

Resource Number: 5PE8232
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: 5PE8232
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Peoples Denver Furniture
6. Current building name: Top Bid Auction
7. Building address: 311-313 N. Santa Fe Avenue, Pueblo, Colorado 81003-4124.
8. Owner name and address: HJE LLC/Thomas and Frieda Makovsky, 30 Bellita Drive, Pueblo, Colorado 81001-1403.

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36
10. UTM reference
Zone 1 3 ; 5 3 4 3 4 0 mE 4 2 3 5 8 6 8 mN
11. USGS quad name: Northeast Pueblo
Year: 1961 (1974 p.r.) Map scale: 7.5' X 15.0' Attach photo copy of appropriate map section.
12. Lot(s): N 19 feet 6 inches in Lot 3 Block: S 12 feet of 4 Block 28
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536127007. 5PE8232's northern boundary is shared with a commercial storefront (5PE8231) at 315 North Santa Fe. The eastern boundary is North Santa Fe Avenue. The southern boundary is shared with a commercial property at 309 North Santa Fe (5PE8233). The western boundary overlooks an alley. The building occupies a land area of approximately 3,780 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 115.0 x Width 31.5
16. Number of stories: Two
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Asphalt

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20. Special features: Parapet. Transom. Neon signage associated with a marquee above main entry. Decorative brick pattern along the second story.
21. General architectural description: Because the building shares party walls with the adjacent buildings, and this building extends above the rear additions of its neighbors, only the eastern and western façades are visible . The rear of both the northern and southern façades are partly visible. **Eastern Façade:** The eastern façade faces North Santa Fe Avenue. The storefront is angled with a brick wall standing approximately 1.5 feet high beneath the open, picture windows. The eastern façade's ground level is a series of open, picture windows framed by vertical metal mullions. The primary entry is located in the northeast corner. A transom window is above the entry. The primary entry are glass/metal hinged doors. A neon marquee reading PEOPLES DENVER is directly above the ground level, and extends the length of the eastern façade. A horizontal metal canopy runs the length of the façade and beneath the marquee. Approximately 31 feet of corrugated metal siding is affixed to the building's exterior. During the mid-twentieth century, pictures indicate a similar corrugated metal siding covered the second story exterior. In the past 15 years, the owner removed the siding to reveal the original window and brick treatments. Six narrow windows with brick run the length of the second story. Plywood covers the fenestrations. There is no available documentation to indicate what materials these windows once displayed. Dog tooth course. Painted brick frames the top of each window's arch. Two decorative brick diamonds flank a decorative brick rectangle located on the parapet near the roofline. **Western Façade:** The western façade faces an alley. A hinged metal door is located in the façade's approximate center. The door leads to a concrete stoop and five concrete steps leading to the ground level. A painted sign reading PEOPLES DENVER FEATURE is directly above the entry. A series of three windows is above the entry and near the roofline. Each of the windows is boarded over. A concrete chimney extends from the roof near the western boundary. A small, square opening is located near the northwest corner. Near the southwest corner are two recessed fenestrations. One window metal frame 1/1 window remains open, the other is boarded.
22. Architectural style/building type: Commercial-Early Twentieth Century Commercial/Italianate.
23. Landscaping or special setting features: A lone deciduous tree in the sidewalk streetscape. The tree is parallel to the eastern façade's main entry. The western façade faces a north-south alley.
24. Associated buildings, features, or objects: None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1910 _____
Source of information: Pueblo County Assessor's Office Website. Appraisal Card No. 536127007.
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown.
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): The Pueblo County Assessor gives a construction date for 5PE8232 of 1910. The Assessor gives no indication if there have been any alterations to the building's exterior, but clearly, the eastern façade underwent alterations during the

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mid-twentieth century. A neon marquee is above the main entry on the building's eastern façade. Its construction likely dates to the late 1940s to early 1950s. Other likely renovations include installation of the first floor storefront, marquee signage, projecting canopy and metal cladding. Photographs on the Pueblo County Assessor's website illustrate that as recently as the first decade of the twenty-first century; a corrugated metal façade covered the second floor on the eastern façade. At some point between then and 2017, the owner removed much of the façade to reveal original brick and window pattern along the second story. Unfortunately, plywood covers those second story windows. The same photos indicate the current corrugated siding is not the same that covered most of the façade in the twentieth century. There is no available documentation to confirm, but the original ground floor storefront was likely replaced during the mid-twentieth century by the current storefront assembly.

