Asbury White House at 417 W. 11th, the Bowen Mansions at 229 W. 12th Street, and the Ward Rice House at 1825 North Grand Avenue. Cooper eventually retired from his firm in 1924. He spent the next decade on various boards and served as the President of the Colorado Board of Architect Examiners for 16 years. Cooper died in July 1934 (Colorado Historical Society 2001).

Cooper's architecture survived the Great Flood of 1921 and generations of a few successful (and many failed) small businesses that occupied these buildings during the twentieth century. Subsequent architects, notably William Stickney and Walter De Mordaunt, left their mark on Pueblo's built landscape, but Cooper was first and his designs have survived acts of nature and changing tastes. Pueblo's upper class of the late nineteenth century was responsible for Cooper's career as an architect. His buildings are unexpected surprises for people with a pre-conceived notion of Pueblo. Cooper's legacy is also tied to Pueblo's economy 100 years later. The city fortunes took a downturn after the closure of the CC&I plant in 1982. Hard times usually result in little more life for old buildings. Cooper's commissions benefitted from both the best and worst of times for Pueblo.

SMALL BUSINESS AND THE LITTLE GUY, 1870–1950

To its credit, Pueblo has always maintained a greater awareness of the ethnic mixture that built and kept the city vibrant. Jobs at CC&I and its smelter served as the magnet for immigrants from Ireland, Italy, Central and Southern Europe, and Mexico to find their way to Pueblo.

If CC&I was the focus of the newcomers, Downtown Pueblo from North Santa Fe Avenue on the east, Court Street on the west, West 2nd Street on the south, to West 9th Street on the north remained the domain of that first generation of enterprising Euro-Americans who could trace their association to Pueblo to the late 1860s to early 1870s. Other neighborhoods, like the predominately Jewish Eastside, or the Mexican-dominated Pepper Sauce Bottoms, were small enclaves where certain ethnicities established something familiar in a new setting. It would take until after World War II for the second generation of these groups to begin to buy storefronts in Downtown Pueblo.

From 1870 to 1889, Santa Fe Avenue had developed a reputation as young Pueblo's street of commerce. What would later become one of Pueblo's most significant commercial addresses, the west side of the 400 block of North Santa Fe Avenue, was a humble amalgam of a saloon next to J.W.O Snyder's book and shoe store (also containing the town's post office) next to the offices of attorneys A. A. Bradford and Henry Thatcher (Dodds 1982:34).

The city's first horse-pulled trolleys hit the tracks in 1880. A decade later, the streets were still hard earth, but electricity ran the 35-mile system. Pueblo's trolley map counted four major routes: the Steel Mill, Lake Minnequa, Fairmont Park, and City Park. All four routes traveled through, and made stops in, Downtown Pueblo.

The years 1889 and 1890 were the Years of the Block in Pueblo. Whether spurred on by completion of the Grand Opera House or the rising amounts of capital managed by the city's bankers, Pueblo went on a building spree that has never since been duplicated in the city's history. On the last day of 1889, the *Pueblo Chieftain* reported that nearly 800 residences and businesses were completed over the previous 12 months at a cost of over \$3 million. The *Chieftain* optimistically added: "it is confidentially believed by architects and builders that the cost of buildings under way and to be built will considerably exceed the figures of the previous year....and some of them will be magnificent structures" (*Pueblo Chieftain* 1890) (Figure 7).

The business blocks still standing in Downtown Pueblo represent another influence of the early entrepreneurs that built the city. Blocks like the Pope, Holden, Franklin Press, Rettberg, and Studzinski, duplicate the urban development of the eastern and mid-western American cities of the nineteenth century. It did not matter what material or the number of windows on the outside, the model remained small businesses at street level, with offices and/or apartments on the second or third floors, or higher. In the 1890s, a typical Pueblo storefront business could be anything from food wholesaler, to novelty shop, or cigar seller. Unfortunately, nineteenth century *Pueblo City Directories* did not provide any documentation regarding the occupancy of the offices and apartments in the upper levels. A working man or woman walked to work during this period or managed the fare for the city's trolley system. Since they were designed and built in a time before the rise and dominance of the automobile in American life, Pueblo's business blocks accommodated both residential and commercial activities (Figures 8–11).

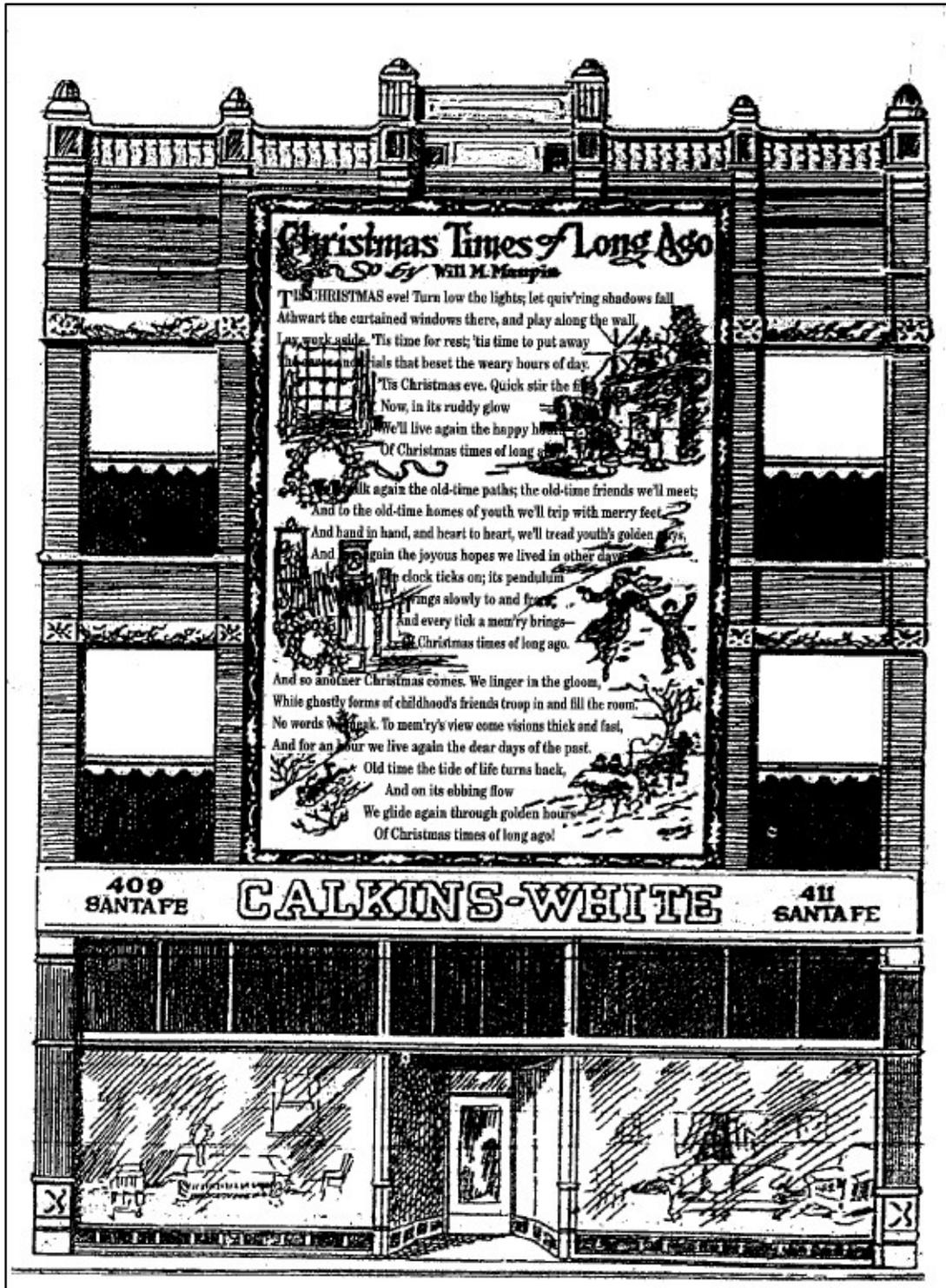


Figure 7. 1924 Christmas greeting from Calkins-White Department Store to the people of Pueblo.

First constructed as the Rettberg Block, for the past three decades, 411 North Santa Fe Avenue has been the home of Nacho's Mexican restaurant (Courtesy Pueblo City-County Library District-Special Collections Department).

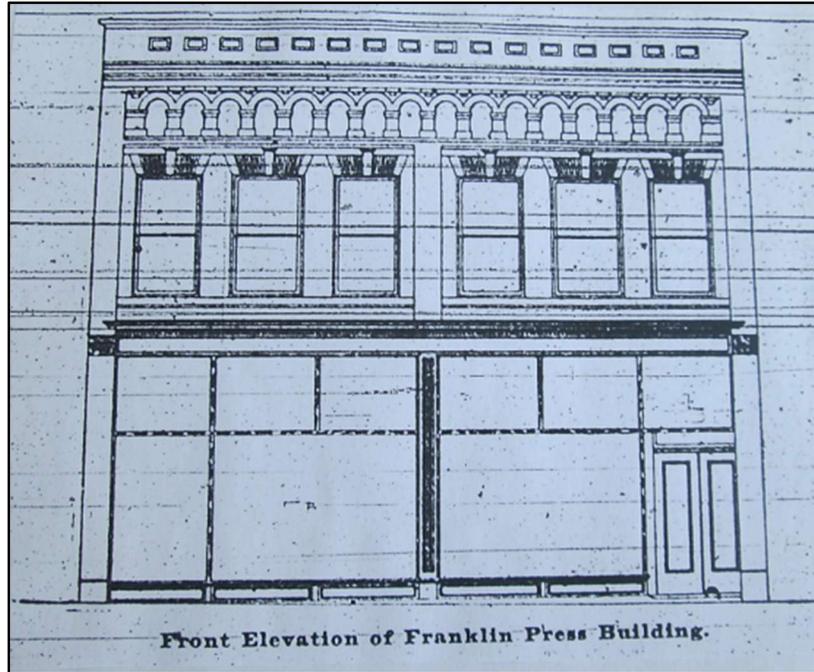


Figure 10. The Franklin Press Block (SPE2218) 112-114 W. 3rd Street.
Completed in the first decade of the twentieth century, the Franklin Press Block was home to the Rocky Mountain Bank Note Company for nearly eight decades.



Figure 11. Recent photograph of building at 112-114 W. 3rd Street.
A stationary shop had been at this address since the early 1990s. (Courtesy Pueblo City-County Library District-Special Collections Department).

The city's elite had their homes, parties, and associations. They were planning and building great houses like Rosemount and Hillcrest outside of the commercial core. Those who worked and resided in the middle of the city began to form their own groups. In 1897, the Pueblo Business Men's Association came together, formed by small entrepreneurs from Downtown Pueblo and the city's other business zones.

Soon after the dawning of the twentieth century, the Pueblo Business Men's Association saw the automobile as the vehicle for Pueblo's continued economic growth. In 1905, they pushed the State Legislature for construction of a "great state highway" between Trinidad and Denver. Closer to home, the Association developed a plan to pave all the city's business thoroughfares. The city was divided into six paving districts, pavement was selected, and bids were solicited. The Association approached the city council and mayor to "prepare a profile of each to be paved so that any property owner could determine the cost to his property" under the proposed plan. Among the six districts under consideration were North Main Street and Santa Fe Avenue. By the end of 1905, the property owners along Main Street had all signed on to pave nearly 1.5 miles of street within their district. At year's end, most of Santa Fe Avenue district property owners had their street paved, covering about another 0.75 mile of street (Ward-Masias 2009b:7).

The City of Pueblo followed the Association's lead and saw the importance of urban improvements a decade later when they installed five-globe streetlights. Pueblo's primary streets had been bright for many years previous, but the new posts supported a cluster of five large tungsten lights. The wires were encased in conduit and run from alleys and along the curbing and cemented in grooves. Downtown business owners on 2nd, 3rd, and 4th Streets petitioned the city for the installation of similar streetlights (*Pueblo Chieftain* 1912:1).

Between the turn of the twentieth century and the United States' entry into World War I, Pueblo's economy diversified. Led by CC&I and the D&RG Railroad, new industries like Dundee Woolen Mills, Fitts Manufacturing, and Rood Candy extended the business district beyond Downtown Pueblo and Union Avenue (Dodds 1982:135). The age of the business blocks along North Santa Fe Avenue and Main Street had concluded, but Downtown Pueblo was still the place to work and shop (see Figures 8 and 9).

