

Resource Number: 5PE1198  
Temporary Resource Number:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

1. Resource number: 5PE1198
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Whitcomb Block/Pueblo Savings & Trust/Clark's Western Wear
6. Current building name: Not applicable (unoccupied)
7. Building address: 300 North Main Street
8. Owner name and address: BC Scotsons, LLC, 300 N. Main Street, Pueblo, CO 81003

## II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W  
SW ¼ of NE ¼ of NE ¼ of NE ¼ of Section 36
10. UTM reference  
Zone 13 ; 5 3 4 2 6 8 mE 4 2 3 5 8 4 5 mN
11. USGS quad name: Northeast Pueblo  
Year: 1961 (p.r. 1974) Map scale: 7.5' × 15' Attach photo copy of appropriate map section.
12. Lot(s): S 70 Ft. Lots 12-13+West 18.6 feet of 14 Block: 28  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536127005. The northern boundary is shared with an empty building addressed as 305 Main Street. The eastern boundary is shared with an open lot. The southern boundary is West 3rd Street. The western boundary is North Main Street. The resource boundary occupies a land area of approximately 14,664 square feet. The boundary description dates to the late nineteenth century.

## III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 105 x Width 71
16. Number of stories: 2
17. Primary external wall material(s): Brick, terra cotta, and wood exterior treatment.
18. Roof configuration: Flat.
19. Primary external roof material: Asphalt.

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20. Special features: Terra cotta tiles visible on second floor exterior. Awning and exterior wood treatment added in the early 1960s.
21. General architectural description: 5PE1198 has been surveyed for its NRHP eligibility in 1983, 1990, and 1998. In 1983 and 1990, the OAHF found 5PE1198 "Not Eligible-Officially." Eight years later, the OAHF determined 5PE1198 was "Field-Eligible." The Whitcomb Block, at the corner of 3rd and Main Streets was originally designed as a two-story building by Pueblo architect Francis W. Cooper. The building fronts approximately 70 feet along Main Street and 105 feet along West 3rd Street. The ground level featured three storerooms: 1) one storeroom on Main Street at the north end of the building; 2) one corner storeroom with a rusticated entryway separated by decorative supporting columns and voussoir; and 3) one storeroom located at the east end on West 3rd Street. The exterior of each storeroom featured large plate glass windows and recessed entryways. Above the belt course, the second-story windows are paired, rectangular, double hung, and single pane. In the early 1960s, the Clark family replaced the previous main entry with a pair of glass/metal hinged doors, an awning, and an exterior wood panel running the length of Main Street and approximately 20 feet of West 3rd Avenue by the main entry. The eastern façade (rear) features four similar "round-top windows" across the façade's second story.
22. Architectural style/building type: Commercial/Nineteenth Century Commercial/Beaux Arts.
23. Landscaping or special setting features: Trees and shrubs adjacent to the sidewalk and street parking.
24. Associated buildings, features, or objects: None.

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1896  
Source of information: Colorado Weekly Chieftain, January 7, 1897:5.
26. Architect: Francis W. Cooper  
Source of information: Pueblo Daily Chieftain, August 14, 1895:5.
27. Builder/Contractor: Unknown  
Source of information:
28. Original owner: G. Henry Whitcomb  
Source of information: Pueblo Daily Chieftain, August 14, 1895:5.
29. Construction history (include description and dates of major additions, alterations, or demolitions): According to Pueblo County appraisal records, 5PE1198 was completed in 1896. The Pueblo Savings and Trust added a terra cotta exterior during 1921-1922. A clay bed near Denver provided the material for the tiles and bricks. A 1921 photograph shows decorative floral swag motifs and an ornate cornice on the parapet of the building which were likely installed as a part of this renovation. Although the brickwork remains, the cornice and swag were removed between 1922 and the previous 1983 survey; in 2017 the property looks much as it did in 1983. In 1926, the bank's management announced its intention to install a bronze and glass 8.0 × 10.5-foot clock on the building's southeast corner. The cornice, but not much other detail, is still distinguishable in an aerial photograph from the beginning of the 1950s. However, in 1952, the city granted permission to Pueblo Savings and Trust to reconstruct the building's interior and install a new front; the estimated cost of renovations came to \$2,000. In another early to mid-1950s aerial photograph of Pueblo, the cornice is absent. Clark's Western Store

