

Resource Number: 5PE1208
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: 5PE1208
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: R.T. Frazier Saddlery
6. Current building name: None
7. Building address: 115 West 2nd Street.
8. Owner name and address: Pueblo County/Colorado Blue Sky Enterprises, 215 W. 10th Street, Suite 217, Pueblo, Colorado 81003-2935.

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NE ¼ of NE ¼ of SE ¼ of NE ¼ of section 36
10. UTM reference
Zone 13; 5 3 4 2 9 9 mE 4 2 3 5 7 8 7 mN
11. USGS quad name: Northeast Pueblo
Year: 1961 (p.r. 1974) Map scale: 7.5' X 15.0' Attach photo copy of appropriate map section.
12. Lot(s): 15 + 10-foot strip less S 43 feet 9 inches in strip on west side of 15+ W 9 inches of Adj 10-foot strip
Block: 29
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536128001. The northern and eastern boundaries are shared with north-south and east-west alleys. The southern boundary is W. 2nd Street. The western boundary is shared with an open lot. The resource boundary occupies a land area of approximately 17,160 square feet. The boundary description dates to the early twentieth century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 140 x Width 52
16. Number of stories: 2
17. Primary external wall material(s): Stucco/Brick/Terra Cotta.
18. Roof configuration: Flat.
19. Primary external roof material: Asphalt.

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20. Special features: Recently installed stucco inserts around the second-story windows.
21. General architectural description: 5PE1208 has been surveyed for its NRHP eligibility in 1983, 1990, and 1998. In 1983 and 1990, the OAHF found 5PE1208 "Not Eligible-Officially." Eight years later, the OAHF determined 5PE1208 was "Field-Eligible." Photographs held by the Special Collections and Museum Services section of Pueblo's Rawlings Library indicate the original façade facing West 2nd Street was more in early twentieth century commercial style than how the building appears in 2017. The modern southern façade has been covered with stucco on both the first and second stories. A "southwestern" pattern and a layer of stucco extends out from the exterior wall. The stucco treatment forms a pair of rectangular frames around a pair of large, multi-pane windows fenestrated on either side of the façade's center. At ground level is a series of open, metal frame picture windows protected by cloth awnings. The recessed entryway near the southwest corner of the building is the only element remaining from the original exterior. Based on a comparison with a photograph from 1990, the "southwestern" design and the cloth awnings were added between 1990 and 2017. The date when the windows were replaced was also between 1990 and 2017. The eastern and northern façades have no fenestrations. A metal fire escape ladder is affixed to the northern façade. The ladder extends from the roof to the parking lot at ground level. A mural with images celebrating the West, with a prominent Pueblo saddle, covers the entire length and height of the western façade; this mural was added in 2013 (Pueblo County 2017).
22. Architectural style/building type: Early Twentieth Century Commercial
23. Landscaping or special setting features: Trees and shrubs adjacent to the sidewalk and street parking. Open lot to the west of the building.
24. Associated buildings, features, or objects: None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1902
Source of information: Pueblo Daily Chieftain, January 1, 1903:37.
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: Robert T. Frazier.
Source of information: Pueblo Daily Chieftain, January 1, 1903:37.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Contemporary newspaper reports indicate the building included three floors and a basement. In 1912, Frazier announced his plans to add two floors to the building at 115 West 2nd Street. Newspaper reports claimed that the building was originally intended for six stories and the structure would hold the weight. The addition never happened. By 1950, owners M.B. Littell and Samuel Jones announced a plan to add a new store front and remodel the interior. The renovations were part of a plan among North Santa Fe Avenue businessmen to make their piece of North Santa Fe "a more attractive shopping district." The southern façade underwent a stucco makeover during that 1950s remodel (see attached 1950s photos). The façade was made over again.

