

Resource Number: 5PE4143
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: 5PE4143
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Studzinski Block
6. Current building name: Santa Fe Crossing
7. Building address: 221-225 North Santa Fe Avenue, Pueblo, Colorado 81003-3732.
8. Owner name and address: Santa Fe Crossing LLP, 1414 North Santa Fe Avenue, Pueblo, Colorado 81003-3732.

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 1 3 ; 5 3 4 3 7 4 mE 4 2 3 5 7 9 0 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 34.43 feet of Lot 5 + S 16 feet 2 inches of 6 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. 536128002. The northern boundary is shared with a commercial property at 229 North Santa Fe Avenue. The eastern boundary is North Santa Fe Avenue. The southern boundary is a commercial property at the Deliverer Church at 219 North Santa Fe. The western boundary is an unnamed alley. The building occupies a land area of approximately 6,020 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 100 x Width 50
16. Number of stories: 2
17. Primary external wall material(s): Brick
18. Roof configuration: Gambrel/Flat
19. Primary external roof material: Asphalt
20. Special features: Brick parapet, cornice accented with brick ornament bracket detailing. Corbelling.

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21. General architectural description: This is the second recordation of this building. The building's main entry is directed to the east and looks onto North Main Street. The building features bricked corner piers and support columns placed at the recessed entryway. The windows along the first story consist of double paneled displays windows, clerestory, recessed entryway with sidelights, a double-door entry with panels and transom. The second story displays two different styles of windows: paired and single. These windows are dressed with surrounds for the lintels 1/1, double-hung belt course that is incorporated into the lug sill. The remaining visible façades (southern and western) have been covered with stucco. The western façade faces an alley. A large square "garage" style door is at the ground level and provides access to the alley. The door may have an association with a garage that extends approximately 20 feet from what was the building's original western façade. This garage features a flat roof. To the north of the garage is a raised stucco platform that features a metal staircase. The staircase leads to a metal frame/metal door near the building's northwest corner on the third story. The windows along the second and third floors are 1/1 metal frame. Photographs from before the exterior renovation indicate that these windows were installed in the early twenty-first century. Approximately 60 feet to the east of the alley is a separate entrance facing west. An awning of synthetic material covers the entryway. The entry is a metal hinged/metal commercial door with an open glass pane. The second and third floors feature a pair of 1/1 metal frame windows that are not original to the building. At the southern façade's ground level is a metal frame/metal door near the building's southwest corner. There are four 1/1 metal frame windows along the second floor. It appears that the early twenty-first century improvements along the southern façade created a balcony along the third floor units. This floor's windows are both framed and casement. A metal staircase leads to metal frame/metal combination on the southern façade of the original storefront.
22. Architectural style/building type: Commercial/Late 19th Century/Italianate.
23. Landscaping or special setting features: The City of Pueblo installed pink tinted blocks at the curb along the 200 block of North Santa Fe Avenue at some point of the past two decades. The northern façade is flanked by a pair of deciduous trees paralleling the northeast and northwest corners of the building and close to the curb.
24. Associated buildings, features, or objects: N/A.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1882
Source of information: "Renovated Studzinski Building Has Space for Office or Small Retail Location."
Downtown Pueblo Newsletter, December 2005:6. U. S. Geological Survey, Aerial Imagery, September 3, 1999.
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown.
Source of information:
28. Original owner: Michael and Joseph Studzinski
Source of information: "Renovated Studzinsky (sp.) Building Has Space for Office or Small Retail Location."
Downtown Pueblo Newsletter, December 2005:6.
29. Construction history (include description and dates of major additions, alterations, or demolitions): Constructed in 1882, 5PE4143 was one of Pueblo's first three-story buildings. Based on the design of the building, it is likely

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that the lower sections of the building on the sides and rear are later additions, possibly dating to ca. 2000 based on historic aerial imagery (U.S. Geological Survey 1999). It is likely that the stucco on the sides and rear, as well as the replaced windows on those same sides, were also installed ca. 2000 based on materials and condition.

