

Resource Number: 5PE2271
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: 5PE2271
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Wilson's Block
6. Current building name: Colorado Floors, NQA
7. Building address: 419.5-425 North Santa Fe Avenue
8. Owner name and address: Kenneth P. Heffner, P.O. Box 436, Pella, Iowa 50219-0436.

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NE ¼ of SE ¼ of NE ¼ of NE ¼ of Section 36 and NW ¼ of SW ¼ of Lot 2 of Section 31.
10. UTM reference
Zone 1 3 ; 5 3 4 3 5 4 mE 4 2 3 6 0 0 1 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): North 35 feet, 10 inches Lot 6 Block: 27
Addition: Pueblo Year of Addition: 1869
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536115001. The northern boundary is West 5th Street. The eastern boundary is North Santa Fe Avenue. The southern boundary is shared with a commercial property at 417 North Santa Fe Avenue (OAHP site no. 5PE2222). The western boundary is shared with a commercial property at 110 W. 5th Street. The resource boundary occupies a land area of approximately 2,579.76 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 90 (est.) x Width 60 (est.)
16. Number of stories: 2
17. Primary external wall material(s): Brick. Stucco.
18. Roof configuration: Flat roof.
19. Primary external roof material: Asphalt.
20. Special features: Dormer window. Canted entrance.

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21. General architectural description: The Wilson Block is a two-story, flat-roofed brick structure with a canted entrance. Businesses and apartments occupy the main level. The building features a capped parapet, decorative brick cornice, and string course. The windows on the second floor are paired, presently boarded up, with stone lug sills and flat arched brick constructed lintels. The main level's large display windows have been framed with brick. The entry door is a hinged single panel glass with an aluminum frame. A transom window is above the door. A series of glass blocks frames the main entry. The completed entryway is formed with fixed glass block windows. The entry to the upper floor is on the northern façade near the building's northwest corner. The entry is a wrought iron metal door leading to the apartments on the second floor. The door is set inside a recessed entry that appears to have been cut out of a larger, earlier fenestration. The fenestration is shaped similar to a large, square garage door. The entire length of the northern façade is covered in stucco. The second level still displays its original brick exterior. A wood frame/wood door combination is in the approximate center of the northern façade. An HVAC unit is directly above this door. It is likely that the HVAC unit was fit into an old window as a decorative cornice runs above the fenestration. A rectangular window with decorative multi-pane framing on each end is located near the building's northeast corner. Nine 1/1 metal frame windows run the length of the second level. Each window features a decorative brick lintel and a sandstone sill. A small commercial building at 110 W. 5th covers the view of the ground level of the western façade. The façade's second level reveals an arched 1/1 metal frame window near the building's northwest corner. A similar fenestration is near the building's southwest corner. Particle board fills this opening with a small rectangular framed within the new material.
22. Architectural style/building type: Commercial/Late Nineteenth Century Commercial.
23. Landscaping or special setting features: A comparison of photographs from 1998 and the June 2017 field survey determined that the City of Pueblo introduced planters on the sidewalk near the corner of W. 5th and North Santa Fe Avenue. The concrete planters hold sage and other drought-tolerant plants. Pink-tinted concrete blocks decorate the sidewalk in front of the main entry. The city also introduced deciduous trees along both streets sometime over the past two decades.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1891
Source of information: Pueblo Chieftain, September 13, 1891:3.
26. Architect: Francis W. Cooper
Source of information: (Note: History Colorado's Biographical Sketch website lists the J.C. Wilson block in Pueblo as a Cooper design. The "Credited Buildings" associated with Cooper provide no site number or assessment for the J.C. Wilson block. http://www.historycolorado.org/sites/default/files/files/OAHP/Guides/Architects_cooper.pdf.)
27. Builder/Contractor: Unknown.
Source of information:
28. Original owner: John C. Wilson
Source of information: Pueblo Chieftain, September 13, 1891:3.
29. Construction history (include description and dates of major additions, alterations, or demolitions): The Pueblo Daily Chieftain newspaper took a great deal of interest in the construction of this building and its association

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with local businessman John Wilson during 1891. From September to December 1891, the *Chieftain* followed the progress of construction from the laying of the first courses of brick to welcoming the first tenants, Reiss Brothers Drugs and H.F. Sharpless Real Estate. Over the following years, owners added new window treatments and doors at the ground level, likely ca. 1930 based on design and materials (such as the metal framed windows and glass block-infilled windows). Photographs from the 1998 Pueblo survey indicate display signs affixed to the building's façade were removed sometime over the past two decades. Stucco was introduced along the northern façade between 1998 and 2017. The City of Pueblo also introduced landscaping at the corner of N. Santa Fe and W. 5th.

