

Resource Number: 5PE2217
Temporary Resource Number:

90AHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHHP 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: 5PE2217
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Franklin Block
6. Current building name: Franklin Block
7. Building address: 401 North Santa Fe Avenue, Pueblo, CO 81003
8. Owner name and address: Kathleen M. and Salvatore R. Balsamo, 248 Worcester Road, Princeton, MA 01541-1525.

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 36 and NW ¼ of SW ¼ of Lot
2 section 31 (front of the building).
10. UTM reference
Zone 13 ; 534354 mE 4235940 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): 1+ S. 20 feet of 2 Block: 27
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The resource boundary consists of the legal Pueblo County Parcel No. 536115011 boundary. The northern boundary is shared with a commercial property at 407 North Santa Fe Avenue. The western boundary is North Santa Fe Avenue. The southern boundary is West 4th Street. The eastern boundary is an unnamed alley. The building occupies a land area of approximately 13,402 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 120.0 x Width 62.5
16. Number of stories: 2
17. Primary external wall material(s): Granite and brick.
18. Roof configuration: Flat.
19. Primary external roof material: Asphalt.

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20. Special features: First floor picture window. Cornice. Terra Cotta trim. Wood exterior treatment added during the mid-twentieth century. Recessed entries.
21. General architectural description: The Franklin Block features a flat roofline, extended eaves, a cornice with a parapet above, and modillions and dentils along its western roofline. The main entry in the approximate center of the western façade is a solid, metal double door. Above the door is a double transom with the painted legend: A.D. 1910 FRANKLIN HOTEL. The windows on the second story of the northern, southern, and western sides are symmetrically positioned. On the second floor on the northern, southern, and western the windows are 1/1 rectangular metal frame with brick segmented lintels and a continuous brick sill, or belt course. Terra cotta quoins are visible at the second floor's northwest and southwest corners. A large, 1/1 double hung rectangular window is fenestrated located on the building's south side. The building's southwest corner features a recessed, angled entry supported by a concrete column. A pair of metal, hinged, glass-pane commercial doors are located beneath this entry. The western façade features four separate entries for four separate businesses facing North Santa Fe Avenue. Large plate windows along the ground level are wood framed. A recessed entryway to the hotel is in the center of the western façade. The windows along the southern façade's first floor are not original to the building. There are four metal frame 1/1 windows along the length of the southern façade. There are no visible fenestrations along the eastern façade.
22. Architectural style/building type: Commercial/Early Twentieth Century Commercial.
23. Landscaping or special setting features: Unlike many other commercial properties in the proposed Downtown Pueblo Historic District, no trees are in front of 5PE2217. There is a planter at the corner of W. 4th Street and North Santa Fe Avenue.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1910
Source of information: History Colorado website, Architects of Colorado – Biographical Series, Francis W. Cooper. Available at: <http://www.historycolorado.org/oaHP/architects-colorado-biographical-series>. Accessed June 8, 2017.
26. Architect: Francis W. Cooper
Source of information: History Colorado website. Architects of Colorado – Biographical Series, Francis W. Cooper. Available at: <http://www.historycolorado.org/oaHP/architects-colorado-biographical-series>. Accessed June 8, 2017.
27. Builder/Contractor: Arthur Fields & Frank Taylor
Source of information: *Pueblo Chieftain* April 17, 1910:5.
28. Original owner: Wachusett Investment Company and G. Henry Whitcomb
Source of information: *Pueblo Chieftain* March 6, 1910:1.
29. Construction history (include description and dates of major additions, alterations, or demolitions): In the early 1910s, Henry Gardner owned the Franklin Hardware Store in the Franklin Block. In 1914, Gardner's brother-in-law formed a partnership with Henry Robinson to form Robinson-Gardner Hardware. Between 1914 and 1917, the business expanded on the West 4th Street side of the Franklin Block. In 1918, the store expanded onto the

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Santa Fe Avenue side (407 North Santa Fe). The expansion allowed customers to enter from either the West 4th Street side or Santa Fe Avenue side. The ground-level picture windows and exterior wood panel trim were added in the 1960s.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade-Business/Professional.