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

V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): Commerce/Business-Specialty

34. Site type(s): Commercial building

35. Historical background: The Pueblo County Assessor states that 5PE8232 was constructed in 1910. The 1910 Pueblo City Directory names Langley Grocery Company as the original tenant at this address. Similar to other downtown Pueblo commercial store fronts, 5PE8232 has housed a number of different businesses over the past century such as those established in 1920 on South Union Avenue in Pueblo, CO by the late Jacob Makovsky, a Russian immigrant and father of Izzy and the grandfather of Tom Makovsky. After an epic flood in 1921, Makovsky's merged with Denver Furniture Store at the current location. Mid-century city directories indicate that many businesses occupied this address along with Denver Furniture. In 1940, the building housed Denver Furniture, Palm Billiards, the Ramona Hotel, and the K.C. Furniture Company wholesaler. The building has had the longest association with Peoples Denver Furniture. The business appears in the Pueblo City Directories from the mid-1930s. Peoples Denver remained at the site for more than 80 years. The Makovsky family has owned the building since the mid-1980s. As of June 2017, the current tenant is Top Bid Auction.

36. Sources of information: Pueblo City Directories, 1910-1990. Pueblo County Website. Pueblo County Assessor's Parcel No. 536127007.

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.

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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: Commerce: N/A

41. Level of significance: National State Local

42. Statement of significance: During the early and mid-twentieth century, 5PE8232 housed a number of different businesses under one roof. This collection of various businesses was identical to other storefronts surveyed for this project. Because 5PE8232 follows that business model, SWCA recommends that this property is significant under National or State Register Criterion A for its contribution and sustaining small business in downtown Pueblo. Research was unable to identify any historically significant individuals associated with this site. Based on that lack of association, SWCA has determined that 5PE8232 is not eligible under National or State Register Criterion B. The storefront has lost a good deal of its original historic physical integrity; it no longer appears as it did when constructed or when it was completely remodeled in the 1950s. The ground floor entry was likely renovated during the mid-twentieth century. SWCA has determined that the removal of metal sheeting from the eastern façade exposed the original second-story windows and brought back much of the building's original feeling and setting. The neon marquee is most likely more than 50 years old and displays good historic physical integrity. The remaining visible façades display good integrity with the majority of the alterations along the storefront, or eastern façade. The building does not embody the distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values; as a result it is not eligible for the National State Register under Criterion C. SWCA also suggests that the poor level of physical integrity precludes 5PE8232 from eligibility for the National or State Register under any criterion. However, 5PE8232 should be considered for a local landmark listing for its importance as a long-time Pueblo commercial operation.

43. Assessment of historic physical integrity related to significance: 5PE8232 has lost and regained much of its historic physical integrity since the mid-twentieth century. The introduction, and later removal, of corrugated metal sheeting has altered the building's original brickwork along the eastern façade. A series of fixed single-pane storefront windows was added at some point during the last 60 years. Because of these alterations, 5PE8232's integrity is poor and the building has lost its original feeling and materials.

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 5PE8232, display much of their original physical integrity and are important components in the story of

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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: 5PE8232a through 5PE8232d.

Negatives filed at: Electronic Images 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.