Pueblo's commercial core was building a reputation as the home for other, specialized manufacturing. Cowboys, cavalry, and horsemen and women across the world looked to Pueblo for the finest crafted saddles. Manufacturers like Samuel C. Gallup, Robert T. Frazier, Tom Flynn, and P.B. Hirsch operated shops at one time or another located in the 200 to 300 blocks along North Santa Fe Avenue and the 100 blocks of West 2nd, 3rd, and 4th Streets. The saddles crafted in Pueblo weighed 37 to 42 pounds with an extra-large square skirt, wider forks, full-covered high back seats, rigging under the fork rather than wrapped around the horn, and double cinched. Designed for the cowboys still roaming the range, catalogs brought the Pueblo saddle to riders around the world. In 1917, Robert Frazier's saddle and harness factory at 115 West 2nd Street (5PE1208) produced more saddles than any other firm in the United States (Tompkins 2007:7 and n.d.).

Like the rest of the nation, Pueblo's citizens from all ethnic groups went to fight in Europe against the Kaiser and celebrated the Armistice in November 1918. Pueblo will always be

associated with a September 25, 1919, visit by President Woodrow Wilson. After a speech seeking the public's support for the America's participation in the League of Nations, Wilson succumbed to a massive stroke while in Pueblo (Duffy 2009).

Pueblo's first major test as a community came by water. Rain on June 3, 1921, caused the Arkansas River to overflow its banks. An uncontrolled torrent made its way toward Pueblo as most people were sitting down to dinner. Trouble came in threes for Pueblo that day. First, the heavy rains filled Dry Creek above Pueblo on the night of June 2. Second was the rain that brought the flood waters toward Pueblo during the evening of June 3. The final straw came on June 5 with the failure of the Schaeffer Reservoir on Beaver Creek. The rushing water headed toward the city's low-lying core. When the sun rose the following day, Downtown Pueblo was a piece of a 1-mile-wide lake of muddy water and debris. The city's police and fire departments and military rescue workers used the Elks Club (5PE584) as the command center for relief operations. The following days were the hardest on survivors. Citizens, the military, and relief workers had to clear 3 feet of mud and ignore the stench of decomposing human and animal corpses. In the chaos immediately after the flood, disease spread and medical workers were unable to treat increasing numbers of the sick. The flood took the city's water plant out of operation, leaving the option of drinking municipal water a bad idea. In the face of the Volstead Act and the prohibition on alcohol, officials responded by passing out free bourbon and recommending consuming citrus fruits to ward off disease (Dodds 1982:152; Tompkins 2007:7).

Overtaken trolley cars and debris stripped from buildings littered Main Street. Utilities and public transportation remained out of service until the end of June. Local business owners worked with city government to propose an improved levee system to protect against future floods. Colorado's state legislature created the Pueblo Conservancy District and, by the mid-1920s, a new levee system diverted the Arkansas River away from the city (Dodds 1982:152).

Pueblo was attempting to rebound from the flood by the end of the 1920s when the Great Depression struck. The combination of manufacturing declining by one-third from 1929 to 1933, and the dust storms blowing in from the Great Plains, stalled nearly four decades of economic advancement. The election of Franklin D. Roosevelt in 1932 brought a proactive change in the federal government's role in local economies.

Roosevelt's New Deal agencies, including the Works Progress Administration, the Civil Works Administration, and the Reconstruction Finance Corporation, carried Pueblo and its unemployed during the 1930s. During the decade, approximately 3,500 citizens within the City and County of Pueblo were employed through New Deal work programs. As the 1930s drew to a close, the Roosevelt Administration created 150 projects for a total of \$4.2 million (Anstey et al. 2012:35).

The nation's entry into World War II revived Colorado's economy. New munitions plants and other war-related industries brought the unemployed and women in greater numbers into the workplace. In southern Colorado, the Pueblo Ordnance Department, east of the downtown core, and CC&I supplied the war effort. A steady paycheck brought new life to Downtown Pueblo's department stores, filled the apartments in the blocks, and introduced more restaurants and bars,

like the Siking Café at 315 North Santa Fe (5PE8231) and The Irish Pub at 108 W. 3rd Street (5PE8265) (*Pueblo City Directories* 1900–1974).

Wartime industries set the pecking order for Pueblo's economy over the next four decades. CC&I, south of the downtown core area, was joined by the Pueblo Army/Ordnance Depot near the intersection of Highways 96 and 50 east of the city and the Colorado State Hospital located near West 24th Street as the city's primary employers. The location of the city's three biggest employers would soon introduce another national trend to Pueblo: the suburbs.

Similar to the “Block Boom” of the 1890s, if a Puebloan wanted to find out about the changes in Downtown Pueblo, the city's two newspapers, the *Star-Journal* and the *Chieftain*, were the sources with headlines describing Downtown Pueblo's “modernization.” In the years after World War II, Pueblo, like many other American cities, was enjoying an economic boom resulting from boisterous industries like steel and automobiles and a growing middle class. Merchants along West 2nd Street, like others of their ilk elsewhere across the country, were convinced that a makeover to an old building would lure and keep some of the increasing amounts of disposable income most Americans now possessed back to the downtown core area. Their goal was to create a “more attractive shopping district” (*Pueblo Star-Journal* 1950a:1).

M. B. Littell, real estate manager with the Sam Jones Agency, spearheaded this makeover. The Jones agency purchased the R.T. Frazier building at 115 West 2nd Street (5PE1208) in December 1949 to lease to the Southern Colorado Power Company. Littell intended to take the old saddlery and add a new store front and remodel the building's interior. Other businessmen in the downtown core, including Marcus Katz and Herman Dikman, co-owners of Big Four Auto Parts at 201 North Santa Fe Avenue (5PE4144), and Don Helmers and Arthur Vance of Standard Paint & Glass Co. at 112 West 2nd Street (5PE8245), all pledged to make Downtown Pueblo new again. Helmers and Vance intended to replace the original entry of their early twentieth century storefront with a plate glass front extending from the sidewalk to the top of the first story and a new coat of paint (*Pueblo Star-Journal* 1950b:2).

Big automobiles, single-family houses rising from land that once grew cactus, and desire for everything new summarized post-war Pueblo. North Santa Fe Avenue, northeast of the downtown core area, was the point of transition right after World War II. This transition was led by the Silver State Motor Company and Colorado Motor Car Company and their construction of a showroom and service garage at West 9th Street and Santa Fe Avenue. The firms purchased the lot during the war, but material shortages delayed the dealer's opening until 1949. The Pueblo City Directory from the following year listed 44 new and used automobile dealerships, with nearly half along Santa Fe Avenue (Anstey et al. 2012:71–72). Santa Fe Avenue's moment as the center of Pueblo's car sales district was brief as most dealers followed their customers out to US Highway 50 and other spaces beyond the city limits during the late 1960s and into the 1980s. As an example of history's sometimes circular nature, Wilcoxson Buick-GMC Motors at 901 North Santa Fe (5PE4510) was the first dealership after the war and remains the last major place to buy a car on North Santa Fe Avenue as of 2017.

Go or Stay: The Threat of Renewal and Preservation's Hope, 1955–2017

Post-war urban renewal projects across the nation threatened old neighborhoods and buildings. From 1955 to 1961, the City of Pueblo looked at the demoralized Union Avenue district, to the

immediate southwest of the original Pueblo subdivision, and proposed to clear out all the old buildings and replace them with new construction.

The attempts by Downtown Pueblo's merchants to "modernize" their business district did little to get people out of their suburbs and back to the city's center during the 1950s. By the early 1960s, the concern over the impact of the "shopping drain" from new subdivisions and from Denver and Colorado Springs made easily accessible by car pushed City and County officials to choose between preservation of Pueblo's business blocks or demolition on a massive scale.

In November 1962, the PRPC published *The Prospectus and Plan for a Main Street Plaza in Downtown Pueblo, Colorado*. The plan sought the opinion of the downtown business community on how to resolve concerns such as dropping property values, shoppers' flight to buy elsewhere outside of Downtown Pueblo, and the increasing number of empty storefronts. Two of three proposed solutions acknowledged the role of the automobile in the changes to Downtown Pueblo. Those responses were providing 1) more attractive places to shop, 2) ease of automobile access, and of course 3) more places to park (Cope 1962:19).

The plan forecasted that the Colorado Department of Highways' construction of I-25 through the city and the widening of US Highway 50 west would bring more people downtown. If enacted, the Main Street Plaza plan would have lasted from 1963 to 1965 and involved the construction of a seven-block mall along Main Street to boost business. The PRPC also promised to support mall development with store remodels, resolve traffic issues along Downtown Pueblo's east-west streets, and clear the way for additional parking. The aspect of the plan that would take redevelopment beyond 1965 involved new construction and the completion of a civic/cultural center. The PRPC backed away from the plan in May 1965 (Anstey et al. 2012:25).

After the PRPC's strategy was declined, city agencies and downtown merchants subsequently proposed their own plans to bring people back to Downtown Pueblo. In March 1966, Pueblo City Council, using funds from downtown merchants and a federal grant, asked the PRPC to hire a consultant to develop a new plan for Downtown Pueblo. The PRPC hired the man known nationally as "The Father of the Shopping Mall," Victor Gruen. The Austrian Gruen is credited with developing the first shopping malls in Detroit and Minneapolis in the 1950s. By the early 1960s, Gruen spoke of "the revival of downtowns through careful commercial planning" across America and a redesign of Downtown Pueblo that reflects the "special character and history of the city" (Victor Gruen and Associates 1966:1). A Downtown Master Action Plan Committee of 200 members came into being in March 1967 to advise Gruen and his firm as the plan underwent review and development. In June of that year, Gruen's firm led a public presentation proposing a 10-year phased development, the introduction of 600,000 square feet of retail including three department stores, 3,000 off-street parking spaces, and the addition of a fine arts or convention center (Anstey et al. 2012:28-29).

A subsequent economic analysis of the Gruen plan by Larry Smith and Company exposed concerns that the renewal of Downtown Pueblo would cost too much. Gruen Associates Vice President Dan Branigan knew the project was in trouble when the plan discussed "spending hundreds of thousands of dollars within the climate of decline and deterioration which prevails in today in the Central Area" (Anstey et al. 2012:31).

By the spring of 1968, the Gruen plan joined Union Avenue and the Main Street Plaza as urban renewal attempts for Pueblo that never got off the ground. In the 1970s, business groups and representatives of city agencies re-examined more modest versions of a shopping and pedestrian mall, but those plans also went nowhere. The seemingly unlimited optimism and finances that built Downtown Pueblo in the late nineteenth century had both abandoned the area 80 years later. The opening of the Sangre de Cristo Arts and Convention Center in June 1972 was the only significant contribution from nearly 25 years of missed chances to breathe life back into Downtown Pueblo.

If any of the plans to “revitalize” Downtown Pueblo during the mid-twentieth century had been successful, all of Pueblo would be a much different place today. In the 1970s and 1980s, other Colorado cities tried the downtown mall experiment. Some found success or failure while Pueblo opted out altogether. If any of these ideas to re-landscape North Santa Fe Avenue and Main Street had gone forward, many of downtown’s historically significant buildings would have made way for parking lots.

Despite dodging that bullet, the majority of Downtown Pueblo’s oldest commercial buildings did not escape unscathed over the past four decades. Original storefront windows have been resized, corrugated metal siding covers original brick, and, most notably, gallons of stucco has touched nearly every building more than 50 years old. In the preservation community, some say that hard times offer the only chance an old building has to survive for another day. The excellent historic physical integrity of the buildings in the NRHP-listed Union Avenue Historic Business District (5PE612) is a reflection of the mid-twentieth century perception that Union Avenue was too dangerous and downtrodden for anybody to want to work, shop, or live there. On the other side of the Arkansas River, most of Downtown Pueblo’s storefronts and second- and third-floor apartments were occupied or classified as warehouse or storage. The buildings of Downtown Pueblo survived demolition 50 years ago, but that did not stop their owners from burying exteriors in stucco and bricking in windows.