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): Commerce/Trade-Specialty Store-Domestic/Multiple Dwelling

34. Site type(s): Commercial building.

35. Historical background: The Studzinski brothers were part of Pueblo's first generation of entrepreneurs during the late nineteenth century. Polish immigrant Michael Studzinski ran away from home and found his way to England before stowing away on a ship to the United States. He found his way to Pueblo in 1867. Seven years later, Studzinski purchased the OK Restaurant on North Santa Fe. Michael's brother Julius joined him in Pueblo and they built up the restaurant that served travelers and the actors and crew employed by the Theater Comique. In the 1870s, the theater was located on the southwest corner of 2nd and Santa Fe Avenue. Studzinski closed the restaurant, but held its ownership to the lot. During the 1870s, Studzinski participated in the unification of the three Pueblo communities into the single city of Pueblo. He later represented Pueblo in the Colorado State legislature and worked to bring the State Fair to Pueblo. His life in local politics covered many offices as he was city councilman from 1917 to 1921 and played an important role in the city's relief efforts after the 1921 Arkansas River flood. He also served as Pueblo County undersheriff. Michael Studzinski died in 1932 at the age of 91. Like other similar downtown commercial/residential blocks recorded for this survey, 5PE4143 held a variety of different businesses over the years. The year 1935 is typical as the building held William Doertenbach, a furrier, a real estate office at 223, and 225 was vacant. The block held the Santa Fe Trading Post during the mid-twentieth century and was one of two merchants at this location when the building was threatened with demolition in the late 1990s. In the early twenty-first century, both the Studzinski and Holden Block were scheduled for demolition to make way for 50 parking spaces near the Sangre de Cristo Arts and Conference Center at 210 N. Santa Fe Avenue. This proposal caught the attention of Colorado Preservation Inc. (CPI) and the organization added both buildings to its list of endangered places in 2001. The fate of both blocks was front page news in Pueblo. Discussions between the City and County led to the city purchasing 5PE4143 and 5PE4144 and converting both buildings to low-income housing using tax credits. Directed by the Pueblo Housing Administration with the help of the Downtown Association and CPI the buildings were gutted and retrofitted with apartments on the upper floor and keeping the commercial space on the first floor. The reconversion was completed in 2008.

36. Sources of information: 1900-2000 Pueblo City Directories. Colorado Department of Local Affairs-Main Streets Program. On the Street website. Available at: http://www.town.ridgway.co.us/mainstreet/MS_Newsletters/spring_2013_newsletter.pdf. Spring 2013. Accessed

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July 2, 2017. Jeff Tucker, "Tenants to Move into Downton Project by Year's End." *Pueblo Chieftain*. November 20, 2003:6B, and Colorado Historical Society, OAHPS Form No. 5PE4143. October 2000.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: April 14, 2003
Designating authority: City of Pueblo-Historic Preservation Commission.
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. Architecture.
40. Period of significance: 1882–1960.
41. Level of significance: National State Local
42. Statement of significance: 5PE4143 has been surveyed for its NRHP eligibility one time since the start of the twenty-first century. Constructed in 1882, 5PE4143 was one of the first blocks in Pueblo combining commercial on the ground floor with offices and/or residential on the upper floors. Because it was one of the first "blocks" to introduce that model, 5PE4143 is eligible for the NRHP/SRHP under Criterion A. Immigrant Michael Studzinski is one of the great political leaders in Pueblo's history and his accomplishments included everything from bringing the city back from the edge of chaos resulting from the 1921 flood to bringing the state fair to Pueblo, therefore more information is needed to asses 5PE4143's eligibility for the NRHP under Criterion B. Aided by a sympathetic renovation ca. 2000, 5PE4143 has retained much of its original exterior and architectural elements. The window treatments, exterior materials, and brick work along the building's storefront facing North Santa Fe Avenue are much the same as when they were first constructed in 1882, although the rear section has been extensively altered through the construction of a rear addition, the application of stucco, and the replacement of windows, all of which are not visible from the street. For those reasons, it is recommended that 5PE4143 is eligible for the NRHP or SRHP under Criterion C. The building achieved local landmark status in 2003.
43. Assessment of historic physical integrity related to significance: The improvements made to 5PE4143 during the early twenty-first century were sympathetic to the building's original setting, feeling, workmanship, and association. The real changes to the building are only noticeable along its western and southern façades. Overall, the building's historic physical integrity is good and contributes to the building's overall eligibility for the NRHP.

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, including 5PE4143, 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 X Noncontributing _____

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5PE4143a-5PE4143c

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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5PE4143 – 221-225 North Santa Fe. Southern and western façades. Looking northeast. Photo ID: 5PE4143b. March 2016.

