

Resource Number: 5PE2222  
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: 5PE2222
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Steinberger Block
6. Current building name: Granada Apartments (Steinberger Block)
7. Building address: 417-419 North Santa Fe Avenue, Pueblo, Colorado 81003
8. Owner name and address: Kenneth Heffner and George A. Sager, P.O. Box 436, Pella, Iowa, 50219

## II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W  
SE ¼ of SE ¼ of NE ¼ of NE ¼ of Section 36
10. UTM reference  
Zone 1 3 ; 5 3 4 3 4 5 mE 4 2 3 5 9 8 9 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): N 40 feet 8 inches of Lot 5+ S 6 feet 10 inches of Lot 6 Block: 27  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536115002. 5PE2222 shares the northern boundary with a commercial property at 110 W. 5th Street. The eastern boundary is North Santa Fe Avenue. The southern boundary is open parking shared with a property addressed to 409 N. Santa Fe Avenue. The western boundary is an unnamed alley. The resource boundary occupies a land area of approximately 1,995 square feet. The boundary description dates to the early twentieth century.

## III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 110'.0 x Width 48.5
16. Number of stories: 3
17. Primary external wall material(s): Brick, Stone, and Stucco.
18. Roof configuration: Parallel Gable
19. Primary external roof material: Asphalt
20. Special features: Parallel Gable/Window Treatments/Capped Parapet/Cupola.

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21. General architectural description: The Steinberger Block is a three-story, two-part commercial block. The building was found "Field-Eligible" resulting from a City of Pueblo Planning Department review in 1998. The most notable aspect of the building is the roof. The roof features a centrally located cupola, projecting gable ends, and a capped parapet. The eastern façade displays a cornice and string course between each level accented by dentils. The exterior also features a date plate and metal brackets located at the building's corners and over the upper floor entry. The windows along the second and third floors are rectangular, paired and with a single hung sash and 6/1 panes. The window treatments also feature brick segmented arch lintels and three pane transoms. The ground level for 417 and 419 North Santa Fe features large display windows. The entryways for both 417 and 419 are recessed. Both entries also display clerestory and transom windows. A separate door between the two commercial spaces leads to the apartments on the second and third floors. The southern façade features four rectangle windows along the third level and three similar windows along the second level. Painted on the brick near the roofline is the following: GRANADA APARTMENTS – ELECTRONICALLY EQUIPPED. There is no date available for when an owner added this sign. There is a separate entry at ground level in the southern façade approximate center. This entry was bricked in at some undetermined date. The western façade faces onto an alley. Each level has a door near the building's southwest corner. A metal fire escape ladder connects each floor. Each floor features a metal balcony. A similar staircase/balcony design is visible along the northern boundary. The windows on the western boundary are all 1/1 rectangular metal frame. The western elevation's ground level is a concrete porch with a set of concrete steps leading to the alley. A wood door with a multi-pane window provides the access from the first level to the outside.
22. Architectural style/building type: Commercial/Late 19<sup>th</sup> Century Commercial/Victorian with Italianate features
23. Landscaping or special setting features: Parking along the southern boundary. An alley in back. Two separate sets of metal fire escape stairs along the western and northern façades.
24. Associated buildings, features, or objects: None.

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

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1880  
Source of information: Colorado Architects Biographical Sketches-Francis W. Cooper
26. Architect: Francis W. Cooper/Cooper & Todd Architects  
Source of information: Colorado Architects Biographical Sketches
27. Builder/Contractor: (no first name available) Jones.  
Source of information: Margaret Ward-Masias, "417-419 N. Santa Fe Ave. – The Steinberger Block." *Downtown Spotlight*, March 2010:7.
28. Original owner: Dr. Anthony Steinberger, Charles H. Gast, and M.D. Thatcher.  
Source of information: Margaret Ward-Masias, "417-419 N. Santa Fe Ave. – The Steinberger Block." *Downtown Spotlight*, March 2010:7.
29. Construction history (include description and dates of major additions, alterations, or demolitions): In 1880, Pueblo banker M.D. Thatcher financed construction of the building that is 5PE2222 for \$25,000. The June 2017 field survey found the only alterations to the exterior were the bricking in on the southern façade door, the introduction of metal staircases along the western and northern façades, stucco covering the ground level along the eastern façade, and the replacement of storefront windows and doors. All second and third floor windows

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appear to have been replaced with metal or vinyl framed sash windows ca. 2000 (based on design and materials). The bricking in of the southern façade indicates there was a passage between 417-419 North Santa Fe and a building that burned down at 413-415 North Santa Fe. That building was never replaced and off-street parking for the odd-numbered buildings is to the south of 5PE2222. Research was unable to determine when the introduction of the staircase and the stuccoing took place, but based on design and materials, the stucco was likely applied since after the previous site recording, and the storefront windows and doors also appear to have been remodeled after ca. 1980 based on available photos (attached).