The completion of the Pueblo Mall north of 29th Street in 1976 ended nearly 80 years of Downtown Pueblo as the city’s, and southeastern Colorado’s, commercial focal point. Main Street and the adjoining streets lost major retailers like JC Penney (West 4th Street and Court Avenue), Montgomery Ward (West 3rd and Main Streets), and Joslin’s (West 4th and Main Streets). Combined with a major downturn in the steel industry in 1982, and unemployment moving past 20 percent, many citizens and government officials rang the death knell for Downtown Pueblo.

Pueblo’s voters offered a response to the economic uncertainty. In 1984, citizens voted to keep a half-cent sales tax in place to support economic development. Overseen by the Pueblo Economic Development Corporation (PEDCO), the revenue from the sales tax is directed toward development incentives and funding selected capital projects. A decade later voters again approved funding for the Historic Arkansas Riverwalk Project (HARP). A \$12.8 million bond issue, and a subsequent \$17.0 million gathered from fundraising, created a 26-acre recreational destination point for tourists and a new symbol of revitalization for residents.

A new century brought a second chance to two of Downtown Pueblo’s oldest buildings. Although, the second chance came very close to never happening.

In the last years of the twentieth century, Pueblo County purchased the Holden (5PE4144) and Studzinski (5PE4143) Blocks with the intent of demolishing both buildings to make room for an 80-space parking lot for the Sangre Cristo Arts and Convention Center. Pueblo City Council began negotiations with Pueblo County Commissioners on a plan to save the historic buildings from the wrecking ball. In February 2001, the statewide preservation organization, Colorado Preservation, Inc. (CPI), placed the Holden and Studzinski Blocks on its “Endangered” list. Two weeks after CPI’s announcement, the County and the City signed an intergovernmental agreement that gave the arts center a city-owned parking lot in exchange for the city receiving title to the Holden and Studzinski Blocks. The city housing authority led the \$5 million renovation of the two buildings and the construction of a new two-story building matching the architectural “look” of the older buildings. Known as Santa Fe Crossing, the project provided storefront space for small businesses and 30 new apartments for qualified applicants with rents ranging from \$280 to \$600 a month. In 2003, the Pueblo Historic Preservation Commission listed both the Holden and Studzinski Blocks in the local landmark register and the site opened its doors for its first residents (Roper 2001:1; and Roper and Porter 2001; Tucker 2003).

The Santa Fe Crossing project convinced many local politicians and citizens of the value of keeping a historic building. It stands as a prominent example of the city considering the importance of its architectural heritage. A later, lost preservation opportunity did not receive as much attention although it had been underground and around as long as the Fitch, Holden, and Studzinski Blocks.

Quietly unused and under decades of concrete and asphalt, underground tunnels ran along the 400 block of North Santa Fe Avenue. One particular stretch associated with 400 North Santa Fe Avenue measured 96 feet long, 10 feet wide, with a ceiling height of 8 feet 10 inches. The tunnels provided a discreet passage to transport people and merchandise. According to writer Tracy Beach, on May 20, 2014, the City of Pueblo removed 20 feet of the tunnel to install a concrete planter in front of 400 North Santa Fe (Beach 2014:40, 167).

Over the past century-and-a-half, Pueblo formed the traditions it lives by today. These traditions remain visible in its ethnic neighborhoods and in the kinds of labor its citizens perform every day. A defining element of the city’s character, especially in Downtown Pueblo, can be found on any barstool.

DOWNTOWN’S BAR CULTURE, 1900–2017

Pueblo has always been a working person’s town that likes to unwind with a drink after quitting time and the city has always been proud of that association. Taverns in Pueblo are the closest thing America has to an English pub culture and a familiar refuge in a culture where neighbors are often strangers. The City’s website concurs: “The taverns had numerous functions as social centers, banks, and post-steel mill reprieves. Taverns around town had reserved seats for regular customers, and drinks waiting for them on the bar after their shifts at the mill” (City of Pueblo 2014).

The *Pueblo Chieftain* in October 1990 ran a front-page story about having “more taverns per capita than any other sizeable city around.” Ted Calantino, owner of the Irish Grill (now the Shamrock Inn, recorded for this survey as 5PE8265), explained “Any place that has a lot of

blue-collar workers has a lot of bars. Trinidad, Butte, Mont., wherever” (Morrow 1990:1). The article’s author boasted that many towns have one tavern district, but Pueblo could count six: South Evans, Northern Avenue, Lake Avenue, Union Avenue, Lower East Side, and, of course, Downtown Pueblo.

Downtown Pueblo, like the other five “bar” neighborhoods across the city, has bars like the Greenlight Tavern (5PE560), which are recognized by most residents as local landmarks. Greg Smith, the owner of the Greenlight Tavern, is the second generation in his family, and the fourth owner of the Greenlight since its opening in 1933. Since taking over as sole owner in 1985, Smith has promoted the Greenlight as one of Pueblo’s most historically significant buildings for its association with the Stockgrowers Bank and the time President Theodore Roosevelt visited in the early twentieth century. In 1994, Smith commented his business allowed him to connect with the past: “The bar has been a way for me to take care of this building” (Burnett 1994).

For most of the last century, bar and tavern ownership was the dream of many of the city’s laborers. A 1988 *Chieftain* examination of Pueblo’s bar traditions remembered: “Not so long ago, Pueblo was stereotyped as Colorado’s hard-working, hard-driving city. Legend had it that blue-collar laborers could turn a neighborhood bar into a gold mine” (Sword 1988:B-1).

Along with a night out with the boys in the Pueblo of the nineteenth century, a cigar was always at the ready. In the late nineteenth and into the early twentieth centuries, cigar making was one of the city’s main businesses. During that period, 14 different factories employed 24 makers. The rate of pay came down to how fast you were with your hands as salaries averaged \$11 to \$18 per thousand cigars rolled. Strong union representation and benefits made a cigar roller a desired career for Pueblo’s large immigrant community. Most cigar rollers averaged 1,000 cigars a week (Tompkins 2009:7).

Turn of the century Pueblo had insatiable need for cigars. Both the rich banker on Main Street and the steelworker at CC&I contributed to the average of 300,000 to 400,000 cigars smoked every month. As late as 1929, there were 14 cigar retailers around Downtown Pueblo even as the number of manufacturers slipped to two: T.P. Lloyd at 219 East 4th Street and San Isabel Cigar Company at 110½ West 2nd Street (5PE8246) (Tompkins 2009:7).

Cigar smoking has gone in and out of vogue since Pueblo’s early days, but the desire to have a beer in familiar surroundings continued to define the city’s nightlife well into the twentieth century. In 2013, Pueblo writer Jerry Miller reviewed Pueblo’s 1964 telephone directory and found 106 businesses listed under taverns and 15 under nightclubs. In the early 1960s, there were 14 taverns on Santa Fe Avenue with another 13 around the Downtown Pueblo (Miller 2013:14). Of the 26 buildings intensively surveyed during this project within Downtown Pueblo, around 10 of these were bars at one moment in their history. Watering holes like the Rainbow Bar (5PE8233) and the Greenlight Tavern (5PE560) remain Downtown Pueblo landmarks while others like the notorious St. George & the Dragon (Rettberg Block, 5PE2228) from the 1970s live in the memories of many as one of the city’s more dangerous places to enjoy a drink.

By the late 1980s, the *Chieftain* was running investigative pieces about the perceived impact of smoking bans, stricter code enforcement, and other restrictions on Pueblo's tavern culture. Miller's research into the preponderance of early twenty-first century bars and taverns discovered that Pueblo counted only 40 bars and taverns and a single nightclub in 2013.

The national phenomena, and Colorado mania, for brew pubs has been slow to take off across Pueblo. The notable example of a local brewer in Downtown Pueblo is Shamrock Brewing (5PE8265) at 108 West 3rd Street (Figure 12). Shamrock owner Ted Calantino re-opened the bar his family owned as the Irish Pub and Grill since the 1940s as a brewery/restaurant in 1999 (Figure 13). Soon after he opened, Calantino realized that the curious would come and try something unique, but "This is Pueblo, so I have to keep Bud Light on tap" (Norton 1999:2). Changing times caught up with Calantino as he sold his bar to a Denver investor in 2005. On his last night as owner, he lamented that "Nightlife in Pueblo is at a standstill. Neo-prohibition is upon us..." Calantino believed Pueblo's bars fostered a better understanding between all walks of life from mill workers to politicians. Losing that ability to unwind diminishes an important component of Pueblo's character: "It's the communication factor. People could come here and talk. Nobody promotes that anymore" (Matthew 2005:7A).



Figure 12. In a city that likes its beer, the Shamrock (5PE8265) at 108 West 3rd Street is one of the few brew pubs in Downtown Pueblo.



Figure 13. Newspaper ad for the Irish Grill (5PE8265) featured in the April 7, 1946, edition of the *Pueblo Star Journal & Sunday Chieftain*.
(Courtesy Pueblo City-County Library District-Special Collections Department.)

CONCLUSION

As many Colorado cities benefit from an economic bonanza unlike anything experienced in the state's history, people in Pueblo were wondering what they had to do to get noticed. The city's employment rate has shrunk from a high of 11.5 percent in January 2013 to just above 5.0 percent at the end of 2015, but blocks in and around Downtown Pueblo remain vacant and many residents cannot shake underemployment and poverty.

The year 2015 saw a handful of new economic opportunities from an \$82 million expansion of United Technologies Aerospace Systems' jet braking facilities to Whole Foods purchasing Pueblo County grown chilies for its national grocery chain (Wallace 2015). Some look at Denver's lower downtown from 20 years ago and believe the same thing will happen in Downtown Pueblo. Since the city's first 25 years of explosive growth, Pueblo and Downtown Pueblo, especially, have responded to negative perceptions from outside while celebrating Pueblo's own traditions. Indications are that the community will continue to do so.

PREVALENT ARCHITECTURAL STYLES, TYPES, AND FORMS OF THE PUEBLO SURVEY AREA

All of the buildings in the survey area are commercial (Figures 14–16). Like the rest of the state and nation, the nineteenth century buildings are rich with Italianate, Beaux Arts, Romanesque, and Richardsonian elements. Twentieth century building styles found in the Downtown Pueblo include Art Deco to International Style in the most recent examples. Where street-level façades and storefronts have been modified through time in efforts to keep downtown commerce vital, often the original architectural design remains most evident on the second or third floors.

COMMERCIAL: EARLY TWENTIETH CENTURY

Common elements:

- Recessed or flush entrance
- Translucent window transom
- Door transom
- Corbelled cornice
- Decorative brickwork
- Parapet
- One to five stories
- Elements of nineteenth century buildings

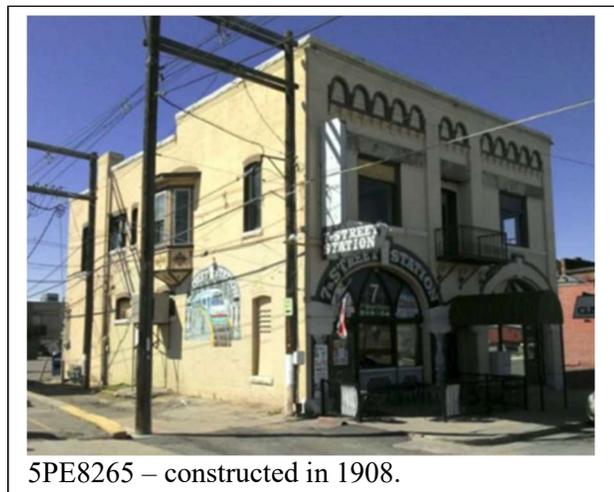


Figure 14. A set of three early twentieth century Downtown Pueblo building examples.

COMMERCIAL: NINETEENTH CENTURY

Common elements:

- Cast iron façade
- Kickplate
- Window transom
- Lintel
- Radiating voussoirs
- Bracketed cornice
- Secondary cornice
- Door transom
- Recessed entry
- Corner entrances
- Italianate elements
- Richardsonian elements



5PE560 – constructed ca. 1881.



5PE4144 – constructed ca. 1882.



5PE8221 – constructed in 1895.

Figure 15. A set of three nineteenth century Downtown Pueblo building examples.

ART DECO

Common elements:

- Linear composition
- Polychromatic material
- Stepped fronts
- Broken cornice line
- Geometric forms



Figure 16. An Art Deco building example in Downtown Pueblo.