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moved from West 4th to the empty bank in 1962. One of the first renovations after the Clark family opened for business was to install an awning and wood panels along the length of the ground level of the Main Street façade and approximately 20 feet of the West 3rd Avenue. A comparison of historic photographs also indicates that a concrete supporting post at the building's southwest corner was removed by 1983 and the owners bricked in three display windows along the southern façade; it is unclear from historic photographs precisely when this change was made. It is possible that the swag motifs were removed from the parapet at this time; however, the cornice at least appears to have been removed in the 1950s.

30. Original location  X  Moved  \_\_\_  Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Commerce/Trade-Financial Institution

32. Intermediate use(s): Commerce/Trade-Specialty Store

33. Current use(s): Unoccupied.

34. Site type(s): Commercial Building

35. Historical background: As announced under a headline "Large Realty Transaction" in the August 14, 1895, *Pueblo Chieftain* a Boston syndicate led by G. Henry Whitcomb had purchased the northeast corner of Main and W. 3rd Streets from a pair of local businessmen. Terms were not announced, but the property had been recently valued at \$75,000. The new Whitcomb block replaced W.H. Hyde's blacksmith and a livery stable situated at that corner since the mid-1870s. Immediately after the sale, Whitcomb ordered plans from Pueblo architect Francis W. Cooper.

After Cooper's graduation from Cornell University in 1874, his first commissions were in Ohio and Wyoming. He arrived in Pueblo in 1881. Whitcomb's syndicate initially envisioned a six-story building, but quickly settled for a two-story, white brick edifice "similar to buildings now being erected in other cities." Opened in 1896 at a cost of \$25,000, Pueblo Savings and Trust quickly moved into the building as the prime tenant. Controlled by former Colorado Governor Alva Adams, J.A. and M.D. Thatcher, and Walter Davis, the bank had been in business in the triangle building at the corner of North Union and Victoria Avenue. In its new surroundings, Pueblo Savings and Trust maintained its place as the city's premier financial institution. That role continued for most of the twentieth century. In 1962, Pueblo Savings and Trust vacated the building to move to a new location at West 5th Avenue and Court Street. An established Pueblo merchant, Clark's Western Store, moved from West 4th Street to the corner of West 3rd and Main Streets. Alex Clark and his family immigrated from Scotland to the United States in the early twentieth century and opened a shoe factory soon after their arrival in Pueblo. From the 1980s to mid-2000s, the second generation of Clarks, Barclay and Alexander (known as "Sandy") ran the business. The store remained open until Sandy Clark's death in 2005. It remained a western wear store under different ownership into the early 2010s. As of June 2017, the property is vacant.

36. Sources of information: "Large Realty Transaction." *Pueblo Chieftain* August 14, 1895:8. | "Pueblo Savings Bank Secures New Quarters." *Pueblo Chieftain* no date. | "Year's Building Operations." *Colorado Weekly Chieftain* January 7, 1897:5. | "6 Weeks Before Bank Exterior Will Be Done." *Pueblo Chieftain* February 8, 1922:5. | "Bank to Install Giant Timepiece." *Pueblo Chieftain* March 4, 1927:2. | "Pueblo Savings to Repair Its

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Building." *Pueblo Star Journal* January 3, 1952:8. | Margaret Ward-Masias, "The Whitcomb Block, 300 N. Main Street." *Downtown Spotlight* February 2017:7.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Commerce

40. Period of significance: 1896–1967.

41. Level of significance: National  State  Local

42. Statement of significance: 5PE1198 has been surveyed for its NRHP eligibility four times since 1983. Since original construction in 1896, 5PE1198 has held a decades-long association with two different business. 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/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. 5PE1198 has stood empty for most of the 2010s. The June 2017 field survey noted the awning and wood exterior treatment installed in the early 1960s had begun to show its age. The building's exterior lost much of its association and materials related to the renovation from 55 years ago. For those reasons, SWCA recommends 5PE1198 is not eligible under Criterion C. SWCA also recommends 5PE1198 should be placed on the local landmark register.