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

#### V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): Commerce/Trade-Specialty + Residential

34. Site type(s): Commercial building.

35. Historical background: In the early 1880s, Pueblo entrepreneur M.D. Thatcher financed construction of the building for \$25,000. Dr. Steinberger's drug store occupied the ground floor. Attorney Charles Gast and Henry Thatcher worked out of offices on the second floor. Residential apartments occupied the third floor. At some point after Thatcher's death in 1886, the space on the second floor was remodeled into apartments. A mixture of businesses occupied the 417 address over the past 140 years including Wilson & Bernard Dry Goods in the late 1880s, a Safeway in the early 1930s, and Ingle Washing Machine (later Ingle Supply) from 1940 to 1980. 417 ½ is the address for the Granada Apartments. 417 ½ has been associated with the name Granada twice: first in the early twentieth century and since 1980 to the present. In 1935, the Granada Apartments listed 20 units with only four unoccupied. From 1960 to 1980, the apartments were known as the Normandy. The ground floor of 419 has held everything from a hardware store to a used clothing store to typewriter sales. In 1970, records indicate three occupants in the block: Normandy Apartments, Jay Phillips Photography Studio, and the Oxford Grill, a tavern. Kenneth Heffner has been the current owner since 1998. The June 2017 field survey found 417 North Santa Fe unoccupied, 417 ½ still as the Granada Apartments, and 419 as a shop named Cloud 9.

36. Sources of information: Pueblo City Directories, 1891–1990 and Margaret Ward-Masias, "417-419 N. Santa Fe Ave. – The Steinberger Block." *Downtown Spotlight*, March 2010:7.

#### 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)

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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: 5PE2222 was determined "Field-Eligible" by the Colorado OAH in 1998. Since original construction in 1880, 5PE2222 has held a number of different businesses. For more than one century the site has been associated with a multi-unit apartment known for most of that time as the Granada. The Steinberger has been home for generations of Pueblo's working people. As an excellent example of a downtown Pueblo storefront that incorporated apartments as early as the 1880s, the property is significant under SRHP Criterion A, however lacks sufficient integrity for the NRHP as a result of non-historic changes. The building is not associated with a significant historic figure, and is therefore not significant under Criterion B. The building does not embody the distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, or possess high artistic values; it is therefore not significant under Criterion C. The exterior of the upper stories has kept most of its original materials and design although the windows have been replaced, but the first floor storefront has been significantly altered at several different points during the historic and present period: ca. 1920 (when the stucco was applied) and ca. 1980 (when the windows and doors were altered). As a result, the property lacks integrity and is not eligible for the NRHP under Criterion A. However, SWCA recommends that 5PE2222 should be considered eligible for the State Register under Criteria A for the reasons listed above and receive local landmark status from the Pueblo Historic Preservation Commission.

43. Assessment of historic physical integrity related to significance: 5PE2222 displays poor historic physical integrity. The building's most notable architectural features (capped parapet, mansard roof and cupola) all appear to be in very good condition. The only significant negative impact would be the introduction of stucco along the eastern façade's ground level and alterations of the storefront's windows and doors ca. 1980. These alterations have resulted in the loss of integrity of design, feeling, and materials; overall, the building's integrity has been lost.

## 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 5PE2222, 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.

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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: 5PE2222a–5PE2222h

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

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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5PE2222 – 417-419  
North Santa Fe  
Avenue. Looking  
northwest at eastern  
façade. Photo ID:  
5PE2222b. June  
2017.

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5PE2222 – 417 and 417 ½ North Santa Fe Avenue. Looking southwest at eastern façade. Photo ID: 5PE2222d. June 2017.

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5PE2222 – 417-419 North Santa Fe Avenue. Looking northwest at southern façade. Photo ID: 5PE2222h. June 2017.