DESIGNATION RECOMMENDATIONS

The historians used OAHF Form 1403 for intensively recording 26 buildings, all of which are commercial properties. Of the 26 buildings, 24 are within the original Pueblo subdivision, within which a Downtown Pueblo Historic District is being considered (see Recommendations section).

ELIGIBILITY RECOMMENDATION ABSTRACTS

FITCH BLOCK/STOCKGROWERS BANK, 227½ NORTH SANTA FE AVENUE (5PE560)

5PE560 symbolizes two different, yet significant, trends in the century-and-a-half of Pueblo's existence. In 1881, 5PE560 housed one of the city's earliest banks as Pueblo was establishing itself as southern Colorado's largest community. By the mid-twentieth century, the Green Light Bar had grown to become one of Pueblo's best-known taverns and a place where generations of the city's working class went to relax. Due to modifications, 5PE560 is not eligible under



NRHP Criterion A. With the introduction of stucco along the ground level and other modification—although the building has kept its original windows, lintels, and some other elements from the late nineteenth century—5PE560 is not eligible under NRHP Criterion C (Figure 17). However, 5PE560 has retained sufficient setting, feeling, association, and much of its original materials to be SRHP-eligible under Criterion A and 5PE560 contributes to the proposed Downtown Pueblo Historic District.

Figure 17. 227½ North Santa Fe Avenue.

SUTTON BUILDING, 112 WEST 7TH STREET (5PE575 RE-EVALUATION)

Since original construction in 1904, 5PE575 has held different businesses from hotel to restaurant. The building has more than a century's association with Pueblo's small businesses, and more specifically, Downtown Pueblo's bar and tavern culture that flourished over the past



century. 5PE575 is eligible for the SRHP, but needs more data regarding its alterations under NRHP Criterion A. 5PE575 has retained much of its original exterior, despite a make-over during the mid-twentieth century (Figure 18). The window treatments, exterior materials, and brick work have retained much of their historic physical integrity. SWCA recommends 5PE575 deserves consideration as a local landmark by the Pueblo Historic Preservation Commission. 5PE575 contributes to the proposed Downtown Pueblo Historic District.

Figure 18. 112 West 7th Street.

**WHITCOMB BLOCK/PUEBLO SAVINGS & TRUST/CLARK'S WESTERN WEAR,
300 NORTH MAIN STREET (5PE1198 RE-EVALUATION)**

Since original construction in 1896, 5PE1198 has held a decades-long association with two different businesses. First, the Pueblo Savings and Trust was addressed to this location from 1896 to 1962. From 1962 to 2005, the building was the home for Clark's Western Wear. Because of the building's association with the development of Pueblo as southern Colorado's financial center during the early twentieth century and its subsequent association with an internationally famous western clothing store, 5PE1198 is eligible for the NRHP and SRHP under Criterion A.



In the mid-1890s, 5PE1198 was a commission completed by Pueblo's most prolific and best known architect, Francis W. Cooper. The building's exterior lost much of its architectural significance due to a renovation that took place 55 years ago (Figure 19). For those reasons, SWCA recommends 5PE1198 is not eligible for the NRHP under Criterion C. SWCA also recommends 5PE1198 should be placed on the local landmark register. 5PE1198 contributes to the proposed Downtown Pueblo Historic District.

Figure 19. 300 North Main Street.

R.T. FRAZIER SADDLERY, 115 WEST 2ND STREET (5PE1208 RE-EVALUATION)

For most of its existence, 5PE1208 held the longest association with Frazier Saddlery. R.T. Frazier's firm held contracts with the military and was internationally known for the quality of their "Pueblo" saddles. A late twentieth century renovation of the building's southern façade caused the loss of nearly all of its original physical integrity; therefore, 5PE1208 is not eligible for the NRHP or SRHP (Figure 20). SWCA recommends 5PE1208 receive local landmark status from the Pueblo Historic Preservation Commission. 5PE1208 does not contribute to the proposed Downtown Pueblo Historic District.



Figure 20. 115 West 2nd Street.

FRANKLIN BLOCK, 401 NORTH SANTA FE AVENUE (5PE2217 RE-EVALUATION)

5PE2217 is another example of commercial blocks constructed across Downtown Pueblo during the late nineteenth century and into the early twentieth century. Since original construction in 1910, 5PE2217 housed different business models from hotels to restaurants. The building has more than a century's association with Pueblo's small businesses. For those reasons, 5PE2217 is eligible for the NRHP/SRHP under Criterion A. 5PE2217 has retained much of its original exterior, despite the introduction of new ground-level windows and a wide wood sign band during the mid-twentieth century (Figure 21). The original window treatments,



exterior materials, and brick work have retained much of their historic physical integrity. SWCA also recommends 5PE2217 should be considered eligible as a local landmark. 5PE2217 contributes to the proposed Downtown Pueblo Historic District.

Figure 21. 401 North Santa Fe Avenue.

ROCKY MOUNTAIN BANK NOTE COMPANY, 112-114 WEST 3RD STREET (5PE2218 RE-EVALUATION)

Since the early twentieth century (ca. 1906), 5PE2218 held the longest association with Rocky Mountain Bank Note Company, managed by three generations of the Scribner family. The building represents a little understood, but significant element of banking: the need for records.



Rocky Mountain Bank Note's arrival supported Pueblo's evolution as southern Colorado's financial hub during the early twentieth century. The building's storefront was modified to extend its commercial life in the 1950s. 5PE2218 is eligible for SRHP listing, however needs data regarding history of its alterations under NRHP Criterion A. The building has kept much of its early to mid-twentieth century commercial association and materials and its historic physical integrity is very good since the 1950s (Figure 22). SWCA further recommends 5PE2218 should receive local landmark status from the Pueblo Historic Preservation Commission. 5PE2218 contributes to the proposed Downtown Pueblo Historic District.

Figure 22. 112-114 West 3rd Street.

PUEBLO CITY HALL, 614-616 MAIN STREET (5PE2219 RE-EVALUATION)

This building started off as the city's first government building. All the city services Pueblo provided in the 1880s were under one roof. 5PE2219 was the center of all municipal activities for three decades. As Pueblo grew in the early twentieth century, fire, police, courts, and city government moved to various locations elsewhere across the city. Francis W. Cooper designed the City Hall in the early 1880s. Of all of Cooper's 10 remaining commissions in Pueblo,



5PE2219 has suffered the most from modification. The building as it looks today is nothing like what Cooper envisioned and designed. Resulting from two renovations to the western façade, 5PE2219 lost all of its original window treatments, exterior materials, and overall physical integrity (Figure 23). Therefore, 5PE2219 is not eligible for listing in the NRHP/SRHP. The Pueblo Historic Preservation Commission should consider 5PE2219 as a local landmark based on its place as the first municipal building and association with architect Francis Cooper. 5PE2219 does not contribute to the proposed Downtown Pueblo Historic District.

Figure 23. 614-616 Main Street.

POPE BUSINESS BLOCK, 210 WEST 4TH STREET (5PE2220)

Designed by Francis Cooper and constructed in 1902, the Pope Business Block is closely associated with its neighbor, the Pope Block (5PE2220), also designed by Cooper and completed 3 years earlier in 1899. Many local and national department stores occupied this location and both buildings were associated with retail shopping for nearly a half century. However, the windows along the second and third levels have been replaced and first-floor



storefronts rehabilitated; albeit, decorative brick work remains (Figure 24). The ground to ceiling windows at the street level are the same as those at 5EP2221 to the east, which were replaced after Woolworth's closed in the 1980s. Due to substantial modifications, 5PE2220 is recommended not eligible under NRHP/SRHP Criteria A or C. However, it is recommended that the Pueblo Historic Preservation Commission list 5PE2220 as a local landmark. 5PE2220 does contribute to the proposed Downtown Pueblo Historic District.

Figure 24. 210 West 4th Street.

POPE BLOCK, 317 NORTH MAIN STREET (5PE2221)

Designed by Francis Cooper and constructed in 1899, the Pope Block is closely associated with its neighbor, the Pope Business Block (5PE2220), also designed by Cooper and completed 3 years later in 1902. Many local and national department stores occupied this location and both buildings were associated with retail shopping for nearly a half century. However, the storefronts have been recently rehabilitated, replacing windows, modifying street-level brick



work, and overall not reflecting even the Woolworth's era that lasted to the 1980s. Albeit, 5PE2221 has kept its second-story windows and decorative brick work there (Figure 25). Due to substantial modifications, 5PE2221 is recommended not eligible under NRHP/SRHP Criteria A or C. However, it is recommended that the Pueblo Historic Preservation Commission list 5PE2221 as a local landmark. 5PE2221 does contribute to the proposed Downtown Pueblo Historic District.

Figure 25. 317 North Main Street.

STEINBERGER BLOCK/GRANADA APARTMENTS, 417-419 NORTH SANTA FE AVENUE (5PE2222 RE-EVALUATION)

Since original construction in 1880, 5PE2222 has held a number of different businesses. Pueblo banker and entrepreneur M.D. Thatcher, and Pueblo's most prolific architecture Francis Cooper are responsible for the planning, financing, and construction of this building. The site has more than a century's association as a multi-unit apartment building known for most of that time as



the Granada. The Granada has been home for generations of Pueblo's working people. However, addition of stucco to the storefront and replacement of windows after ca. 1980 have affected the historic character of the building (Figure 26). The site is recommended eligible for the SRHP, but not for the NRHP, under Criterion A. The building is not recommended for either register under Criterion C as a result of alterations. The building should be considered as a local landmark. 5PE2222 does contribute to the proposed Downtown Pueblo Historic District.

Figure 26. 417-419 North Santa Fe Avenue.

RETTBERG BLOCK/NACHO'S RESTAURANT, 409-411 NORTH SANTA FE AVENUE (5PE2228 RE-EVALUATION)

The building was constructed during the era of commercial blocks that also included apartments on the building's upper levels. Research was unable to find any connection for 5PE2228 to other blocks in Pueblo with this commercial/residential model. SWCA recommends that 5PE2228 would not be eligible for listing in the NRHP or SRHP under Criterion A due to extensive alterations. 5PE2228 has lost nearly all of its original window treatments, exterior materials, and overall physical integrity (Figure 27). Therefore, 5PE2228 is not eligible for listing in the NRHP/SRHP under Criterion C. The Pueblo Historic Preservation Commission should consider 5PE2228 as a local landmark based on the building's association with the development of Pueblo's economy during the nineteenth century. 5PE2228 does not contribute to the proposed Downtown Pueblo Historic District.

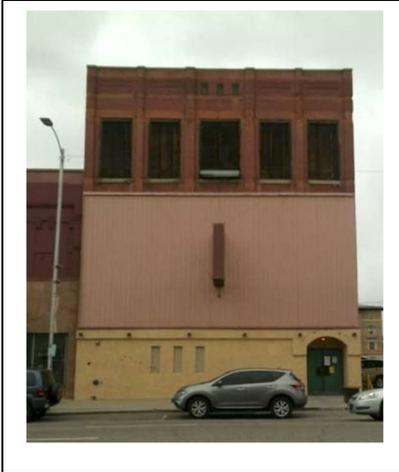


Figure 27. 409-411 North Santa Fe Avenue.

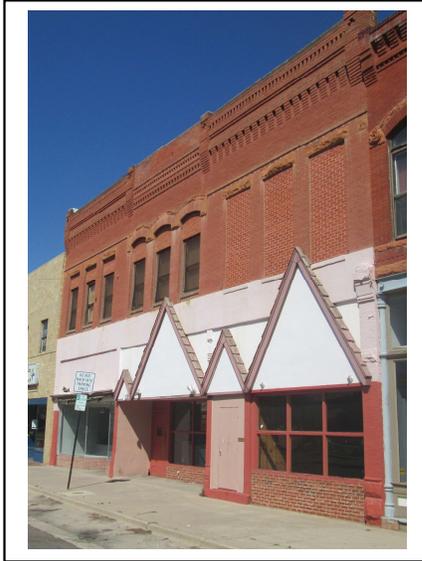
WILSON'S BLOCK/COLORADO FLOORS, NQA, 419½-425 NORTH SANTA FE AVENUE (5PE2271 RE-EVALUATION)

5PE2271 shared a similar commercial/residential association much like other commercial blocks surveyed for a potential Downtown Pueblo Historic District. However, 5PE2271 is not eligible for the NRHP/SRHP under Criterion A due to extensive alterations. 5PE2271 has undergone the introduction of new windows and a stucco treatment across its West 5th Street façade over the past 20 years (Figure 28). Photographs indicate alterations at various points in the building's history prior to the late 1990s. For those reasons, 5PE2271 is not eligible for listing in the NRHP/SRHP under Criterion C. The Pueblo Historic Preservation Commission should consider 5PE2271 as a local landmark based on the building's association with Pueblo's economic development. 5PE2271 does not contribute to the proposed Downtown Pueblo Historic District.