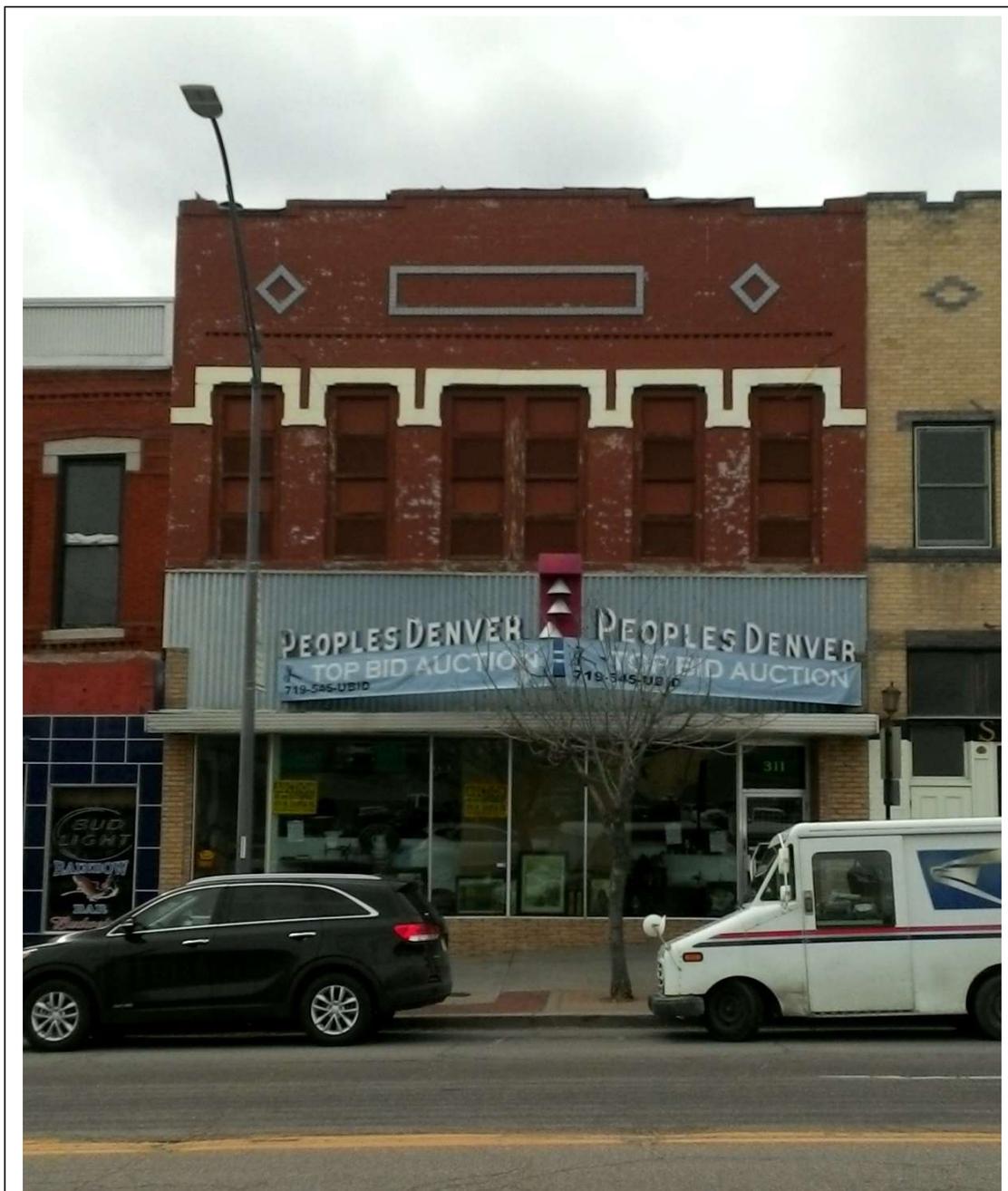
History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