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Photo from after 1970 based on the cars depicted in front of the building. No stucco appeared at the street level storefront; it is unclear if the storefront brick was painted at this time. Courtesy of the Special Collections and Museum Services section of

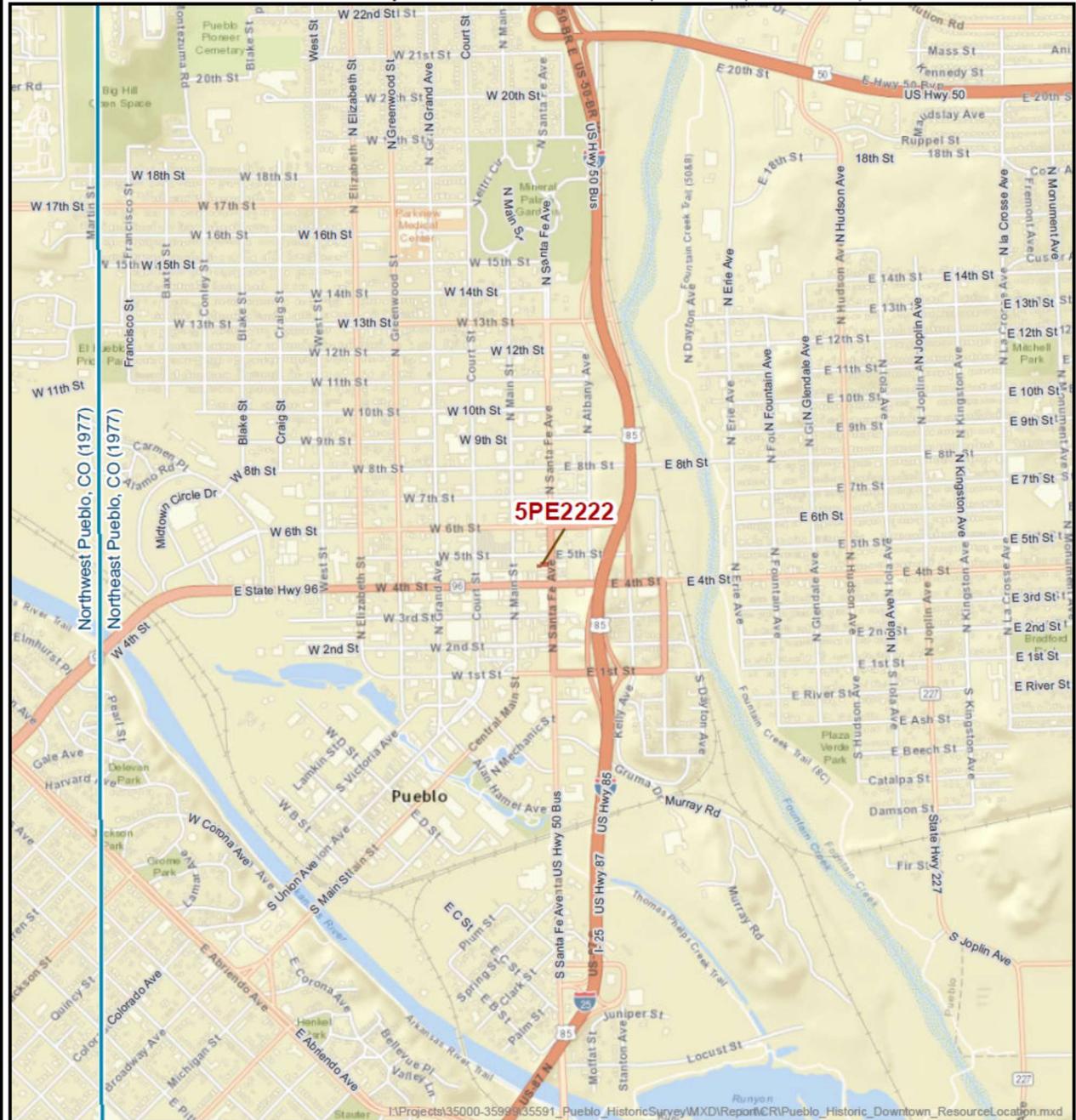
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Temporary Resource Number:  
Pueblo's Rawlings Library.



Photo from 2000 with the Granada Apartments at far right of frame. No vivid stucco appeared at the street level storefront. Courtesy of the Special Collections and Museum Services section of Pueblo's Rawlings Library.

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



**Legend**

- Historic Property
- Topo Quad Boundary

0 0.25 0.5 1 Miles

0 0.25 0.5 1 Km

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



SWCA<sup>®</sup>

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**5PE2222**

 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  
6/26/2017



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