Figure 28. 419½-425 North Santa Fe Avenue.

ELDA ROOMS/STAR CLOTHING CO., 111-117 CENTRAL PLAZA (SPE2276 RE-EVALUATION)



5PE2276 shares a similar commercial/residential association much like other commercial blocks surveyed for a potential Downtown Pueblo Historic District. However, 5PE2276 is not eligible for the NRHP/SRHP under Criterion A due to extensive alterations. 5PE2276 has undergone the introduction of stucco, a new banner, and modified storefronts along its storefront façade (Figure 29). These alterations happened at some point during the 1970s. For those reasons, 5PE2276 is not eligible for listing in the NRHP/SRHP under Criterion C. The Pueblo Historic Preservation Commission should consider 5PE2276 as a local landmark based on its association with the city's economic development during the late nineteenth century. 5PE2276 does not contribute to the proposed Downtown Pueblo Historic District.

Figure 29. 111-117 Central Plaza.

STUDZINSKI BLOCK/SANTA FE CROSSING, 221-225 NORTH SANTA FE AVENUE (SPE4143 RE-EVALUATION)

Since original construction in 1882, 5PE4143 was one of the first blocks in Pueblo combining commercial business on the ground floor with offices and/or residential spaces on the upper floors. Because it was one of the first “blocks” to introduce that model, 5PE4143 is eligible for the NRHP/SRHP under Criterion A. Aided by a sympathetic renovation earlier in this century, 5PE4143 has retained much of its original exterior and architectural elements. The window treatments, exterior materials, and brick work along the building's storefront facing North Santa Fe Avenue are much the same as when they were first constructed in 1882 (Figure 30). For those reasons, it is recommended that 5PE4143 is eligible for the NRHP/SRHP under Criterion C. The building achieved local landmark status in 2003. 5PE4143 does contribute to the proposed Downtown Pueblo Historic District.



Figure 30. 221-225 North Santa Fe Avenue.

HOLDEN BLOCK, 201-203½ NORTH SANTA FE AVENUE (5PE4144 RE-EVALUATION)



Since original construction in 1881, 5PE4144 has held different businesses from a grocery store to automotive parts as well as professional offices and residential units. The building has been a part of Pueblo's first commercial district since it was first constructed. For those reasons, 5PE4144 is eligible for the NRHP/SRHP under Criterion A. 5PE4144 has retained much of its original exterior and was rehabilitated to the Secretary of the Interior's Standards in 2005. The window treatments, exterior materials, and brick work have retained much of their historic physical integrity (Figure 31). It is recommended that 5PE4144 is eligible for the NRHP under Criterion C. 5PE4144 was designated a Pueblo Local Landmark in 2003. 5PE4144 does contribute to the proposed Downtown Pueblo Historic District.

Figure 31. 201-203½ North Santa Fe Avenue.

COLORADO MOTOR CAR COMPANY, 900 NORTH SANTA FE AVENUE (5PE4510 RE-EVALUATION)

Since original construction in 1949, 5PE4510 has been a car dealership without a lot of changes to the site or brand. Wilcoxson is unusual for remaining in a part of Pueblo that many other car dealerships abandoned many decades earlier. For its association with post-World War II Pueblo and its last significant period of economic growth, 5PE4510 is eligible for listing in the NRHP/SRHP under Criterion A. The buildings and signage on the Wilcoxson lot still display enough historic physical integrity to convey the setting, feeling, and association of a mid-twentieth century car dealership (Figure 32). SWCA recommends 5PE4510 eligible for the NRHP/SRHP under Criterion C. SWCA also recommends 5PE4510 should be considered as a local landmark by the Pueblo Historic Preservation Commission. 5PE4510 is outside of the



currently proposed Downtown Pueblo Historic District.

Figure 32. 900 North Santa Fe Avenue.

JOHN BALLAST JEWELERS/EDELSTEIN BROTHERS CIGAR STORE, 214-226 NORTH MAIN STREET (5PE8221)

Since original construction in 1895, the building has housed a variety of small businesses. 5PE8221 is similar to other commercial blocks constructed during the late nineteenth to early twentieth centuries in the original Pueblo subdivision. These blocks were constructed to provide offices for professionals, apartments, and ground-floor space for small businesses ranging from barbers to restaurants. 5PE8221 has retained half of its original exterior, with the bricking over



the second-story windows and the addition of an awning and open windows along the ground level during the mid-twentieth century (Figure 33). It is recommended that 5PE8221 is not eligible for the NRHP/SRHP under Criteria A and C due to its substantial recent alterations. However, SWCA recommends 5PE8221 should be considered eligible as a local landmark due to its historical significance. Albeit, 5PE8221 does not contribute to the proposed Downtown Pueblo Historic District.

Figure 33. 214-226 North Main Street.

BAUM BROS./SIKING CAFÉ, 315 NORTH SANTA FE AVENUE (5PE8231)

According to the Pueblo County Assessor, the storefront at 315 North Santa Fe has been at this address since 1900. City Directories indicate there were businesses at this address for nearly a decade previous. At least three bars and/or taverns have occupied this address over the past century. Bars like the ones at 315 N. Santa Fe Avenue served the city's working people and are



closely associated with Pueblo's blue collar character. As an excellent example of a Downtown Pueblo storefront that has housed a number of businesses over the past century, and because of its historic association with Pueblo's bar/restaurant traditions, 5PE8231 is eligible for the NRHP/SRHP under Criterion A. The exterior has kept nearly all of its original integrity, materials, and design with minimal changes (Figure 34). 5PE8231 should be considered as one of the best preserved buildings in the proposed Downtown Pueblo Historic District. For those reasons, the commercial building at 315 North Santa Fe Avenue is also eligible for listing in the NRHP/SRHP under Criterion C. 5PE8231 should be considered as a local landmark. 5PE8231 does contribute to the proposed Downtown Pueblo Historic District.

Figure 34. 315 North Santa Fe Avenue.

PEOPLE'S DENVER FURNITURE/TOP BID AUCTION, 311-313 NORTH SANTA FE AVENUE (5PE8232)



During the early and mid-twentieth century, 5PE8232 housed a number of different businesses under one roof. This collection of various businesses was identical to other storefronts surveyed for this project. The storefront has been altered a goodly amount since its original construction (Figure 35). The ground floor entry was likely renovated during the mid-twentieth century. The neon marquee is most likely more than 50 years old. Based on the building's alterations, 5PE8232 is not eligible for the NRHP/SRHP under Criteria A and C. However, SWCA recommends that 5PE8232 should be considered for a local landmark listing due to its significance to local commerce. 5PE8232 does not contribute to the proposed Downtown Pueblo Historic District.

Figure 35. 311-313 North Santa Fe Avenue.

RAINBOW BAR & CAFÉ, 309 NORTH SANTA FE AVENUE (5PE8233)

Since original construction in the early twentieth century, 5PE8233 has held a number of different businesses. The site has a nearly 75-year association with one particular bar, the Rainbow. Bars like the Rainbow have served the city for a number of years and are closely associated with Pueblo's working people. As an excellent example of a Downtown Pueblo storefront that has a multi-decade familiarity with one name, and because of its historic association with Pueblo's bar/restaurant traditions, 5PE8233 is eligible for the SRHP, but not NRHP, under Criterion A. The exterior has kept some of its original features and materials; however, the exterior design alterations have altered its historic character (Figure 36). For those reasons, the commercial building at 309 North Santa Fe Avenue is not eligible for listing in the NRHP/SRHP under Criterion C. 5PE8233 should be considered as a local landmark. 5PE8233 does contribute to the proposed Downtown Pueblo Historic District.



Figure 36. 309 North Santa Fe Avenue.

RIALTO/THE CHIEF THEATRE/DAMON RUNYON THEATRE, 611 MAIN STREET (5PE8239)

Since original construction in 1918, 5PE8239 has undergone some alterations to its interior and exterior. In the years it was the Chief (1934–1986), the building was an important destination for southern Colorado's movie goers. Because of the role it played in the city's social life for most of the twentieth century, 5PE8239 is eligible for the NRHP/SRHP under Criterion A.



5PE8239 has retained the Art Deco elements from the renovations in the 1930s; few Art Deco buildings exist in Pueblo. The windows, marquee, and spires retain their historic physical integrity (Figure 37). The Art Deco façade appears to have been installed in the 1930s as part of that remodeling. Regardless, as a result of later alterations, 5PE8239 is recommended not eligible for the NRHP/SRHP under Criterion C. SWCA recommends 5PE8239 should be considered as a local landmark by the Pueblo Historic Preservation Commission. 5PE8239 does contribute to the proposed Downtown Pueblo Historic District.

Figure 37. 611 Main Street.

MACINDOE PLUMBING, 110-110½ 2ND STREET (5PE8246)

For most of the last century, over 70 years, 5PE8246 has been associated with one business and one family, the namesake MacIndoes. 5PE8246 is recommended eligible for the SRHP under Criterion A for its significance to local commerce; however, the building has too substantial of



alterations to attain eligibility under NRHP Criterion A. 5PE8246 has lost nearly all of its original window treatments, exterior materials, and overall physical integrity (Figure 38). 5PE8246 is not eligible for listing in the NRHP/SRHP under Criterion C. The Pueblo Historic Preservation Commission should consider 5PE8246 as a local landmark based on the building's association with the MacIndoe family. 5PE8246 does contribute to the proposed Downtown Pueblo Historic District.

Figure 38. 110-110½ 2nd Street.

HENKEL-DUKE MERCANTILE WAREHOUSE, 222 WEST 3RD STREET (SPE8254)

Since original construction in the early twentieth century, 5PE8254 has held two different wholesale businesses from grocery store to department store. The building has more than a century's association with Pueblo's small businesses, and more specifically, Pueblo's grocery stores that have flourished over the past century. For those reasons, 5PE8254 is eligible for the NRHP/SRHP under Criterion A. 5PE8254 has retained most if not all of its original exterior elements. The window treatments, exterior materials, and brick work have retained most of their historic physical integrity (Figure 39). Further, this building has pleasing proportions with vertical elements, including pilasters that become slightly stepped buttresses that are tapered between the third and fourth floors. These tapering pilaster/buttresses add an illusion of height and recall elements of the earlier Egyptian Revival or perhaps foreshadow later Art Deco movements. The main entry pairs Romanesque and Craftsman elements. The asymmetry of the first floor gives a human scale to the northern façade. The eclectic combination of architectural ideas is understated and unique, possessing a high artistic value as it represents a significant and distinguishable entity. It is recommended that 5PE8254 is eligible for the NRHP/SRHP under Criterion C. SWCA also recommends the Pueblo Historic Preservation Commission should consider the building a local landmark. 5PE8254 does contribute to the proposed Downtown Pueblo Historic District.



Figure 39. 222 West 3rd Street.

IRISH PUB/SHAMROCK BREWING, 108 WEST 3RD STREET (SPE8265)

Originally constructed in 1908, 5PE8265 has held businesses from hotel to restaurant. The building has more than a century's association with Pueblo's small businesses, and more specifically, Downtown Pueblo's bar and tavern culture that flourished over the past century. In the 1940s, the Calantino family associated themselves with the Irish by naming their restaurant the Shamrock Café. Additionally, this Italian family created a brand which evolved over six decades to become the Irish Pub and this included brewing northern European style beers. Other Italian families in Colorado "became" Irish during World War II for social and political reasons. These Italian restauranteurs often served American and Italian food in their Irish-named restaurants. However, the current Irish Pub-style front and window lights are substantial later additions (Figure 40). Due to these alterations, 5PE8265 is not eligible for the NRHP/SRHP under Criteria A and C. However, 5PE8265 should be considered as a local landmark by the Pueblo Historic Preservation Commission. 5PE8265 does not contribute to the proposed Downtown Pueblo Historic District.