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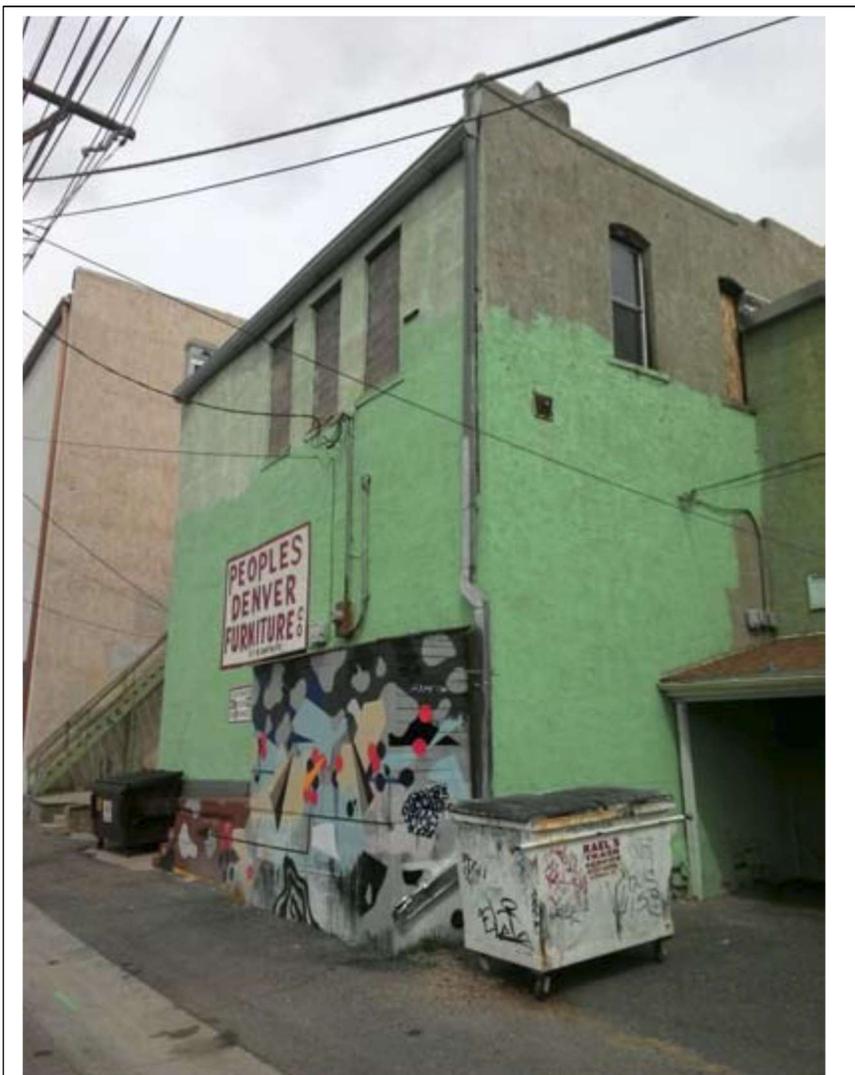
Pueblo County Assessor website. 536127007. Accessed August 2, 2017. (Note: This photo likely dates to the early 21st century.

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5PE8232 - 311-313 North Santa Fe Avenue. Looking west at eastern façade. Photo ID: 5PE8232a.
March 2016.

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5PE8232 - 311-313 North Santa Fe Avenue. Looking northeast at western and southern façades. Photo ID: 5PE8232b. March 2016.

Resource Number: 5PE8232
Temporary Resource Number:



5PE8232 - 311-313 North Santa Fe Avenue. Looking southeast at northern and western façades. Photo ID: 5PE8232c. March 2016.

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5PE8232 - 311-313 North Santa Fe Avenue. Looking northwest at eastern façade's marquee. Photo ID: 5PE8232d. June 2017.