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extensively between the 1990 and 2017 surveys. The awning reverts to a style visible on the pre-1950s remodel in an aerial photograph (below). The new materials and façade date to after Colorado Bluesky took possession of the building in 1990.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade-Specialty Store

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

33. Current use(s): Social/Civic

34. Site type(s): Commercial Building

35. Historical background: The 1891 Pueblo County Directory indicates there was a Thompson & Co. Grocery Store at this address. It is possible the building that housed the grocery store was demolished to make way for the current building at 115 West 2nd Street. In September 1899, Robert T. Frazier, “the rustling and energetic saddle and harness dealer” according to the Chieftain purchased from Edward Smith frontage along W. 2nd Street to house his business, Frazier Saddlery. Frazier hoped to start at this location by early 1900, but delays moved opening day to December 15, 1902. There was a reason behind the delays as 5PE1208 was the first commercial building in Pueblo of iron and steel construction, and only the second building in town after the County Government Building. Frazier was internationally recognized for the quality of his saddles and harnesses. Frazier was one of many Pueblo craftsmen to popularize the “Pueblo Saddle.” The Pueblo Saddle weighed 37 to 42 pounds with an extra-large square skirt, wider forks, deeper full-covered high back seats, and rigging under the fork rather than the horn. In 1910, Frazier’s sales totaled \$130,000 and his firm shipped to “almost every quarter of the globe.” The center of the ground level salesroom featured “business offices, flanked by plate glass show cases, filled with fine finished leather goods. In one corner is a ‘Navajo cozy corner’ replete with blankets of beautiful color and design.” Frazier employed 50 men to turn out saddles that caused “cowboys, cavalrymen, and army offices know the merits of the Frazier saddle.” The 1921 flood damaged the building with about 6 feet of water on the main floor and a flooded basement. The manufacture of saddles continued on the upper two floors with minimal interruption. In 1950, Frazier’s widow sold the building to two local businessmen, M.B. Littell and Samuel Jones, who subsequently leased the building to Southern Colorado Power Company. The Jones family held the building’s lease until 1990. That year, the Pueblo County Government obtained the building. Since the early 1990s, Colorado Bluesky Enterprises is the County agency offering services for children and adults with developmental disabilities. Bluesky is a non-profit funded through the Colorado Department of Human Services, Division of Developmental Disabilities and federal Medicaid funds.

36. Sources of information: Pueblo Chieftain, September 22, 1899:5 | Pueblo Chieftain, January 1, 1903:37, “Frazier’s New Saddle and Harness Factory is Credit to Pueblo.” | Pueblo Chieftain, March 12, 1911:5, “Frazier Building Sold, Power Firm Seeks Lease.” | Pueblo Star Journal, January 2, 1950:1 | Lee M. Rice, “The Gallup and Frazier Saddles.” | Pueblo Lore 13(8):5, August 1988 | Pueblo County Assessor’s Office. Pueblo County Appraisal Card. Parcel No. 536128008. Accessed June 13, 2017. | Pat Tompkins, “Downtown Pueblo Saddle Makers Were Famous.’ Downtown Pueblo Newsletter, no date. | Mapquest, Available at: <https://www.mapquest.com/us/colorado/business-pueblo/colorado-blue-sky-10088207>. Accessed June 13,

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2017. Pueblo County, "Leadership Pueblo 2013 Mural Dedication. Available at: <http://pueblo.org/events/2013-09-17-163000/leadership-pueblo-2013-mural-dedication>. Accessed March 9, 2018.

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: N/A.

40. Period of significance: N/A.

41. Level of significance: National State Local

42. Statement of significance: 5PE1208 has been surveyed for its NRHP eligibility four times since 1983. 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. Because of the building's association with an industry that made Pueblo known world-wide, 5PE1208 is significant under Criterion A. However, a late twentieth century renovation of the building's southern elevations caused the loss of nearly all of its original physical integrity. It is therefore recommended that 5PE1208 is not eligible for the NRHP under any criterion. SWCA recommends 5PE1208 should receive local landmark status from the Pueblo Historic Preservation Commission.

43. Assessment of historic physical integrity related to significance: The building has lost much of its original historic physical integrity due to a late twentieth century addition of stucco and forms around the original windows. Based on a comparison with photographs from previous recordings, extensive changes were made sometime between 1990 and 2017. The building's historic physical integrity is poor and the level of integrity does not contribute to the historic significance of 5PE1208.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

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45. Is there National Register district potential? Yes X No

Discuss: A proposed Downtown Pueblo Historic District contains some of the city's most important historic buildings dating as far back as the late nineteenth century. 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. The buildings reviewed for this survey share a historic connection with the services they provided and their architectural style and type. The buildings recommended as contributing to this potential National Register, not including 5PE1208, display much of their original physical integrity and are important components in the story of Pueblo's commercial history. A potential National Register historic district encompasses many of Pueblo's early commercial properties in an area consisting of the original Pueblo subdivision.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5PE1208a-5PE1208e.