Figure 40. 108 West 3rd Street.

**FAIRCY-OWEN MOTOR COMPANY/CERTIFIED CUSTOMER UPHOLSTERY,
310 WEST 4TH STREET (5PE8269)**

5PE8269 has a two-decade association with Pueblo's auto sales market under the Robert Faircy family. Faircy's family remains in the car business in southern Colorado, but no longer has a presence in Pueblo. This industry was not unique to Pueblo as nearly all of the nation went on a car buying spree after World War II. 5PE8269 is historically significant in relation to local commerce and is recommended eligible for the SRHP under Criterion A, but not for the NRHP due to substantial alterations to the building. 5PE8269 is a good example of a mid-twentieth century Modern Movement commercial building (Figure 41). However, the building has undergone alterations since the Historic period as well as a change in use, resulting in a loss of integrity, particularly in terms of association and feeling. Therefore, 5PE8269 is not eligible for listing in the NRHP/SRHP under Criterion C. The Pueblo Historic Preservation Commission should consider 5PE8269 as a local landmark in association with post-World War II development. 5PE8269 does contribute to the proposed Downtown Pueblo Historic District.



Figure 41. 310 West 4th Street.

RTS RESOURCES, LLC, 118-118½ WEST 3RD STREET (5PE8279)

5PE8279 is a one of the series of late nineteenth to early twentieth century brick buildings characteristic of Downtown Pueblo that has had its original storefront substantially modified for non-historic use as the area remains a commercially active area for the city. Like many



Figure 42. 118-118½ West 3rd Street.

others, the most intact historic elements remain at the second-floor level, above the street; even there, windows have been modified as is commonly the case. 5PE8279 is not eligible for NRHP/SRHP listing under Criteria A and C. The distinctive characteristics of the nineteenth century commercial style are altered or modified almost beyond recognition (Figure 42). There is little remaining of the building's physical integrity or known important historic connections for consideration as a local landmark. 5PE8279 does not contribute to the proposed Downtown Pueblo Historic District.

RECOMMENDATIONS

SWCA recommends the original Pueblo subdivision as the boundaries in which to consider a Downtown Pueblo Historic District and district context for contribution to local and state commerce under Criterion A of the NRHP. This subdivision includes 131 historic building sites of which 56 are recommended to have potential to contribute to the significance of such a district. The 118 sites recorded in the original Pueblo subdivision for the current survey are listed in Table 1. The core area of Downtown Pueblo that retains a sufficient contiguousness of historic buildings for that potential historic district to present adequate integrity for NRHP nomination is mapped on Figure 43. The 'epicenter' of the potential district is at 4th and Main Streets and, although buildings that contribute to this potential district become fewer away from the center, the full boundaries of the original Pueblo subdivision remain important to the setting of the district. Many of the historic buildings that have lost integrity within that subdivision still retain their basic historic shape and skylines that continue to reflect the historic streetscape—it is not as if they have been replaced by high-rise construction that overshadows those historic buildings that remain more intact. The majority of these are recommended as local historic landmarks. During future evaluation, SWCA recommends focusing the district boundaries around the center of the original Pueblo subdivision to the extent of adequate historic integrity (e.g., see Figure 43) and considering the broader subdivision area as a local landmark district.

Table 1. Sites within the Proposed Downtown Pueblo Historic District

Site Number	Street Number	Street Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5PE498	421	N. Main St.	Listed	Listed	Contributing
5PE555	201	N. Main St.	Needs Data	Eligible	Contributing
5PE556	209	N. Main St.	Listed	Eligible	Contributing
5PE557	225	N. Main St.	Listed	Listed	Contributing
5PE558	301	N. Main St.	Not Eligible	Eligible	Contributing
5PE559	401-411	N. Main St.	Listed	Listed	Contributing
5PE560	227½	N. Santa Fe Ave.	Not Eligible	Eligible	Contributing
5PE562	503-511	N. Main St.	Eligible	Eligible	Contributing
5PE565	119	W. 5th St.	Eligible	Eligible	Contributing
5PE575	112	W. 7th St.	Needs Data	Eligible	Contributing
5PE580	212	W. 3rd St.	Listed	Eligible	Contributing
5PE582	309	W. 3rd St.	Eligible	Eligible	Contributing
5PE584	426	N. Santa Fe Ave.	Needs Data	Eligible	Contributing
5PE585	119	Central Plaza	Listed	Listed	Contributing
5PE1156	127	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE1157	101	N. Main St.	Needs Data	Eligible	Contributing
5PE1164	121	W. 4th St.	Needs Data	Eligible	Contributing
5PE1198	300	N. Main St.	Eligible	Eligible	Contributing
5PE1200	412-414	N. Santa Fe Ave.	Not Eligible	Needs Data	Non-contributing
5PE1208	115	W. 2nd St.	Not Eligible	Not Eligible	Non-contributing
5PE1224	307	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE2217	401	N. Santa Fe Ave.	Eligible	Eligible	Contributing
5PE2218	112-114	W. 3rd St.	Needs Data	Eligible	Contributing
5PE2219	614-616	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8220	302	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8221	214-226	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE2222	417-419	N. Santa Fe Ave.	Not Eligible	Eligible	Contributing
5PE2228	409-411	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing

Site Number	Street Number	Street Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5PE2229	107	S. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE2253	620	N. Santa Fe Ave.	Not Eligible	Not Eligible	Contributing
5PE2257	115	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE2258	117	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE2263	210	W. 2nd St.	Not Eligible	Not Eligible	Non-contributing
5PE2264	218	W. 2nd St.	Not Eligible	Not Eligible	Non-contributing
5PE2265	220	W. 2nd St.	Not Eligible	Not Eligible	Non-contributing
5PE2266	222	W. 2nd St.	Not Eligible	Not Eligible	Non-contributing
5PE2267	215	W. 2nd St.	Needs Data	Needs Data	Contributing
5PE2268	225	W. 2nd St.	Not Eligible	Not Eligible	Contributing
5PE2269	408	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE2270	416	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE2271	419½-425	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE2273	107-109	W. 6th St.	Not Eligible	Not Eligible	Contributing
5PE2274	103	Central Plaza	Not Eligible	Not Eligible	Non-contributing
5PE2275	109	Central Plaza	Not Eligible	Not Eligible	Non-contributing
5PE2276	111-117	Central Plaza	Not Eligible	Not Eligible	Non-contributing
5PE2277	515	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE2278	519-521	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE4143	221-225	N. Santa Fe Ave.	Eligible	Eligible	Contributing
5PE4144	201-203½	N. Santa Fe Ave.	Eligible	Eligible	Contributing
5PE4512	524	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE4513	418	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE4515	410	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE4520	402	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8214	620-624	N. Main St.	Not Eligible	Not Eligible	Non-Contributing
5PE8215	610-612	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8216	600	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8217	512-524	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8218	400-408	N. Main St.	Not Eligible	Not Eligible	Non-contributing

Site Number	Street Number	Street Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5PE8219	313	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8220	302	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8221	214-226	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8222	116	N. Main St.	Eligible	Eligible	Contributing
5PE8223	523-525	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8224	101	W. 5th St.	Eligible	Eligible	Contributing
5PE8226	407	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8229	110	W. 5th St.	Not Eligible	Not Eligible	Non-contributing
5PE8230	319-358	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8231	315	N. Santa Fe Ave.	Eligible	Eligible	Contributing
5PE8232	311-313	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8233	309	N. Santa Fe Ave.	Not Eligible	Eligible	Contributing
5PE8234	305-307	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8235	301-303½	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8236	205	N. Santa Fe Ave.	Eligible	Eligible	Contributing
5PE8237	127	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8238	117-119	W. 6th St.	Not Eligible	Not Eligible	Non-contributing
5PE8239	611	N. Main St.	Eligible	Eligible	Contributing
5PE8240	627	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8241	631	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8245	112	W. 2nd St.	Not Eligible	Not Eligible	Non-contributing
5PE8246	110-110½	W. 2nd St.	Not Eligible	Eligible	Contributing
5PE8247	121	W. City Center Dr.	Not Eligible	Not Eligible	Non-contributing
5PE8249	100	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8250		Court & W. 2nd Sts.	Not Eligible	Not Eligible	Non-contributing
5PE8253	224-228	W. 3rd St.	Not Eligible	Not Eligible	Non-contributing
5PE8254	222	W. 3rd St.	Eligible	Eligible	Contributing
5PE8255	323	W. 3rd St.	Not Eligible	Not Eligible	Non-contributing
5PE8256	302	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8257	322	W. 4th St.	Not Eligible	Not Eligible	Non-contributing

Site Number	Street Number	Street Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5PE8258	315	W. 4th St.	Not Eligible	Needs Data	Contributing
5PE8259	319	W. 4th St.	Not Eligible	Not Eligible	Non-contributing
5PE8260	300	W. 5th St.	Not Eligible	Not Eligible	Non-contributing
5PE8261	504	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8263	310	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8264	312	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8265	108	W. 3rd St.	Not Eligible	Not Eligible	Non-contributing
5PE8266	127	W. 4th St.	Not Eligible	Eligible	Contributing
5PE8267	123	W. 4th St.	Not Eligible	Eligible	Contributing
5PE8268	117	W. 4th St.	Not Eligible	Eligible	Contributing
5PE8269	310	W. 4th St.	Not Eligible	Eligible	Contributing
5PE8270	314	W. 4th St.	Not Eligible	Not Eligible	Non-contributing
5PE8271	327; 304	Court & W. 4th Sts.	Not Eligible	Not Eligible	Non-contributing
5PE8272	116	W. 7th St.	Not Eligible	Eligible	Contributing
5PE8273	118	W. 7th St.	Eligible	Eligible	Contributing
5PE8277	224	W. 2nd St.	Not Eligible	Not Eligible	Contributing
5PE8279	118-118½	W. 3rd St.	Not Eligible	Not Eligible	Non-contributing
5PE8280	215-219	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8281	325	W. 6th St.	Not Eligible	Not Eligible	Non-contributing
5PE8282	601	Court St.	Not Eligible	Not Eligible	Non-contributing
5PE8283	117-119	W. 6th St.	Not Eligible	Not Eligible	Non-contributing
5PE8284	601-623	N. Santa Fe Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8288	220-236	W. 4th St.	Not Eligible	Not Eligible	Contributing
5PE8289	221	W. 4th St.	Eligible	Eligible	Contributing
5PE8292	500-510	N. Main St.	Not Eligible	Not Eligible	Non-contributing
5PE8294	609	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8295	601	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8296	415	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8297	405-409	N. Grand Ave.	Not Eligible	Not Eligible	Non-contributing
5PE8298	201-219	N. Grand Ave.	Eligible	Eligible	Contributing