43. Assessment of historic physical integrity related to significance: The building has lost much of its original historic physical integrity since an exterior renovation associated with Clark's Western Wear moving to this address in 1962. It is likely that this was the point when it assumed its current appearance, although the windows on its south side may have been bricked up at a later time. The removal of the awning and wood exterior panels would go a long way to helping 5PE1198 regain its original integrity. As of June 2017, SWCA believes that the building's current historic physical integrity is poor and does not contribute to 5PE1198's potential historic significance.

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#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Discuss: 5PE1198 is in proximity to a number of other nineteenth and twentieth century commercial buildings surveyed for this project. A potential period of significance for a Downtown Pueblo Historic District would begin in 1882 and conclude in 1967 with commerce as the area of significance. These buildings share a tradition of family ownership, and most of the buildings housed different small businesses under one roof. The buildings that would contribute to a Downtown Pueblo Historic District have each retained many of elements of nineteenth and twentieth century commercial buildings. Because of these associations with multi-generational ownership and the overall good physical integrity of these buildings, the prospect of a Downtown Pueblo Historic District is worthy of serious consideration.

If there is National Register district potential, is this building: Contributing  Noncontributing

46. If the building is in existing National Register district, is it: Contributing  Noncontributing

#### VIII. RECORDING INFORMATION

47. Photograph numbers: 5PE1198a through 5PE1198d.

Negatives filed at: SWCA Environmental Consultants

48. Report title: Steel City's Barometer: A Survey and Context of Downtown Pueblo's History and Architecture.

49. Date(s): June 2017

50. Recorder(s): Robert Autobee

51. Organization: SWCA Environmental Consultants

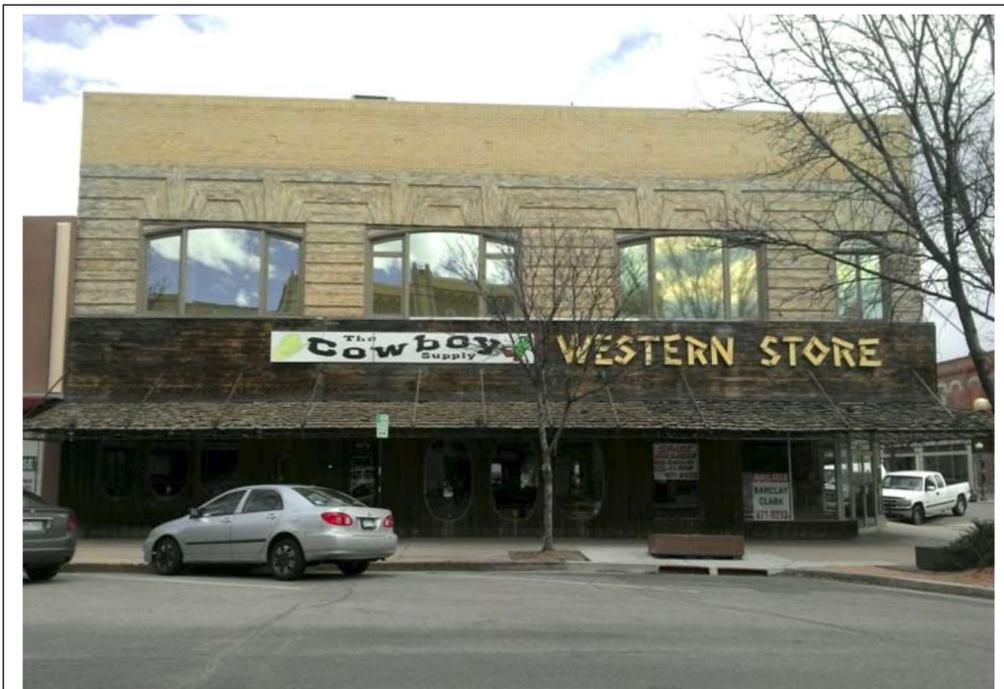
52. Address: 295 Interlocken Boulevard, Suite 300. Broomfield, CO 80021

53. Phone number(s): Office: 303-487-1183, Direct: 720-249-3453

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

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5PE1198 – 300 North Main Street. Looking east at western façade. Photo ID: 5PE1198a. March 2016.



