

Resource Number: 5PE2228  
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: 5PE2228
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Rettberg Block
6. Current building name: Nacho's Restaurant
7. Building address: 409-411 N. Santa Fe Avenue, Pueblo, Colorado 81003-3337
8. Owner name and address: Martin Ayala, 409 N. Santa Fe Avenue, Pueblo, Colorado 81003-3337.

## 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 3 8 mE 4 2 3 5 9 6 5 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 42 feet 6 inches in Lot 3 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. 536115009. The northern boundary is North Santa Fe Avenue. The eastern boundary is a commercial property at 409 N. Santa Fe Avenue. The western boundary is shared with parking associated with 417 N. Santa Fe (5PE2222), and the southern boundary is shared with commercial property at 117 W. 4<sup>th</sup> Street. The building occupies a land area of approximately 5,100 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 x Width 42
16. Number of stories: 2
17. Primary external wall material(s): Stucco/Aluminum siding.
18. Roof configuration: Flat
19. Primary external roof material: Asphalt

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20. Special features: Cornice. Recessed arched entry. Back-lit sign affixed to the northern façade.
21. General architectural description: This is the second recordation of 5PE2228. In 1998, the Colorado OAH determined 5PE2228 as "Field-Not Eligible." The Rettberg Block is three stories high with a basement. The northern façade displays three small rectangular windows at the approximate center of the ground level. Stucco covers these windows. To the west is a recessed arched entryway. The entry is a pair of metal frame/metal doors that are not original to the building. A series of six projecting wooden beams extends from the exterior wall. A back-lit sign is affixed to the exterior and above the main entry. Nearly one third of the exterior is covered with batten aluminum siding. Above the siding are five rectangular casement windows that run the length of the façade. Each window has been boarded over with plywood sheets. Each window features a stone sill. Directly beneath the roofline are three small rectangular windows in the façade's center. The June 2017 survey was unable to determine if the windows are covered. The stucco treatment continues from the northern façade around the building's northwest corner to the western façade. The stucco continues along the western façade for another 50 feet. The stucco treatment covers an area two stories high. An HVAC unit is affixed in the façade's approximate center. The stucco continues to the building's southwest corner, but at a height approximate to the first story. A building at 413-415 North Santa Fe burned at some point after 1941. That fire revealed no open or closed fenestrations along the western façade. The view of the southern façade is limited due to 5PE2228's proximity to the commercial property at 117 W. 4th Street. The June 2017 field survey noted a series of rounded lintel windows along the second and third floors. Plywood covers each opening. The access to the building from the southern façade is located in the approximate center of the façade. The entry is a metal hinged door. The eastern façade is not visible as the building's wall is shared with the property at 417 North Santa Fe.
22. Architectural style/building type: Commercial/Late Nineteenth Century Commercial
23. Landscaping or special setting features: Urban streetscape. Early twenty-first century lamp post standing at a height approximate to the building's roofline.
24. Associated buildings, features, or objects: None.

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

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1890  
Source of information: Pueblo Chieftain, February 27, 1889:1.
26. Architect: Unknown.  
Source of information:
27. Builder/Contractor: Unknown.  
Source of information:
28. Original owner: Mrs. M. Rettberg  
Source of information: Pueblo Chieftain, January 31, 1889:2.
29. Construction history (include description and dates of major additions, alterations, or demolitions): The Rettberg Block originally constituted two storefronts at 409 and 411 North Santa Fe. At some date after 1941, a building at 413-415 North Santa Fe was destroyed by fire. The wall separating 409-411 does not show any fenestrations. The 1998 City of Pueblo-Planning Department review noted the following "major alterations" to the northern façade: the battlement, name and year plate had been removed and the stucco covered the

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cornice. Aluminum siding covered the second story windows, stucco also covered a ground level plate glass window and the original recessed entry was relocated to the corner. These alterations likely occurred after the Leach family sold to Martin Ayala in 1990.

