

Resource Number: 5PE4144
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: 5PE4144
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Holden Block
6. Current building name: Holden Block.
7. Building address: 201-203½ North Santa Fe Avenue, Pueblo, Colorado 81003
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 5 6 mE 4 2 3 5 7 3 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): 1+S ½ Lot 2+ 10 ft. strip Adj 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. 536128019. The northern boundary is a commercial property at 205 North Santa Fe Avenue. The eastern boundary is North Santa Fe Avenue. The southern boundary is W. 2nd Street. The western boundary is an unnamed alley. The building occupies a land area of approximately 17,760 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 128 x Width 107
16. Number of stories: 3
17. Primary external wall material(s): Brick
18. Roof configuration: Flat.
19. Primary external roof material: Asphalt.
20. Special features: Corbelling.

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21. General architectural description: As described in the previous site form, 5PE4144 is a two-storied brick building capped with a flat roof. The main east façade features a bricked parapet, and cornice accented with bricked ornamental detailing of brackets and corbelling. The main entrance is centrally located, recessed, and consists of a double door with panels and transoms. The entrance is flanked on both sides by double paneled display windows. Iron support columns have been placed at the entryway. Two types of windows are featured on the second floor: paired and single. They are dressed with surrounds for lintels, one on one, double hung, and a belt course is part of the lug sill. The south façade features two additional business entrances toward the rear and a large mural. The second floor consists of eight sets of paired double hung windows. The west façade features a garage door and a single entrance. A small balcony is present on the second floor.
22. Architectural style/building type: Commercial/Late Nineteenth Century Commercial/Italianate.
23. Landscaping or special setting features: The City of Pueblo landscaped the sidewalk and streetscape at some point.
24. Associated buildings, features, or objects: None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1882
Source of information: Pueblo County Assessor website. Parcel No. 536128019. Accessed June 11, 2017.
26. Architect: Unknown
Source of information: N/A
27. Builder/Contractor: Delos L. Holden
Source of information: Site form for 5PE4144. On file at the Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.
28. Original owner: Delos L. Holden
Source of information: Site form for 5PE4144. On file at the Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
In 1863, John A. Thatcher operated a general mercantile store, Thatcher Bros Mercantile, in Lot 1. In 1871, the store was moved one block north. The building in Lot 1 remained empty for a short period of time and was restored after heavy rains damaged the building. At that time it became a hide and wool shop until 1880.
In 1881, the property was purchased by Delos L. Holden where he commenced the construction of a two-story building. In 1889, the building next door (the Drover's Hotel) burned down. At this time, Lot 2 was acquired and another adjoining building (5PE8236) added on north ca. 1889.
In January 1950, co-owners Marcus Katz and Herman Dikman agreed to participate in a North Santa Fe Avenue "store front remodeling project designed to make that sector of downtown Pueblo a more attractive shopping district." The plan involved introducing new store front and painting the exteriors. The previous summer, the merchant group funded the sandblasting of commercial buildings along Main Street and West

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Second Avenue. The City and County of Pueblo joined forces to save 5PE4144 in the early twenty-first century after the building was threatened with demolition to make way for a parking lot.

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

V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): Commerce/Business-Professional + Domestic/Multiple Dwelling

34. Site type(s): Commerce/Business-Professional

35. Historical background: Named for Delos Holden, the eponymous block was completed at the corner of West 2nd Street and North Santa Fe Avenue in 1882. The first floor of the building was first, and briefly, leased as a wholesale grocery store that was owned and operated by the Ohio firm J.B. Manley & Co. The second floor had apartments and professional offices. A portion of the building also housed the post office for the city, until 1900 when the Federal Building (5PE498) was constructed. The Holden Block housed offices for Pueblo's first generation of professionals. The 1891 Pueblo City Directory lists at least three attorneys practicing from this address. In 1927 an auto parts store, owned by Howard Mathney, moved into the building and in 1932 the Bernstein Brothers Auto Parts & Tire Company moved in. By 1935, one of the tenants was the Pueblo Auto Parts Company. Pueblo Auto Parts remains at this address as of 2017. Other tenants as of June 2017 include Spellbound Tattoo.

Fueled by press about the listing of the building block in 2001, the public rallied to convince the owners of the block not to demolish the buildings, which at that time was planned. When first listed in 2001, Pueblo County officials wanted to demolish the buildings in favor of a "landscaped parking lot" to serve the Sangre de Cristo Arts and Conference Center. After weeks of negotiations, the commissioners and City Council reached a land-swap deal that took demolition off the table (Colorado Preservation Inc. 2017).