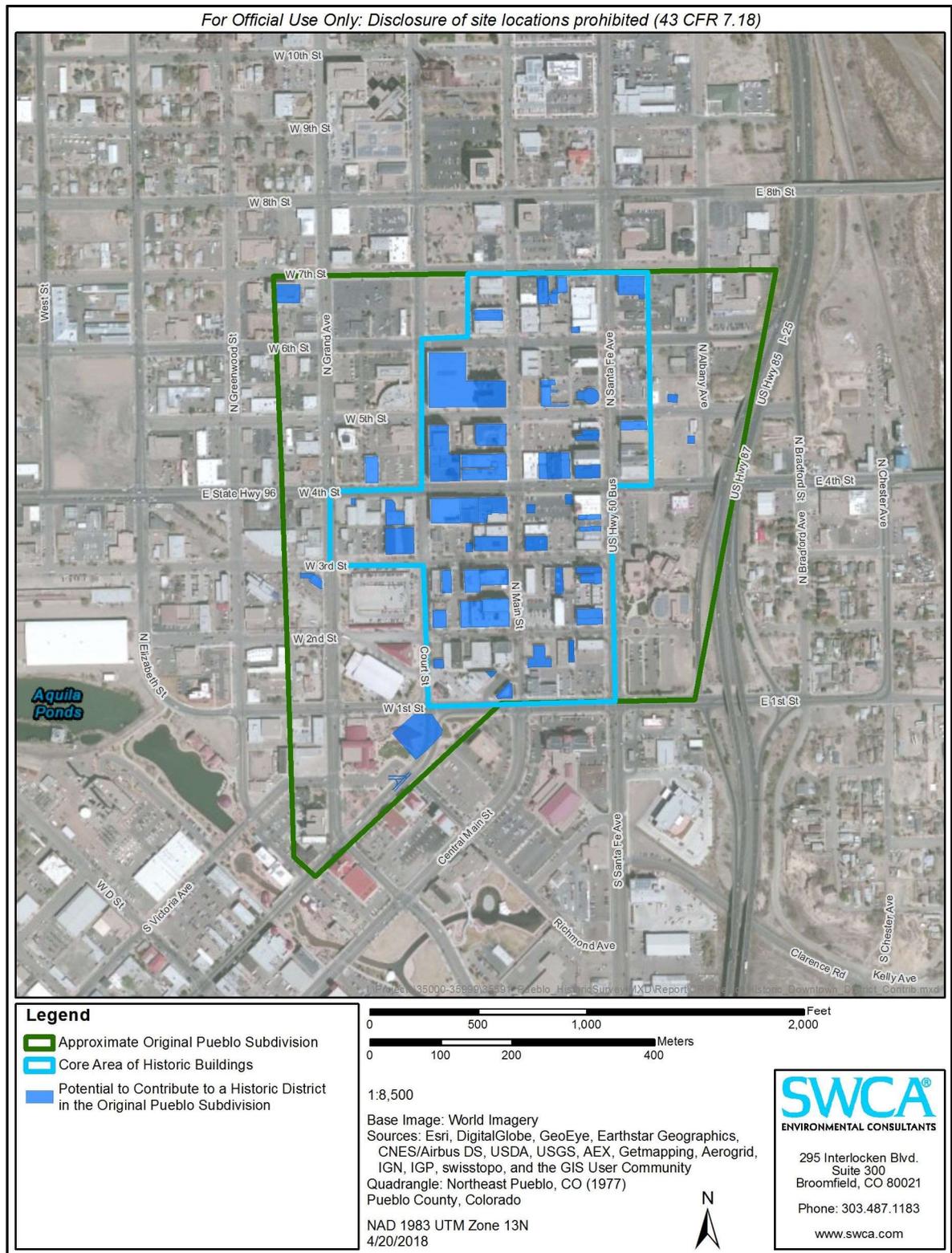


Figure 43. Sites with the potential to contribute to a Downtown Pueblo Historic District, including the core area of their occurrence within the survey area boundaries and the general area of the original Pueblo subdivision.

SWCA recommends additional Downtown Pueblo historic architectural survey to build on this and previous historic studies of the Downtown Pueblo area, and to further Pueblo's historic preservation goals and other civic and heritage values. This *Survey and Context of Downtown Pueblo's History and Architecture* identifies the potential suitability of a historic district based on the significance of Downtown Pueblo to commerce. Significance in relation to the theme of Social History might also be explored for final district nomination. The future survey would serve to identify pivotal buildings for nominating such a district through the intensive survey of additional historic buildings—a selection of which are recommended below—as well as to draw upon the current set of intensively surveyed and NRHP-listed buildings in the area for this purpose.

Per NRHP guidance, “pivotal buildings” can be used to anchor historic district nominations without necessitating intensive survey of all individual buildings in a proposed district area. However, “Needs Data” buildings and some buildings recorded at the reconnaissance level may need further research and documentation to confirm their level of significance, historic integrity, or whether they contribute to the historic district. Pivotal buildings are those that can serve as key examples in conveying district significance. For Downtown Pueblo, while all buildings in the district will be discussed, the following points are offered for considering the future selection of pivotal buildings to exemplify in detail in the documentation of the NRHP nomination of the historic district.

- Historic block developments, such as those within the current survey (e.g., the Studzinski Block, Holden Block, etc.), promise to be a ready set of sites by which to convey commercial development of the downtown core area and the important historic contributions that development made. Over 10 such historic blocks, developments were documented in the current survey of varying historic integrity.
- Further select styles of buildings representing different eras of commercial importance across the full range of the period of significance for the district. These may represent specific types of commerce (e.g., banks, theaters, auto dealerships, etc.), or styles of buildings such as the modernist Thyssenkrupp Elevator Corporation building (221 W. 4th Street) and Cañon National Bank (101 W. 5th Street).
- Also, choose other good representative buildings, as needed (and if needed), to establish the full geographic range of district.

OTHER PRESERVATION PLANNING OPPORTUNITIES

The Downtown Pueblo historic survey identified the boundaries of the original Pueblo subdivision west of I-25 as the area within which to establish a potential Downtown Pueblo Historic District (see Figure 43). SWCA recommends the pursuit of an NRHP nomination for this future district as further informed by the following.

Survey

- The Pueblo City Planning and Community Development Department specifically identified three buildings recorded as part of the reconnaissance survey—but not included in the 26 buildings subjected to intensive-level survey—for future potential consideration of the historic district: the Thatcher Building (5PE562) at 503 Main

Street, the Amherst Block (5PE555) at 201 North Main Street, and the Samuel H. Kress Building (5PE558) at 301 North Main Street. The Thatcher Building (5PE562) was concurred by SHPO staff to be NRHP-eligible. While the Amherst Block (5PE555) and the Kress Building (5PE558) were concluded SRHP-eligible by SHPO, these were previously found to need further information regarding NRHP eligibility. Although these buildings may not require further documentation to consider their contribution to a Downtown Pueblo Historic District, they may be considered among the potential candidates for “pivotal building” selection.

- The reconnaissance-level survey identified multiple buildings constructed after 1968 that would be worthy of an intensive-level survey of Pueblo’s mid-twentieth century buildings; not all of these will be in the historic district as currently considered.
- The reconnaissance survey also identified a variety of buildings within the original Pueblo subdivision that are recommended for further intensive survey and that are either recommended as eligible or need data for NRHP eligibility determinations (Table 2).

Table 2. Buildings Proposed for Intensive Survey

Site Number	Street Number	Street Name
5PE555	201	N. Main St.
5PE584	426	N. Santa Fe Ave.
5PE1157	101	N. Main Street
5PE1164	121	W. 4 th St.
5PE1200	412-414	N. Santa Fe Avenue
5PE2253	620	N. Santa Fe Avenue
5PE2267	215	W. 2 nd St.
5PE2268	225	W. 2nd Street
5PE2273	107-109	W. 6th Street
5PE8214	620-624	N. Main St.
5PE8224	101	W. 5 th St.
5PE8229	110	W. 5th Street
5PE8237	127	N. Santa Fe Ave.
5PE8248	301	W. 8th Street
5PE8258	315	W. 4th Street
5PE8262	209	W. 7th Street
5PE8271	327; 304	Court Street; W. 4th Street
5PE8280	215-219	N. Santa Fe Avenue
5PE8298	201-219	N. Grand Ave.

- Many of the historically significant buildings recorded for this survey date to the late nineteenth century. This early development and these older buildings will tend to anchor a Downtown Pueblo Historic District. However, the historic physical integrity of these buildings ranges from very good to poor.
- There is commercial/residential tradition for the historic business blocks. This tradition dates to the late nineteenth century before the dominance of the automobile.

The street level of Pueblo's Business Block was the store fronts of many small businesses. The upper levels were primarily professional offices and apartments.

- Approximately 10 of the 26 intensively surveyed properties within Downtown Pueblo have been bars or taverns during their existence. Working-class Pueblo has created a culture of bars and taverns where many of Pueblo's residents have shared good and bad times. Many of these bars have remained in the same family for decades.
- Consideration of some non-building elements of the potential district may also be relevant. For example, tunnels occur under portions of Downtown Pueblo. The tunnels are a little-known element of the city's history and could be considered as a possible tourist attraction in Downtown Pueblo. Conducted tours of underground Seattle has been a tourist draw for many years (Underground Tour 2015).

Planning

- The City of Pueblo should consider and pursue federal and state funding to restore and rehabilitate the buildings within the proposed district. The successful Santa Fe Crossing Project from a decade ago is a good example of the City and Pueblo County working together to save these buildings. The City and the Pueblo Historic Preservation Commission should look to prioritize those buildings in need of rehabilitation and that would be good candidates for new businesses.
- The results of this survey should be used to instill and encourage *pride in place* and encourage neighborhood clean-up days or other place-making, community-building activities. Pueblo is known nationally for its preservation and development of the Historic Arkansas Riverwalk, the Union Avenue Historic Business District, and the city's stately homes. This is example of the City's commitment to saving its past and provides a base to strategize how to preserve and promote Downtown Pueblo.

Educational Outreach

- Sponsor a teacher-training program to use historic structures as a means to teach local history, language arts (essays, creative writing), art (painting, drawing, photography, collage), and math skills. Math might seem unusual here, but architectural scale is really just fractions and can be taught to 3rd and 4th graders. Other math skills used in quantitative history include statistics and concepts like median versus average.
- Create a school program and curriculum to teach about Pueblo's history through its built environment and historic architecture.
- Prepare and install interpretive signage throughout the proposed Downtown Pueblo Historic District.
- Collaborate with local partners to develop a walking, biking, or driving tour of local architecture that includes smart phone content and downloadable audio that tells not only details about the structures, but also stories about the people, places, and activities that took place in the area. The tour would integrate well with interpretive signage.

- Collaborate with local partners who already gather and encourage oral histories. Use these oral histories in the interpretive signage and walking, biking, or driving tours. Create a space, such as an old phone booth, where oral histories can be listened to or recorded.

Historic Preservation

- Encourage the City of Pueblo's Planning and Community Development Department to continue to work with owners to list their properties, offer tax credits for historic preservation of commercial properties, and record and make public Pueblo's architectural history.

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APPENDIX A

Survey Log (OAHP Form 1417) – Sorted by Smithsonian Number

Survey Log (OAHF Form 1417) – Sorted by Smithsonian Number

Site Number	Street Number	Street Name	NRHP Eligibility Recommendation	District Contribution
5PE489	220	W. 10th Street	Eligible under C (SRHP Listed)	Out of proposed district
5PE492	215	W. 10th Street	Listed	Out of proposed district
5PE498	421	N. Main Street	Listed	Contributing
5PE504	801	N. Santa Fe Avenue	Listed	Out of proposed district
5PE555	201	N. Main Street	Needs Data (SRHP Eligible under A)	Contributing
5PE556	209	N. Main Street	Listed	Contributing
5PE557	225	N. Main Street	Listed	Contributing
5PE558	301	N. Main Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE559	401-411	N. Main Street	Listed	Contributing
5PE562/5PE297	503-511	N. Main Street	Eligible under A and C	Contributing
5PE565	119	W. 5th Street	Eligible under A	Contributing
5PE580	212	W. 3rd Street	Listed	Contributing
5PE582	309	W. 3rd Street	Eligible under A, C	Contributing
5PE584	426	N. Santa Fe Avenue	Needs Data (SRHP Eligible under B, C)	Contributing
5PE585	119	Central Plaza	Listed	Contributing
5PE1156	127	N. Main Street	Not Eligible	Noncontributing
5PE1157	101	N. Main Street	Needs Data (SRHP Eligible under A)	Contributing
5PE1164	121	W. 4th Street	Needs Data (SRHP Eligible under A)	Contributing
5PE1200	412-414	N. Santa Fe Avenue	Not Eligible (SRHP Needs Data)	Noncontributing
5PE1224	307	N. Main Street	Not Eligible	Noncontributing
5PE2229	107	S. Grand Avenue	Not Eligible	Noncontributing
5PE2253	620	N. Santa Fe Avenue	Not Eligible	Contributing
5PE2257	115	N. Main Street	Not Eligible	Noncontributing
5PE2258	117	N. Main Street	Not Eligible	Noncontributing
5PE2260	702-704	N. Grand Avenue	Not Eligible	Out of proposed district
5PE2261	715	N. Grand Avenue	Not Eligible	Out of proposed district
5PE2262	721	N. Grand Avenue	Not Eligible	Out of proposed district
5PE2263	210	W. 2nd Street	Not Eligible	Noncontributing
5PE2264	218	W. 2nd Street	Not Eligible	Noncontributing
5PE2265	220	W. 2nd Street	Not Eligible	Noncontributing
5PE2266	222	W. 2nd Street	Not Eligible	Noncontributing