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

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Commerce/Trade-Specialty Stores
- 32. Intermediate use(s): Commerce/Trade-Specialty Stores + Domestic-Multiple Dwelling
- 33. Current use(s): Commerce/Trade-Specialty Stores + Domestic-Multiple Dwelling.
- 34. Site type(s): Commerce. Residential.
- 35. Historical background: The first two tenants in 1891 were the Reiss Brothers Drug Company and H.F. Sharpless Real Estate & Loan. In 1935, the building housed three tenets: the Iris Rooms at 419½, the Denver Lunch at 421, and Crockett Real Estate at 425. A review of city directories confirms that 5PE2271 duplicated the commerce/multiple dwelling cohabitation of other blocks across the proposed historic district. Charles M. and Katherine Pallas owned the site from the mid-1960s to 1981. The couple sold to John and Louise Welsby in 1981. The Welsby's sold to the current owner, Kenneth Heffner, in 1998.
- 36. Sources of information: *Pueblo Chieftain*, September 6, 1891:5, September 13, 1891:3, December 6, 1891:3. Pueblo County Assessor, Appraisal Card No. 536115001. Available at: <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/propertyinfo.p?par=536115001>. Accessed May 12, 2017. *Pueblo City Directories, 1891–2000.*

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

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42. Statement of significance: This is the second recordation of 5PE2771 in the past two decades. The City of Pueblo's Planning Department included the site in its Downtown Pueblo Preservation Enhancement Guidelines (SHF 96-02-027). In 1998, the Colorado OAHF made a determination of "Needs Data-Field" for 5PE2271. 5PE2271 shared a similar commercial/residential association much like other commercial blocks surveyed for a potential historic downtown Pueblo district. Due to the extensive and recent alterations, however, 5PE2271 is not eligible for the NRHP/SRHP under Criterion A. Research determined there has been no historically significant individual associated with 5PE2271 over its history. Therefore, 5PE2271 is not eligible under NRHP Criterion B. 5PE2271 has undergone the introduction of new windows and a stucco treatment across its W. 5th Street façade between 1998 and 2017, outside the period of significance. Photographs indicate additional alterations were made at various points in the building's history prior to the late 1990s. For those reasons, 5PE2271 is not eligible for listing in the NRHP under Criterion C. The Pueblo Historic Preservation Commission should also consider 5PE2271 as a local landmark based on the building's association with Pueblo's economic development during the late nineteenth and early twentieth century.
43. Assessment of historic physical integrity related to significance: Alterations and renovations to the building over the past two decades (particularly the installation of stucco and the installation of signs) have diminished the building's historic physical integrity. The building's present integrity is low and would keep it from serious consideration for National Register eligibility.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

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 5PE2271, 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: 5PE2271a-5PE2271e

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

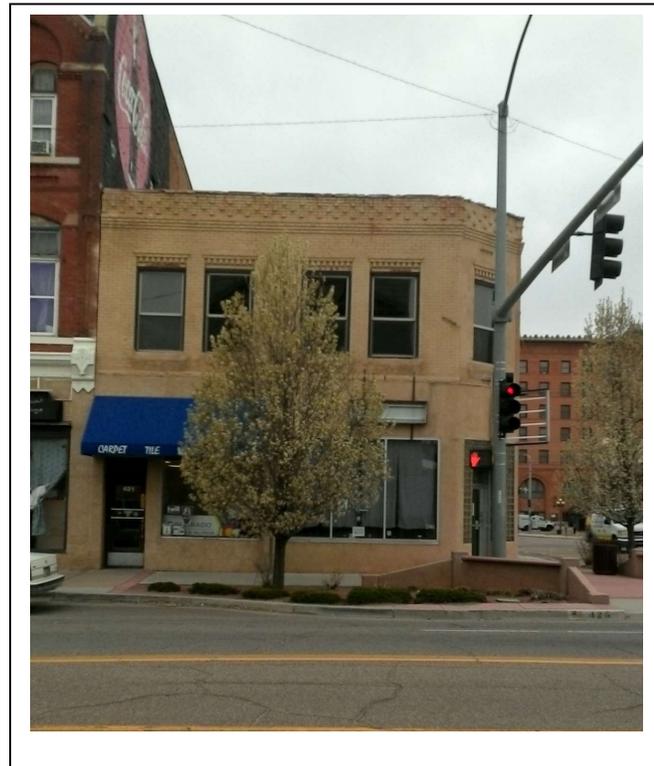
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53. Phone number(s): Office: 303-487-1183

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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5PE2271 – 419 ½-425 N. Santa Fe Avenue. Looking south. Northern façade. Photo ID: 5PE2271b. March 2016.