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



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5PE8232

 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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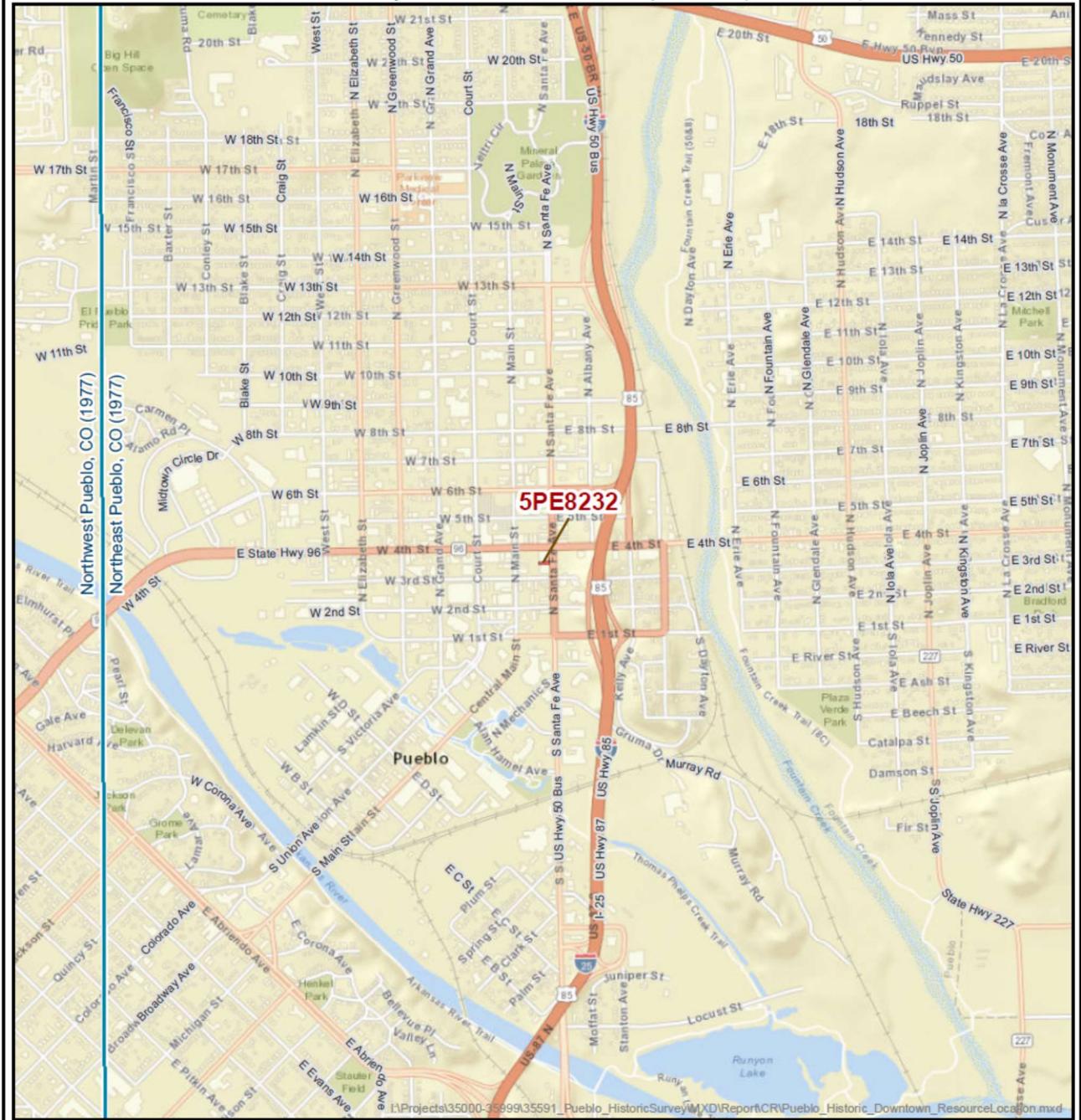
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Legend  Historic Property  Topo Quad Boundary	  1:24,000	  SWCA ENVIRONMENTAL CONSULTANTS 295 Interlocken Blvd. Suite 300 Broomfield, CO 80021 Phone: 303.487.1183 Fax: 303.487.1245 www.swca.com
	Base Image: Esri, DeLorme, HERE, USGS, Intermap, IPC NRCAN, METI Quadrangle: Northeast Pueblo, CO (1977) Pueblo County, Colorado NAD 1983 UTM Zone 13N 6/8/2017	