The Studzinski Block and Holden Block buildings were sold to the Pueblo Housing Administration and designated a Local Landmark in 2003. The Pueblo Housing Administration, with the help of the Downtown Association and Colorado Preservation, Inc., used tax credits to rehabilitate the buildings. The rehabilitation of the Studzinski Block was finished in August 2005, and the Holden Block is now also complete. When removing plaster and stucco during renovation, the city discovered original stained glass windows and an advertisement painted on the side of the building, now restored. Both buildings have reached full occupancy in residential spaces on the upper floors and there are commercial spaces on the first floor. The infill between the two blocks is compatible in design as approved by the Pueblo Historic Preservation Commission.

36. Sources of information: Pueblo City Directory, 1935, "Second Street Store Buildings Will Have Fronts Modernized." *Pueblo Star Journal*, January 4, 1950:1. Colorado Preservation Inc. website. Available at: <http://coloradopreservation.org/programs/endangered-places/endangered-places-archives/studzinski-block-and-holden-block-buildings/>. Accessed June 13, 2017.

Site form for 5PE4144. On file at the Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: April 14, 2003.
Designating authority: Pueblo County
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: Commerce: 1882–1967; Architecture: 1882.
41. Level of significance: National State Local
42. Statement of significance: 5PE4144 has been surveyed for its NRHP eligibility at least three times in the past 40 years. The building was designated a Pueblo Local Landmark in 2003. Since original construction in 1882, 5PE4144 has held different businesses from a grocery store to automotive parts as well as professional offices and residential units. The building has been a part of Pueblo's first commercial district since it was first constructed. For those reasons, 5PE4144 is eligible for the NRHP under Criterion A. The Holden Block is not associated significant historic individuals. Therefore, 5PE4144 is not eligible under Criterion B. 5PE4144 has retained much of its original exterior, despite being rehabilitated in 2005; the rehabilitation work appears to meet the Secretary of the Interiors' Standards. The window treatments, exterior materials, and brick work have retained much of their historic physical integrity. It is recommended that 5PE4144 is eligible for the NRHP under Criterion C. SWCA also recommends 5PE4144 should be considered eligible for the State Register under Criteria A, and C for the reasons listed above.
43. Assessment of historic physical integrity related to significance: The building has retained much of its original architectural elements despite being rehabilitated in 2005. Overall, the historic physical integrity is good and contributes 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

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architectural style and type. The buildings recommended as contributing to this potential National Register, including 5PE4144, 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: 5PE4144a-5PE4144d.

Negatives filed at: (digital collection) SWCA Environmental Consultants, Broomfield, Colorado

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): 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

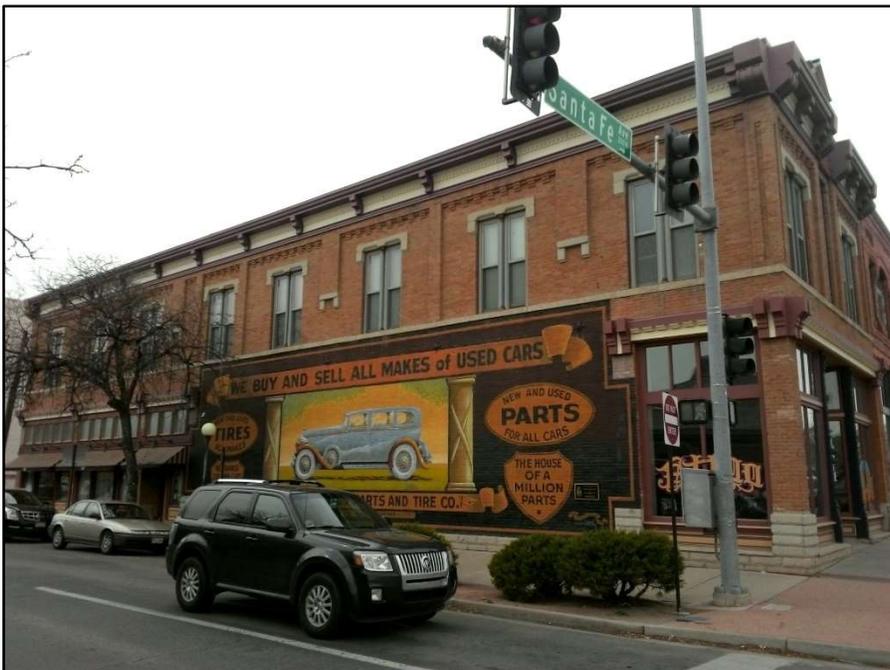
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5PE4144 – 201-203 ½ North Santa Fe. Eastern and southern façades. Facing northwest. Photo ID: 5PE4144b. March 2016.