5PE1198 – 300 North Main Street. Looking southeast at eastern façade. Photo ID: 5PE1198b. March

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5PE1198 – 300 North Main Street. Looking northwest at southern façade. Photo ID: 5PE.1198c. June 2017.



5PE1198 – 300 North Main Street. Looking southeast at eastern and southern façades and main entry. Photo ID: 5PE.1198d. June 2017.



<http://pcclddigitalcollection.contentdm.oclc.org/cdm/singleitem/collection/myfirst/id/15/rec/1> Date: 1921

Statement Dec. 24 1921	ARCHITECT'S DRAWING OF THE NEW BUILDING	Statement Dec. 24 1909
<b>RESOURCES:</b>		<b>RESOURCES:</b>
Loans and Discounts .. \$2,171,704.04		Loans and Discounts .. \$566,589.00
Banking House and other Real Estate .. 120,292.73		Real Estate .. 24,807.50
Estate .. 6,893.55		Bonds and Cash .. 353,815.45
Furniture and Fixtures .. 1,036,624.30		Cash and Sight .. 558,607.19
Bonds and Cash .. 54,711.52		Exchange .. 1,503,909.14
Loans and Discounts .. 1,034,850.44		
Cash and Sight .. \$4,445,078.58		
Exchange ..		<b>LIABILITIES:</b>
		Capital .. \$100,000.00
<b>LIABILITIES:</b>		Surplus .. 5,000.00
Capital .. \$100,000.00		Undivided Profits .. 5,982.70
Surplus .. 5,000.00		Reserved for Taxes .. 1,190.82
Undivided Profits .. 5,982.70		Reserved for Interest .. 16,550.40
Reserved for Taxes .. 1,190.82		Deposits .. 1,375,185.22
Reserved for Interest .. 41,584.39		
Unearned Discount .. 3,680.70		
Deposits .. 4,066,317.66		
		\$1,503,909.14
\$4,445,078.58		

**WE** reproduce the Architect's drawing of our new building as it will appear when completed within the next sixty days. The interior is now in the hands of the decorators and should be completed by February first. Customers are now admitted thru the Main Street entrance. There will be found many new conveniences and everything that goes with a modern banking room.

We specially call attention to our large Safe Deposit Vault where will be found boxes to meet the needs of all at reasonable prices. Our women's room is specially designed for the comfort and convenience of our women customers.

The Officers and Directors invite you to visit the new banking rooms, feeling certain that you will find here the same spirit of co-operation that has always characterized the relations of this institution with its customers.

## PUEBLO SAVINGS and TRUST COMPANY

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Aerial view from the early 1950s with cornice visible. Image from the Pueblo City-County Library District:  
<http://cdm16620.contentdm.oclc.org/cdm/singleitem/collection/myfirst/id/834/rec/5>



Aerial view from the early to mid-1950s based on latest car styles that are distinguishable; no cornice visible. Image from the Pueblo City-County Library District:  
<http://cdm16620.contentdm.oclc.org/cdm/fullbrowser/collection/p16620coll3/id/51/rv/singleitem/rec/28>



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For Official Use Only: Disclosure of site locations prohibited (43 CFR 7.18)



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**5PE1198**

 Historic Property

0 100 200 Feet

0 10 20 40 Meters

1:1,000

Base Image: Esri, DeLorme, HERE, USGS, Intermap, iPC  
NRCAN, METI  
Quadrangle: Northeast Pueblo, CO (1977)  
Pueblo County, Colorado

NAD 1983 UTM Zone 13N  
6/15/2017



**SWCA**<sup>®</sup>  
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