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, Colorado 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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5PE1208 – 115 W. 2nd Street. Looking north at southern façade. Photo ID: 5PE1208a. June 2017.

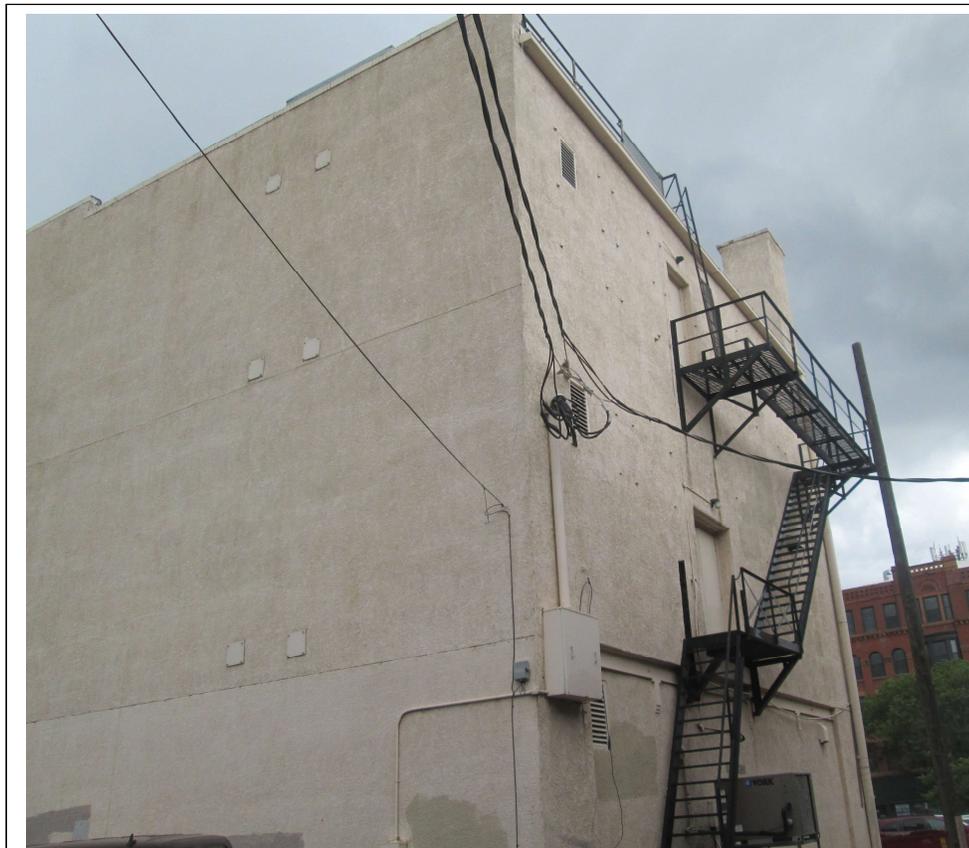


5PE1208 – 115 W. 2nd Street. Looking northwest at southern and eastern façades. Photo ID: 5PE1208b. June 2017.