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

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

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

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

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

34. Site type(s): Commercial building.

35. Historical background: Little is known about the Rettberg family. An H.O. Rettberg appears in Pueblo after the Civil War and a son, Otto, is born in 1869. There is a listing in the 1871 Business Directory for a Rettberg & Bartells Grocery Store at West 4<sup>th</sup> and Santa Fe in 1871. Sanborn Fire Insurance Maps identified a barber and a fruit wholesaler in operation at 409-411 North Santa Fe from 1879 to 1883. According to the City Directories and Sanborn Fire Insurance Maps, the Doyle Meat Market occupied the space in the approximate location of today's 409-411 North Santa Fe Avenue from 1886 to 1889. By the following year, the Rettberg Block leased space to the Wilson & Barnard Dry Goods Store. By the mid-1890s, Nathaniel Dunning opened a dry goods store in the Wilson's & Barnard ground floor location. Former Colorado Governor Alva Adams, as a trustee for Michael Studzinski and Charles Henkel, purchased the block to settle the estate of Mrs. Rettberg. In 1915, Ed Harris & Company ran a retail liquor store from this site. By 1927, Cawkins-White Furniture Company occupied the ground floor. A fire at 411 North Santa Fe gutted that part of the building that was part of the Rettberg Block. Research was unable to determine when 411 North Santa Fe burned, but the Rettberg Block is illustrated as two units in 1941 according to the Sanborn Fire Insurance map of that year. The property continued a pattern over the following decades of small merchants until The St. George & the Dragon occupied the space in 1973. The Leach family owned the property from the 1970s. The Leachs were long-time property managers in Pueblo. In 1990, the family sold to Martin Ayala. That year, Mr. Ayala established Nacho's Mexican Restaurant. As of June 2017, Mr. Ayala remains the property's owner.

36. Sources of information: Pueblo County Co Archives News, Southern Colorado Pioneer Association, July 30, 1926. Available at: <http://files.usgwarchives.net/co/pueblo/newspapers/southern6nnw>. Accessed June 24, 2017. Sanborn Fire Insurance Maps, 1886–1951. Located on Denver Public Library website, <http://sanborn.umi.com.ezproxy.denverlibrary.org/co/1065/dateid-000009.htm?CCSI=2555n>. Accessed June 24, 2017. Margaret Ward-Masias, "Rettberg Building, 409 N. Santa Fe." *Downtown Spotlight*, May 2015:7. Colorado Office of Archaeology and Historic Preservation, Colorado Cultural Resource Survey-Historic Building/Structure Form. *Site Form 5PE.2228*. Submitted August 17, 1998.

#### **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: N/A

40. Period of significance: N/A

41. Level of significance: National  State  Local

42. Statement of significance: In 1998, OAHP noted the building was "Field-Not Eligible." The building was constructed during the era of commercial blocks that also included apartments on the building's upper levels. 5PE2228 would not be eligible for listing in the NRHP/SRHP under Criterion A due to extensive alterations completed in the 1990s. Research of the ownership and businesses over the past century has found there is no individual with demonstrative significance in Pueblo's history associated with this site. Therefore, 5PE2228 is not eligible for listing under NRHP Criterion B. 5PE2228 has lost nearly all of its original window treatments, exterior materials, and overall physical integrity. Therefore, 5PE2228 is not eligible for listing in the NRHP under Criterion C. SWCA also recommends that 5PE2228 be considered not eligible for the SRHP. 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.

43. Assessment of historic physical integrity related to significance: Renovations to 5PE2228 during the 1990s drastically altered the building's northern façade. The building displays poor historic physical integrity. This lack of physical integrity would not contribute to this building's potential eligibility to the NRHP.

**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, **not** including 5PE2228, 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

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

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**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5PE2228a-5PE2228f  
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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5PE2228 – 409 North Santa Fe. East façade. Looking west. Photo ID: 5PE2228a. March 2016.



5PE2228 – 409 North Santa Fe. Northern and western façades. Looking southeast. Photo ID: 5PE2228b. March 2016.

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5PE2228 – 409 North Santa Fe. Eastern and northern facades. Looking southwest. Photo ID: 5PE2228c. March 2016.



5PE2228 – 409 North Santa Fe. Eastern and northern facades. Looking southwest. Photo ID: 5PE2228d. June 2017.