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5PE2271 – 419 ½-425 N. Santa Fe Avenue. Looking north. Southern façade. Photo ID: 5PE2271c. June 2017.



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5PE2271 – 419 ½-425 N. Santa Fe Avenue. Looking west at eastern façade. Photo ID: 5PE2271e. June 2017.

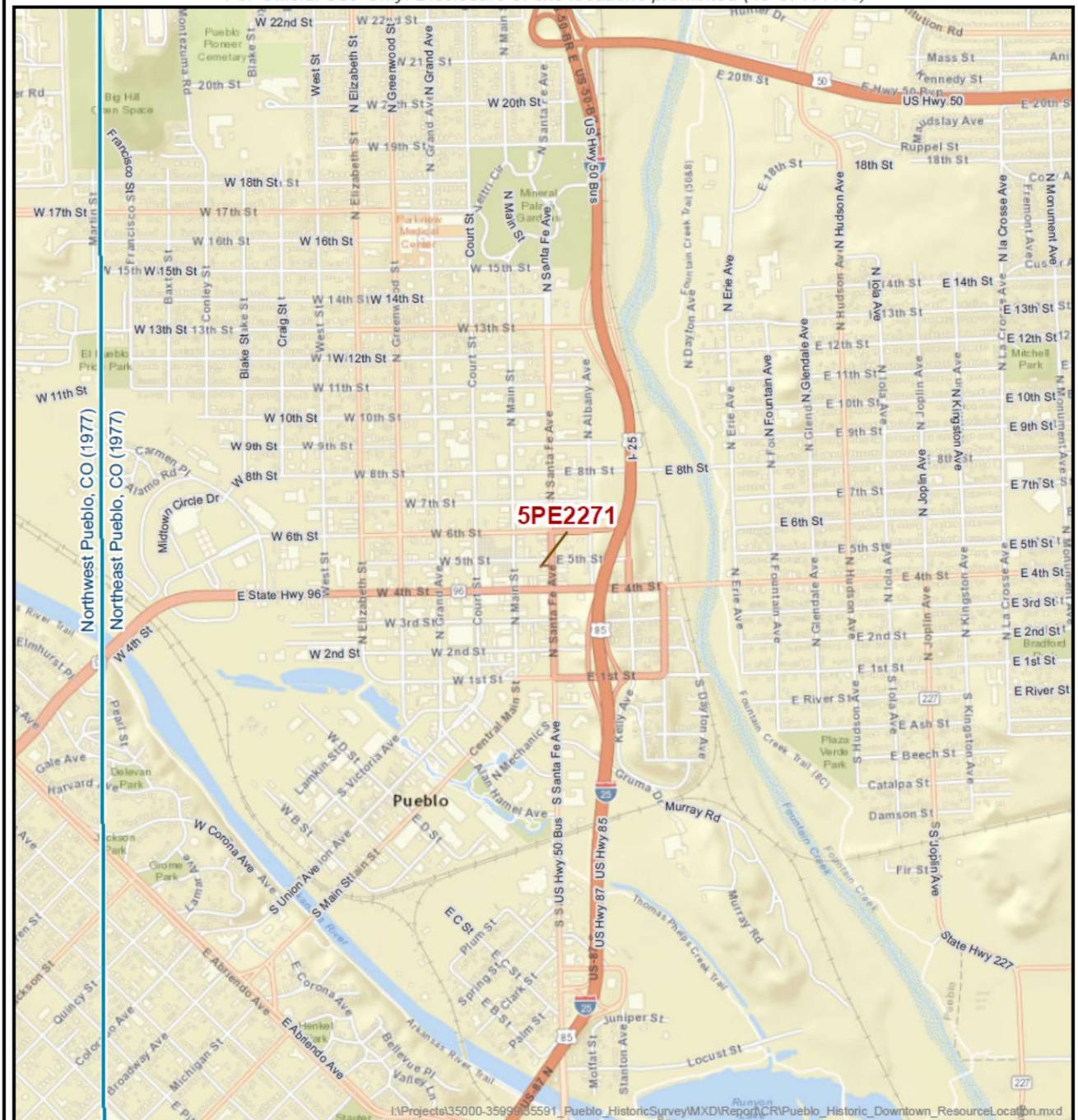
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5PE2271 – 419 ½-425 N. Santa Fe Avenue. Photograph from the previous, 1998 site form.

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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
 ENVIRONMENTAL CONSULTANTS

295 Interlocken Blvd.
 Suite 300
 Broomfield, CO 80021

Phone: 303.487.1183
 Fax: 303.487.1245

www.swca.com

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5PE2271

 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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