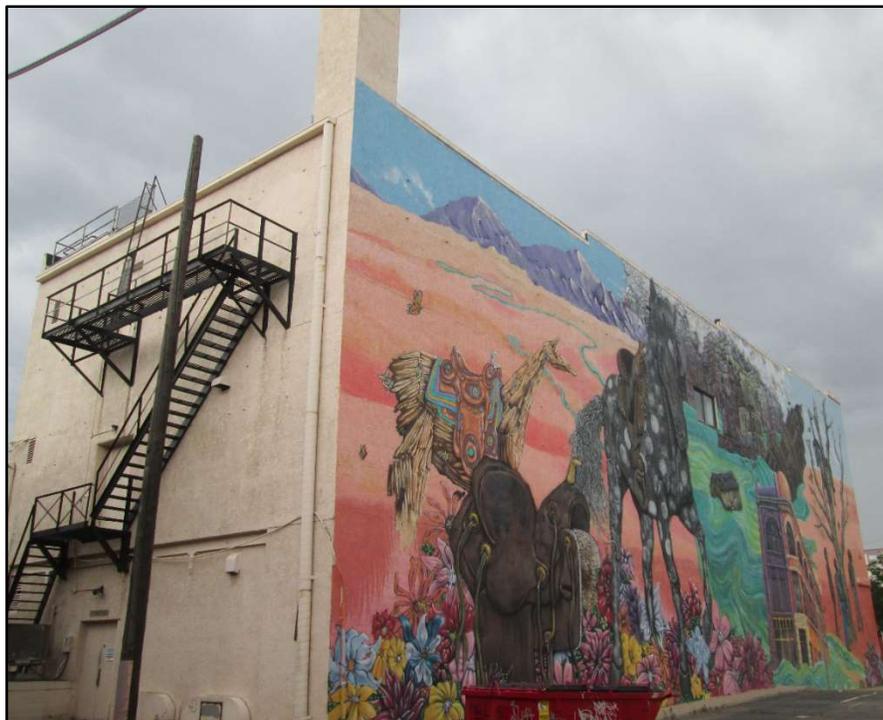
Resource Number: 5PE1208
Temporary Resource Number:



5PE1208 – 115 W. 2nd Street. Looking northwest at eastern façade. Photo ID: 5PE1208c. June 2017.



Resource Number: 5PE1208
Temporary Resource Number:

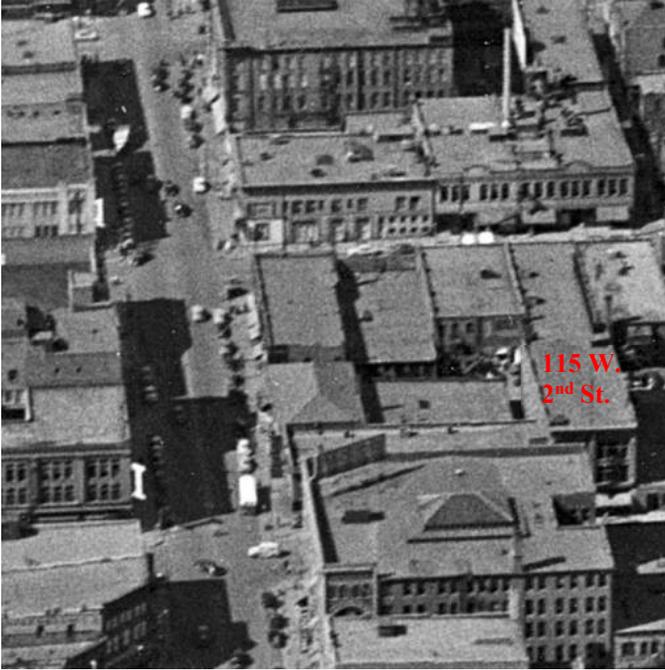


5PE1208 – 115 W. 2nd Street. Looking southeast at northern and western façades.
Photo ID: 5PE1208e. June 2017.



5PE1208 – 115 W. 2nd Street. From the 1990 site record, looking north at south façade.

Resource Number: 5PE1208
Temporary Resource Number:

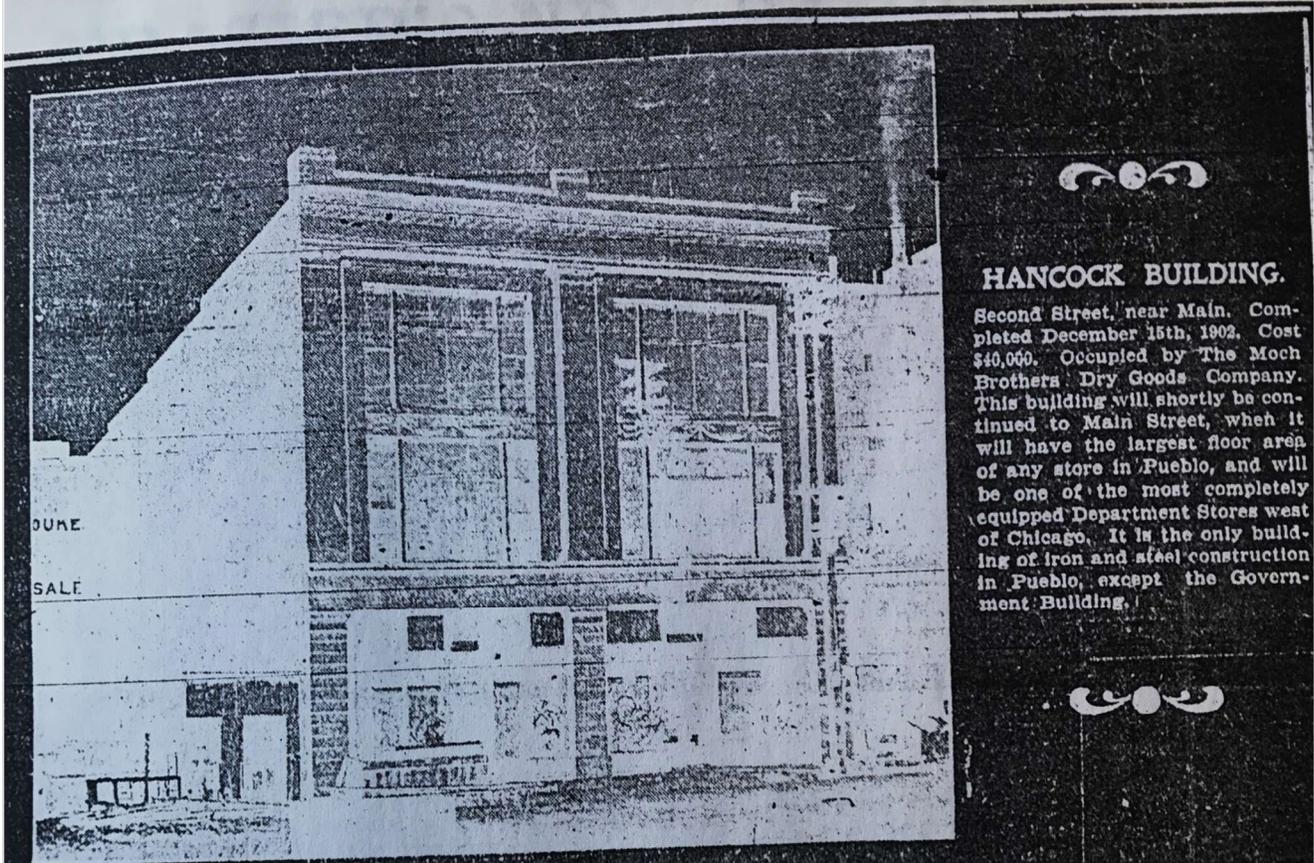


Aerial view from the early 1950s with original windows visible. Image from the Pueblo City-County Library District:
<http://cdm16620.contentdm.oclc.org/cdm/singleitem/collection/myfirst/id/834/rec/5>



Aerial view from the early to mid-1950s based on latest car styles that are distinguishable; building has stucco finish and windows are reduced in size and configuration. The Sears store was built as part of the 1950s facelift of W. 2nd Street. Image from the Pueblo City-County Library District:
<http://cdm16620.contentdm.oclc.org/cdm/fullbrowser/collection/p16620coll3/id/51/rv/singleitem/rec/28>