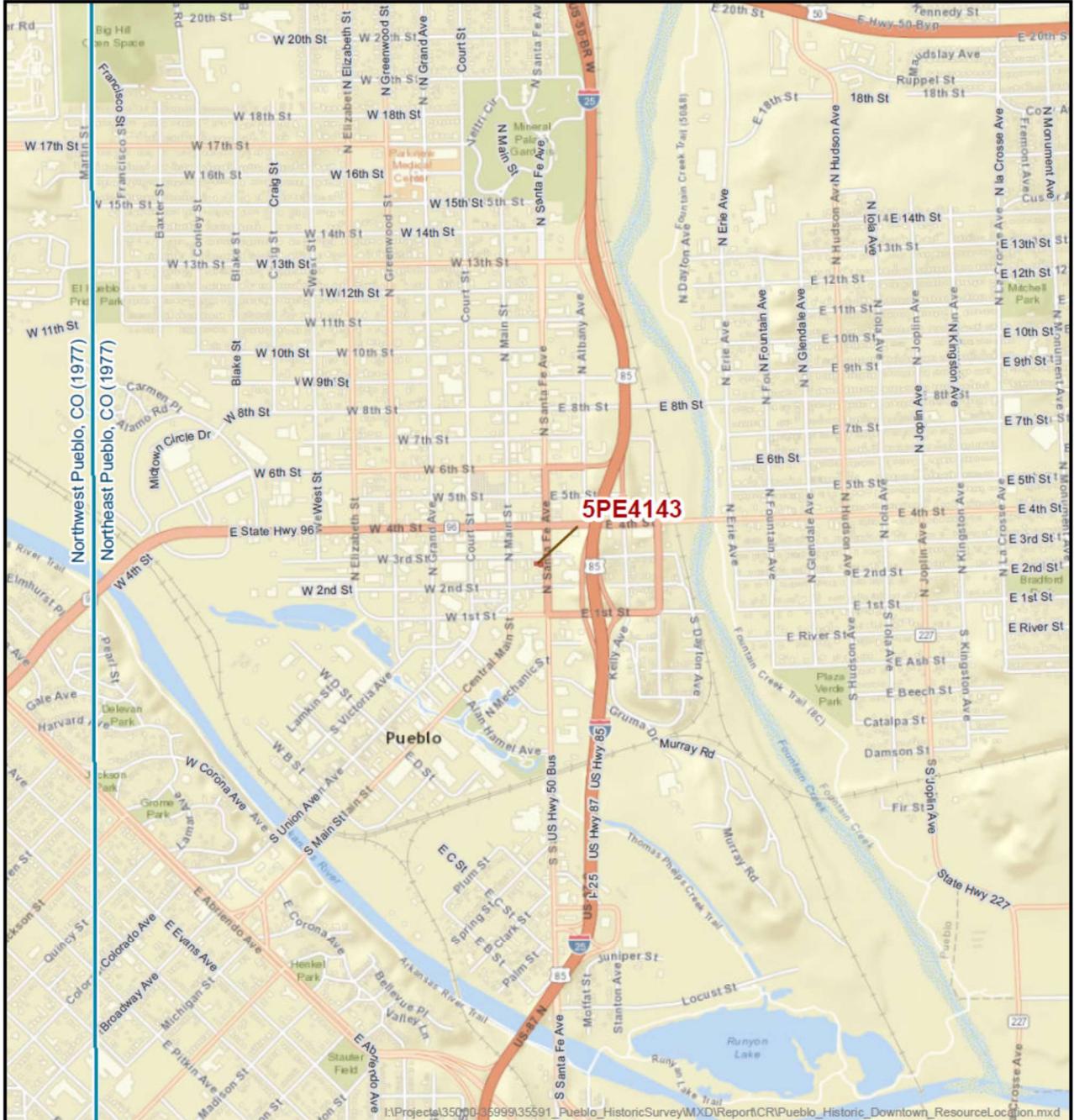
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5PE4143 – 221-225 North Santa Fe. North façade. Looking southeast. Photo ID: 5PE4143c. June 2017.

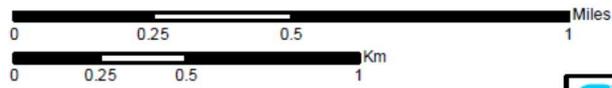
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For Official Use Only: Disclosure of site locations prohibited (43 CFR 7.18)



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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5PE4143

 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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