32. Intermediate use(s): Commerce/Trade-Business/Professional.

33. Current use(s): Commerce/Trade-Business/Professional.

34. Site type(s): Commercial building.

35. Historical background: An F. Arkush occupied the northwest corner of Santa Fe Avenue and West 4th Street as early as the mid-1870s. The April 24, 1881, *Pueblo Chieftain* noted that a Charles Fairbanks leased the land at 401 North Santa Fe Avenue from a Mrs. Cook of Denver. The article did not specify what type of building was at this location at that time. According to the Chieftain, Fairbanks intended to construct a brick “business block” with a frontage of 22 feet and a length of 120 feet. The newspaper concurred with Fairbank’s plans, as they stated: “This enterprise is of the right kind and bound to win.” The 1891 Pueblo City Directory indicates Mattes & Co. Insurance, at this address. The 1897 City Directory lists a Café with a Herman Voight as owner and a building tenet. Plans to construct a new building at this location moved ahead by the middle of the new century’s first decade. The Franklin Press was one of the city’s printing and publishing companies since the late 19th century. The April 1, 1906, a headline in the *Pueblo Chieftain*: “Franklin Press Will Have New Building” announced another landmark “modern” building containing “the largest and best equipped printing, lithographing, and bookbinding establishment west of the Missouri River.” The building’s initial occupants were the printer Platt Wicks and Colorado Senator Horace T. DeLong. In 1910 the Franklin Hotel portion of the block, was construction facing North Santa Fe Avenue. The Franklin Block survived the 1921 flood with the exception of 2 feet of water in the building’s basement. The building was home to the Franklin Hotel apartment complex, restaurants, and other small businesses over the remainder of the twentieth century. According to the Pueblo County Assessor records, as of 2017, the Franklin Block is 50 percent retail and 50 percent warehouse.

36. Sources of information: “Franklin Press Will Have New Building.” *Pueblo Chieftain* April 1, 1906:1. | Pueblo County Assessor Card, Parcel No. 536115011. Accessed June 8, 2017. | Margaret Ward-Masias, “Pueblo Hardware/Robinson-Gardner Hardware.” *Pueblo Downtown Spotlight* December 2015:7. | History Colorado website. Architects of Colorado – Biographical Series, Francis W. Cooper. Available at: <http://www.historycolorado.org/oahp/architects-colorado-biographical-series>. Accessed June 8, 2017.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: _____

Designating authority:

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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: Commerce: 1910–1967

41. Level of significance: National State Local

42. Statement of significance: This is the fourth recordation of 5PE2217's historic eligibility. In 1998, the consultant found 5PE2217 was "Field-Eligible" for listing in the NRHP. There has been no official finding from the Colorado OAHF. 5PE2217 is another example of commercial blocks constructed across Pueblo's downtown during the late nineteenth century and into the early twentieth century. Since original construction in 1910, 5PE2217 housed different businesses ranging from hotels to a printer. The building has been associated with Pueblo's small businesses for more than a century. For those reasons, 5PE2217 is eligible for the NRHP/SRHP under Criterion A. Research did not determine if a historical significant individual is associated with the construction of or the commercial activities that subsequently occurred in this building. Therefore, 5PE2217 is not eligible under NRHP-Criterion B. Because of its design and materials, SWCA recommends 5PE2217 does not possess physical integrity for listing in the NRHP/SRHP under Criterion C.

43. Assessment of historic physical integrity related to significance: 5PE2217 has lost much of its original exterior because the introduction of ground-level windows and a wide wood sign band during the mid-twentieth century. The original window treatments, exterior materials, and brick work have retained much of their historic physical integrity. The historic physical integrity is fair and does not contribute to the building's overall historic significance.

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: 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, including 5PE2217, display much of their original physical integrity and are important components in the story of

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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 X Noncontributing _____

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5PE2217a-5PE2217d.

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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5PE2217 – 401 North Santa Fe Avenue. Looking northeast at western façade. Photo ID: 5PE2217c. March 2016.