5PE4144 – 201-203 ½ North Santa Fe. Southern façade. Facing north. Photo ID: 5PE4144c. March 2016.

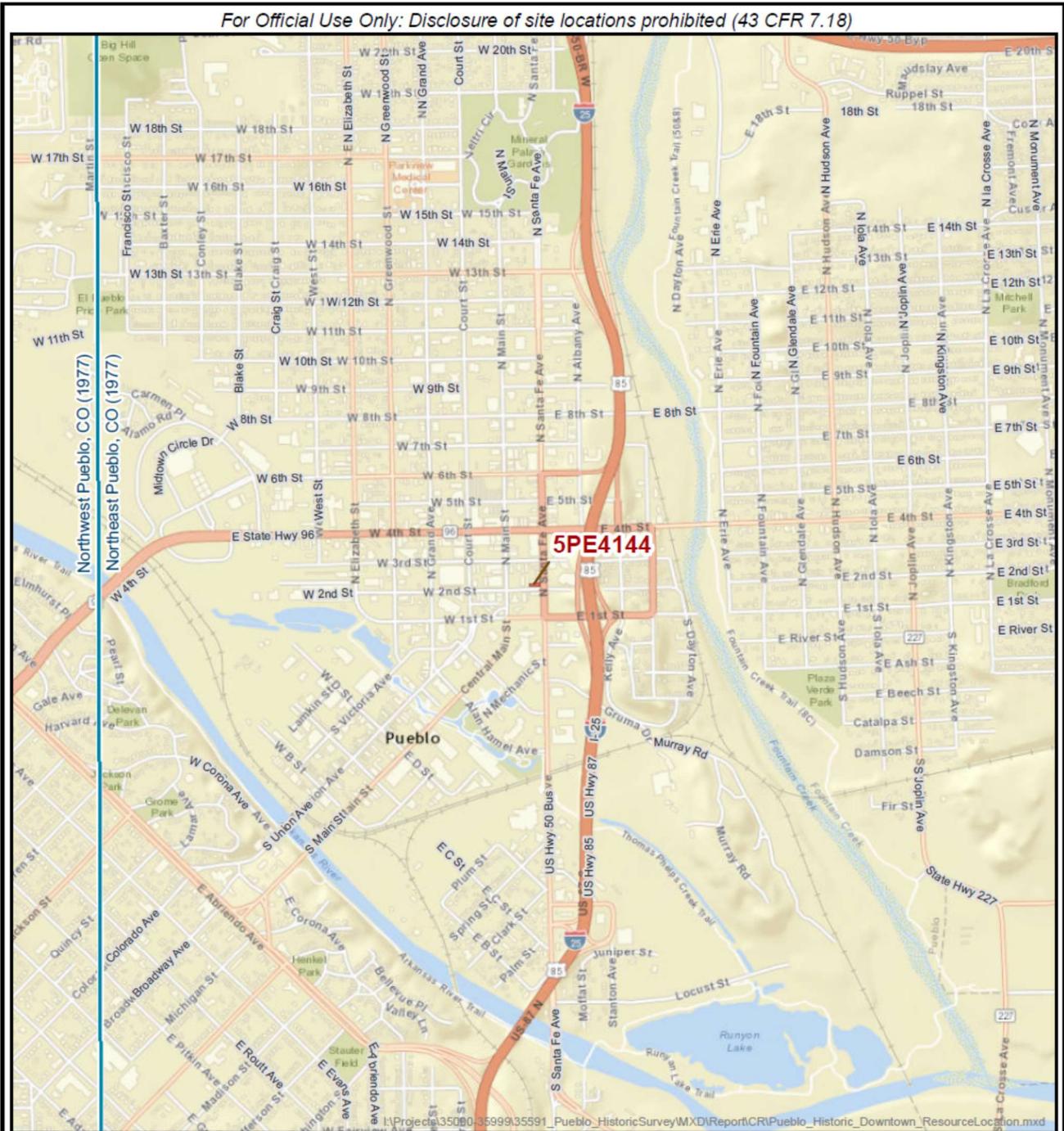
Resource Number: 5PE4144
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5PE4144 – 201-203 ½ North Santa Fe. Western façade. Facing east. Photo ID: 5PE4144d. March 2016.

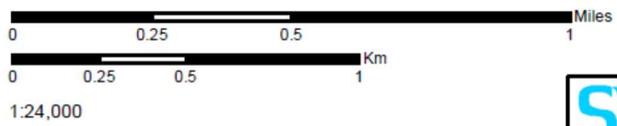
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For Official Use Only: Disclosure of site locations prohibited (43 CFR 7.18)



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
 6/26/2017



SWCA
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5PE4144

 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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