Site Number	Street Number	Street Name	NRHP Eligibility Recommendation	District Contribution
5PE2267	215	W. 2nd Street	Needs Data	Contributing
5PE2268	225	W. 2nd Street	Not Eligible	Contributing
5PE2269	408	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE2270	416	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE2273	107-109	W. 6th Street	Not Eligible	Contributing
5PE2274	103	Central Plaza	Not Eligible	Noncontributing
5PE2275	109	Central Plaza	Not Eligible	Noncontributing
5PE2277	515	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE2278	519-521	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE4436	814	N. Santa Fe Avenue	Not Eligible	Out of proposed district
5PE4512	524	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE4513	418	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE4515	410	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE4520	402	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE6302	315	W. 7th Street	Not Eligible	Out of proposed district
5PE6324	809	N. Grand Avenue	Not Eligible	Noncontributing
5PE6325	813	N. Grand Avenue	Not Eligible	Out of proposed district
5PE8213	720	N. Main Street	Not Eligible	Out of proposed district
5PE8214	620-624	N. Main Street	Not Eligible	Noncontributing
5PE8215	610-612	N. Main Street	Not Eligible	Noncontributing
5PE8216	600	N. Main Street	Not Eligible	Noncontributing
5PE8217	512-524	N. Main Street	Not Eligible	Noncontributing
5PE8218	400-408	N. Main Street	Not Eligible	Noncontributing
5PE8219	313	N. Main Street	Not Eligible	Noncontributing
5PE8220	302	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8222	116	N. Main Street	Eligible under A	Contributing
5PE8223	523-525	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8224	101	W. 5th Street	Eligible under A	Contributing
5PE8225	701	Court Street	Not Eligible	Out of proposed district
5PE8226	407	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8227	326	W. 8th Street	Not Eligible	Out of proposed district
5PE8228	320	W. 10th Street	Not Eligible	Out of proposed district
5PE8229	110	W. 5th Street	Not Eligible	Noncontributing

Site Number	Street Number	Street Name	NRHP Eligibility Recommendation	District Contribution
5PE8230	319-358	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8234	305-307	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8235	301-303½	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8236	205	N. Santa Fe Avenue	Eligible under A, C	Contributing
5PE8237	127	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8238	117-119	W. 6th Street	Not Eligible	Noncontributing
5PE8240	627	N. Main Street	Not Eligible	Noncontributing
5PE8241	631	N. Main Street	Not Eligible	Noncontributing
5PE8242	717	N. Main Street	Not Eligible	Out of proposed district
5PE8243	719	N. Main Street	Needs Data	Out of proposed district
5PE8244	725-727; 204-210	N. Main Street/W. 8th Street	Not Eligible	Out of proposed district
5PE8245	112	W. 2nd Street	Not Eligible	Noncontributing
5PE8247	121	W. City Center Drive	Not Eligible	Noncontributing
5PE8248	301	W. 8th Street	Needs Data (SRHP Eligible under A)	Out of proposed district
5PE8249	100	N. Grand Avenue	Not Eligible	Noncontributing
5PE8250		Court and W. 2nd Streets	Not Eligible	Noncontributing
5PE8251	115	W. 8th Street	Needs Data	Out of proposed district
5PE8253	224-228	W. 3rd Street	Not Eligible	Noncontributing
5PE8255	323	W. 3rd Street	Not Eligible	Noncontributing
5PE8256	302	N. Grand Avenue	Not Eligible	Noncontributing
5PE8257	322	W. 4th Street	Not Eligible	Noncontributing
5PE8258	315	W. 4th Street	Not Eligible (SRHP Needs Data)	Contributing
5PE8259	319	W. 4th Street	Not Eligible	Noncontributing
5PE8260	300	W. 5th Street	Not Eligible	Noncontributing
5PE8261	504	N. Grand Avenue	Not Eligible	Noncontributing
5PE8262	209	W. 7th Street	Needs Data	Out of proposed district
5PE8263	310	N. Main Street	Not Eligible	Noncontributing
5PE8264	312	N. Main Street	Not Eligible	Noncontributing
5PE8266	127	W. 4th Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE8267	123	W. 4th Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE8268	117	W. 4th Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE8270	314	W. 4th Street	Not Eligible	Noncontributing
5PE8271	327; 304	Court Street; W. 4th Street	Not Eligible	Noncontributing

Site Number	Street Number	Street Name	NRHP Eligibility Recommendation	District Contribution
5PE8272	116	W. 7th Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE8273	118	W. 7th Street	Eligible under A	Contributing
5PE8274	830	N. Main Street	Not Eligible	Out of proposed district
5PE8275	825	N. Santa Fe Avenue	Eligible under A	Out of proposed district
5PE8276	920	N. Main Street	Not Eligible	Out of proposed district
5PE8277	224	W. 2nd Street	Not Eligible	Contributing
5PE8278	800	N. Santa Fe Avenue	Not Eligible	Out of proposed district
5PE8280	215-219	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8281	325	W. 6th Street	Not Eligible	Noncontributing
5PE8282	601	Court Street	Not Eligible	Noncontributing
5PE8283	117-119	W. 6th Street	Not Eligible	Noncontributing
5PE8284	601-623	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8285	730	N. Santa Fe Avenue	Not Eligible	Out of proposed district
5PE8286	201	W. 8th Street	Not Eligible	Out of proposed district
5PE8287	315	W. 8th Street	Not Eligible	Out of proposed district
5PE8288	220-236	W. 4th Street	Not Eligible	Contributing
5PE8289	221	W. 4th Street	Eligible under A	Contributing
5PE8291	201	W. 8th Street	Not Eligible	Out of proposed district
5PE8292	500-510	N. Main Street	Not Eligible	Noncontributing
5PE8293	801	N. Grand Avenue	Not Eligible	Out of proposed district
5PE8294	609	N. Grand Avenue	Not Eligible	Noncontributing
5PE8295	601	N. Grand Avenue	Not Eligible	Noncontributing
5PE8296	415	N. Grand Avenue	Not Eligible	Noncontributing
5PE8297	405-409	N. Grand Avenue	Not Eligible	Noncontributing
5PE8298	201-219	N. Grand Avenue	Needs Data	Contributing
5PE8338	909	Court Street	Not Eligible	Out of proposed district

NRHP = National Register of Historic Places

APPENDIX B

Survey Log (OAHP Form 1403) – Sorted by Smithsonian Number

Survey Log (OAHF Form 1403) – Sorted by Smithsonian Number

Site Number	Street Number	Street Name	NRHP Eligibility	District Contribution
5PE560	227½	N. Santa Fe Avenue	Not Eligible (SRHP Eligible under A)	Contributing
5PE575	112	W. 7th Street	Needs Data	Contributing
5PE1198	300	N. Main Street	Eligible under A	Contributing
5PE1208	115	W. 2nd Street	Not Eligible	Noncontributing
5PE2217	401	N. Santa Fe Avenue	Eligible under A	Contributing
5PE2218	112-114	W. 3rd Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE2219	614-616	N. Main Street	Not Eligible	Contributing
5PE2220	210	W. 4th Street	Not Eligible	Contributing
5PE2221	317	N. Main Street	Not Eligible	Contributing
5PE2222	417-419	N. Santa Fe Avenue	Not Eligible (SRHP Eligible under A)	Contributing
5PE2228	409-411	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE2271	419½-425	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE2276	111-117	Central Plaza	Not Eligible	Noncontributing
5PE4143	221-225	N. Santa Fe Avenue	Eligible under A, C	Contributing
5PE4144	201-203½	N. Santa Fe Avenue	Eligible under A, C	Contributing
5PE4510	900	N. Santa Fe Avenue	Eligible under A, C	Out of District
5PE8221	214-226	N. Main Street	Not Eligible	Noncontributing
5PE8231	315	N. Santa Fe Avenue	Eligible under A, C	Contributing
5PE8232	311-313	N. Santa Fe Avenue	Not Eligible	Noncontributing
5PE8233	309	N. Santa Fe Avenue	Not Eligible (SRHP Eligible under A)	Contributing
5PE8239	611	N. Main Street	Eligible under A	Contributing
5PE8246	110-110½	W. 2nd Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE8254	222	W. 3rd Street	Eligible under A, C	Contributing
5PE8265	108	W. 3rd Street	Not Eligible	Noncontributing
5PE8269	310	W. 4th Street	Not Eligible (SRHP Eligible under A)	Contributing
5PE8279	118-118½	W. 3rd Street	Not Eligible	Noncontributing

NRHP = National Register of Historic Places; SRHP = State Register of Historic Properties

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APPENDIX C

**Historic Properties Listed in the NRHP for which Records Were Updated
during the Reconnaissance Survey**

**Historic Properties Listed in the NRHP for which Records Were Updated during the
Reconnaissance Survey**

Smithsonian Number	Building Name	Address	Year of Listing
5PE492	Pueblo County Courthouse	215 W. 10 th Street	1975
5PE498	Pueblo Federal Building	421 N. Main Street	1978
5PE504	Young Women's Christian Association (YWCA)	801 N. Santa Fe Avenue	1980
5PE556	Masonic Building	209 N. Main Street	1983
5PE557	Montgomery Ward Building	225 N. Main Street	1996
5PE559	Colorado Building	401-411 N. Main Street	1992
5PE580	Henkel-Duke Mercantile Co. Warehouse	212 W. 3 rd Street	1984
5PE585	Tutt Building	119 Central Plaza	1983

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APPENDIX D
Francis W. Cooper Commissions

Francis W. Cooper Commissions

The following lists the commercial properties and residences designed by Francis W. Cooper in Pueblo. Cooper is remembered as nineteenth century Pueblo's most prolific architect and nearly all of his commissions still stand in Downtown Pueblo and in residential neighborhoods elsewhere in the city. Those in the currently proposed historic district are green highlighted.

Site Number	Building Name	Address	Date of Construction	NRHP Assessment
5PE493	Bowen Mansion	229 W. 12th Street	1892	Listed
5PE516.22	Albert S. Booth House	425 W. 18th Street	1900	Unknown
5PE526.18	Unnamed House	1921 Elizabeth Street	ca. 1900	Unknown
5PE526.21	Unnamed House	2002 Elizabeth Street	ca. 1910	Unknown
5PE526.26	Unnamed House	2029 Elizabeth Street	ca. 1905	Unknown
5PE526.39	Unnamed House	2311 Elizabeth Street	ca. 1920	Unknown
5PE526.41	Ward Rice House	1825 Grand Avenue	1892	Listed
5PE526.78	Unnamed House	1915 Greenwood	ca. 1910	Unknown
5PE555	Amherst Building	210 N. Main Street	1902	Needs Data
5PE556	Mechanics Building	207-211 N. Main Street	1890	Listed
5PE580	Henkel-Duke Building	212-222 W. 3rd Street	1895	Listed
5PE584	Elks Building	424 N. Santa Fe Avenue	ca. 1900	Needs Data
5PE612.18	De Remer Block	230 S. Union Avenue	1882	Contributing
5PE1198	Whitcomb Block	300 N. Main Street	ca. 1895	Eligible
5PE2217	Franklin Block	107 W. 4th Street	1910	Eligible
5PE2219	First City Hall	614 N. Main Street	1882	Not Eligible
5PE2220	Pope Business Block	210 W. 4th Street	1902	Not Eligible
5PE2221	Pope Block	317 N. Main Street	1899	Not Eligible
5PE2222	Steinberger Block	417 N. Santa Fe Avenue	1880	Not Eligible
5PE2223	Francis W. Cooper House	1225 Court Street	1903	Needs Data
5PE2259	A.C. Foote Block	725 N. Main Street	1882	Not Eligible
5PE4200	Asbury White House	417 W. 11th Street	1891	Listed
--	McCarthy Building	114 N. Main Street	1887	Demolished
5PE2271	J.C. Wilson Block	419½-425 N. Santa Fe Avenue	Pre-1891	Not Eligible

Source: History Colorado. 2001. Colorado Architects Biographical Sketch. Available at: http://www.historycolorado.org/sites/default/files/files/OAHP/Guides/Architects_cooper.pdf. Accessed April 20, 2018.

NRHP = National Register of Historic Places

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