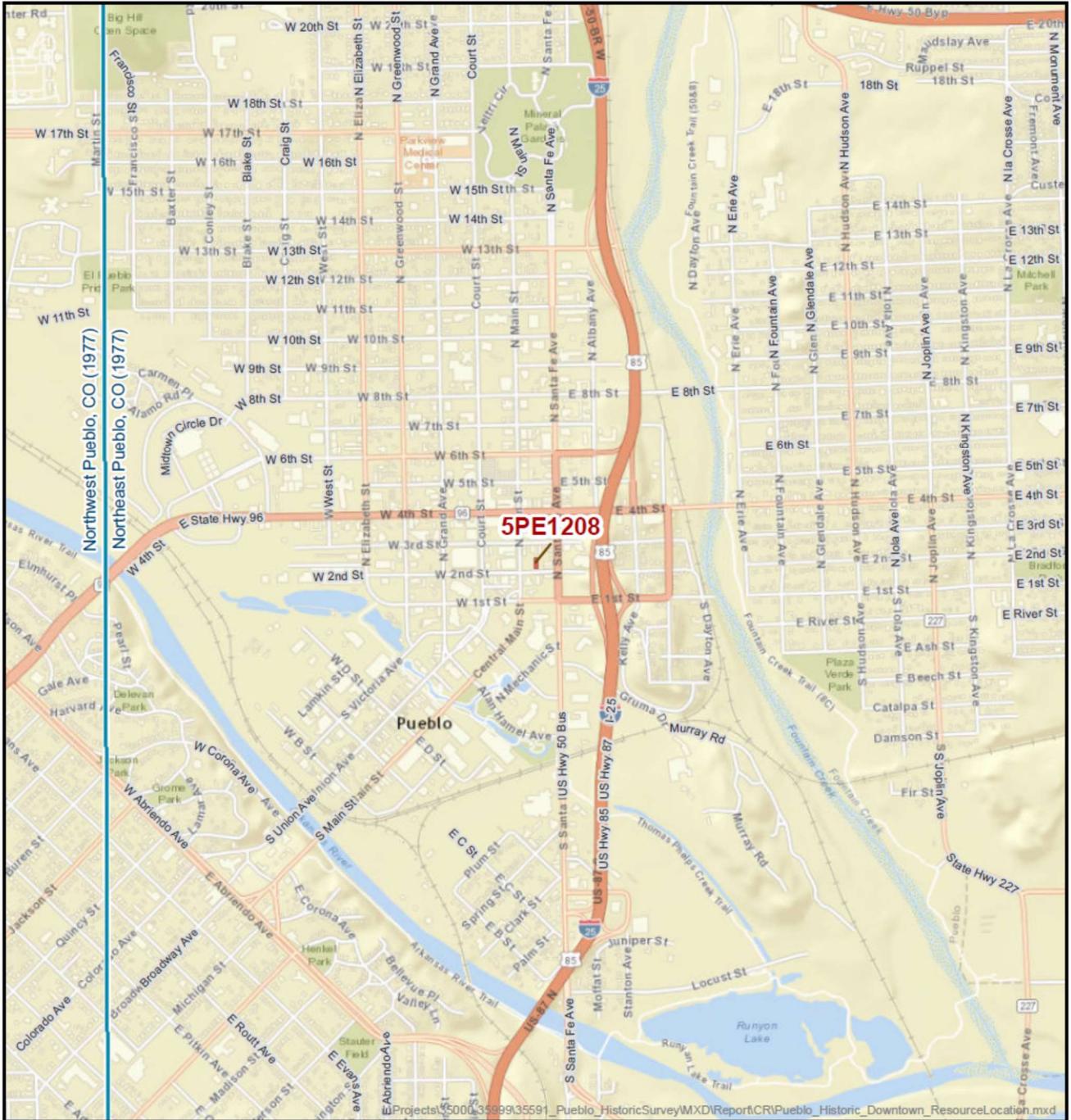
PUEBLO CHIEFTAIN, Thursday, January 1, 1903 Page 37
SECOND STREET, 115 WEST -- Hancock Building --



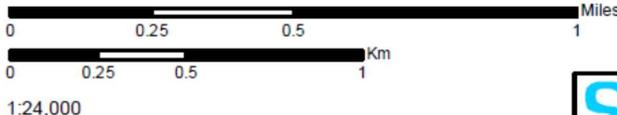
The records of the Special Collections and Museum Services section of Pueblo's Rawlings Library suggest that this Frazier took over the Hancock Building in 1911. It is difficult to tell if the window configuration matches that on the partial early 1950s aerial photograph view above; it could. The roofline was changed by the 1950s if so. However, to the present-day the sides of the building demonstrate as step-down roof edge as shown above.

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



- Legend**
- Historic Property
 - Topo Quad Boundary



Base Image: Esri, DeLorme, HERE, USGS, Intermap, iPC
 NRCAN, METI
 Quadrangle: Northeast Pueblo, CO (1977)
 Pueblo County, Colorado
 NAD 1983 UTM Zone 13N
 6/8/2017



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5PE1208

 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



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