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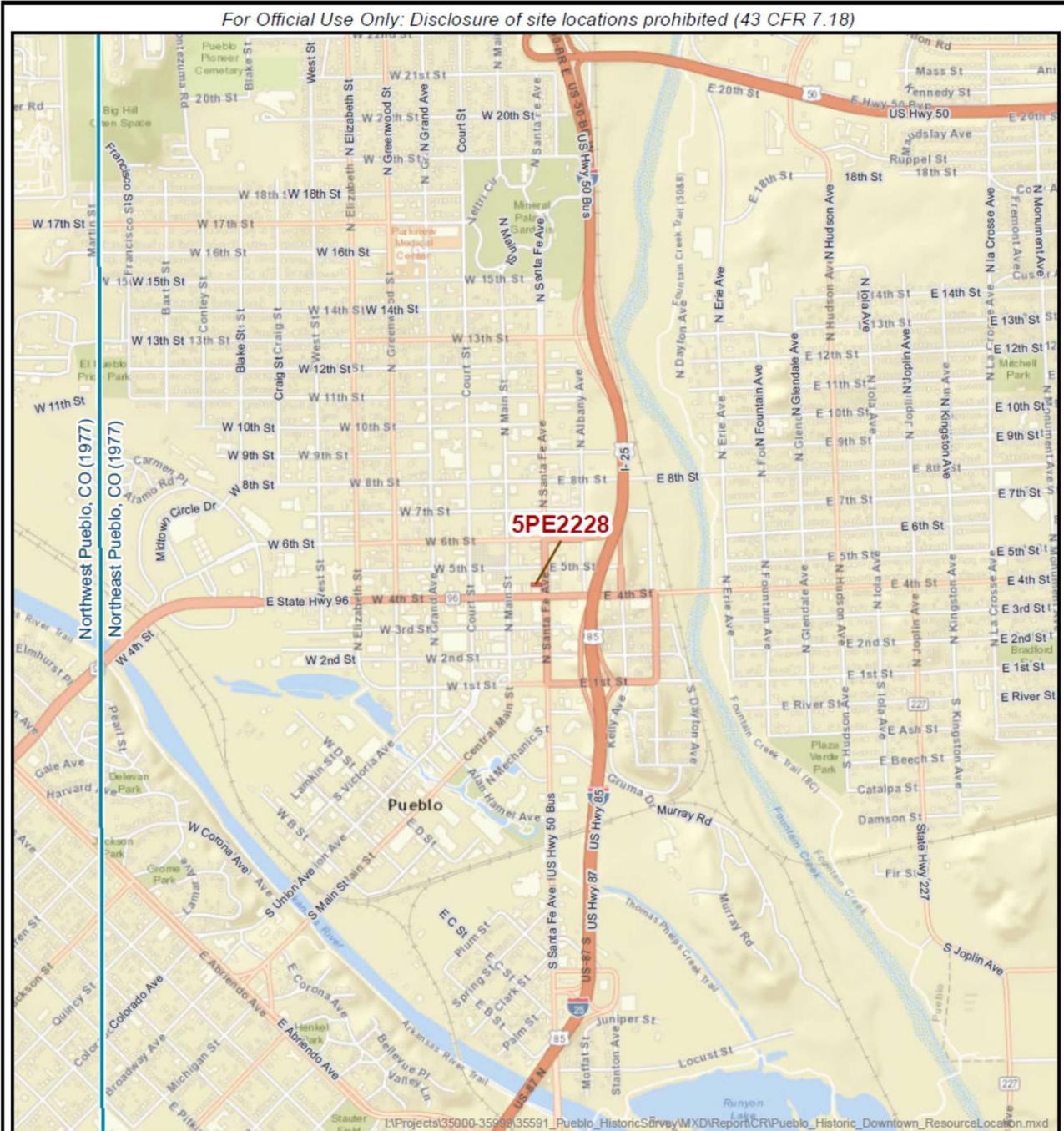
5PE2228 – 409 North Santa Fe. Western façade. Looking southeast. Photo ID: 5PE2228e. June 2017.



5PE2228 – 409 North Santa Fe. Business sign. Northern façade. Looking south. Photo ID: 5PE2228f. 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



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**  
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**5PE2228**

 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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