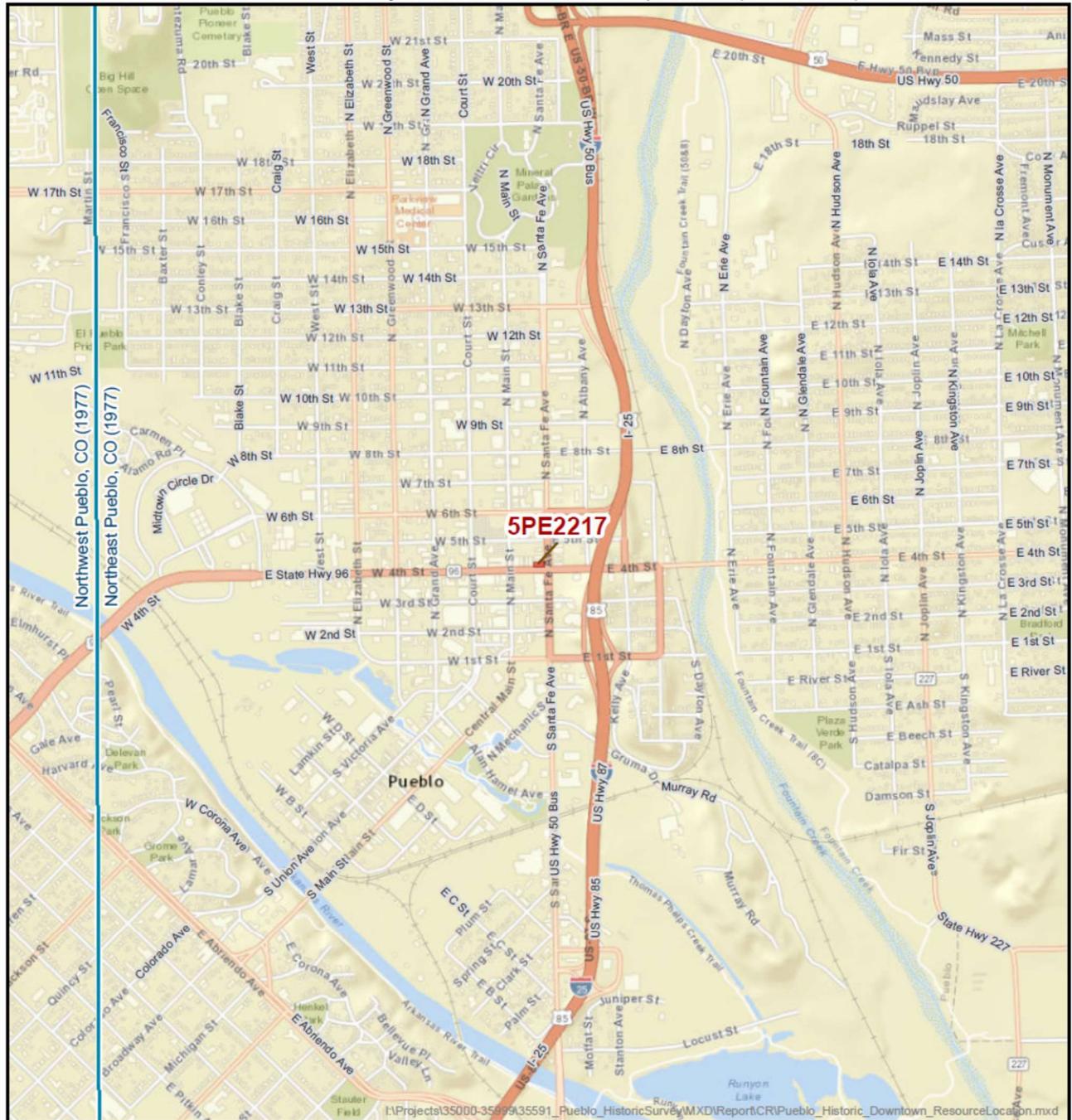
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5PE2217 – 401 North Santa Fe Avenue. Looking southeast at western and northern façades. Photo ID: 5PE2217d. June 2017.

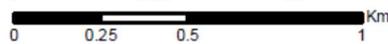
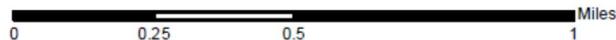
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For Official Use Only: Disclosure of site locations prohibited (43 CFR 7.18)



Legend

- Historic Property
- Topo Quad Boundary



1:24,000

Base Image: Esri, DeLorme, HERE, USGS, Intermap, iPC
 NRCAN, METI

Quadrangle: Northeast Pueblo, CO (1977)
 Pueblo County, Colorado

NAD 1983 UTM Zone 13N
 6/8/2017



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