

Resource Number: 5PE8246
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: 5PE8246
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: MacIndoe Plumbing
6. Current building name: N/A
7. Building address: 110-110.5 W. 2nd Street
8. Owner name and address: MMK LLC, 5648 Terracina Place, Pueblo, CO 81005-5582.

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36
10. UTM reference
Zone 13 ; 324300 mE 3585054 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): E. 25 feet of Lot 4 Block: 30
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536115011. The northern boundary is West 2nd Street. The eastern boundary is shared with an alley. The southern boundary overlooks an open lot. The western boundary is shared with a commercial property at 112 W. 2nd Street. The building occupies a land area of approximately 3,000 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 25
16. Number of stories: 2
17. Primary external wall material(s): Brick/Stucco
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features: Exterior covered in stucco at some point during the past 50 years. Cornice. Recessed entry.

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21. General architectural description: This is the first recordation of 5PE8246. The notable architectural feature of the northern façade facing West 2nd Street is the pair of side-by-side doors. A wood frame/wood door combination is nearest the building's northwest corner. This door leads to apartments on the second floor. A square, wood frame fixed one light transom window is directly above this door; it is possible that this was part of a larger transom that has been partially covered over outside of the historic era. Directly to the east is the primary access to the ground floor business space. This door is a wood frame/wood door combination with a single large light covering most of its length. Entryway is recessed. An single light metal frame window facing north frames the entryway. A pair of large, horizontal, metal frame display windows face out onto W. 2nd Street. Beneath the windows is a multi-course brick bulkhead standing approximately 2 feet high. A wood sign running the length of the northern façade reads: PLUMBING-MACINDOE-HEATING with a cloth canopy below it. Above the sign are four window openings covered with plywood. The window openings are rectangular and vertical with the outer openings slightly narrower than the inner pair. Above the windows is a decorative cornice covered by stucco. A wood frame/wood door provides access from the alley to the eastern façade. The door is located slightly to the south of the approximate center of the façade. An examination of the fenestration along the ground level indicates older windows had been infilled with brick at some point in the building's history. Eight window openings run the length of the eastern façade's upper level. Only three of the windows were exposed as of June 2017. The windows appeared to have had rounded lintels and brick sills. A decorative cornice runs the length of the façade. The southern façade features a wooden stairway that leads from the alley facing south and then turns north back toward the building. Photographs taken by SWCA in March 2016 and June 2017 indicate the stairway was introduced at some point between those dates. Wood posts provide support for a platform that leads to a second story wood door. This door accesses the second level interior. A pair of metal frame 1/1 windows are located in the façade's approximate center and the building's southeast corner. At ground level, there is a square garage door at the façade's approximate center. Only the second level of the western façade is visible. There is no fenestration or other distinguishing features along the length of this façade.
22. Architectural style/building type: Early Twentieth Century Commercial.
23. Landscaping or special setting features: Alley along the eastern façade. Large, open parking lot to the south. A reproduction globe lamp parallels the door leading to the apartments on the second floor. A mature tree is a few feet to the west of the lamp.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ____ Actual: 1900
Source of information: Pueblo County Assessor's Website, available at: <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/propertyinfo.p?par=536137002>. Accessed June 8, 2017.
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:

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28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): The brickwork, display windows, brick bulkhead, bricked up windows and canopy associated with the existing entryway likely date to the 1950s to 1960s. There is no documentation of when the eastern façade's windows were covered with plywood and when the stucco treatment was applied, but based on its design and condition, it likely dates to ca. 1970. A new stairway was also added to the south façade between 2016 and 2017.

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 + Domestic-Multiple Dwelling.

33. Current use(s): Unoccupied/Domestic-Multiple Dwelling

34. Site type(s): Commerce.

35. Historical background: The Pueblo County Assessor gives a construction date for 5PE8246 as 1900. A review of the 1891 Pueblo City Directory indicates the Cactus Printing Company was at 110 W. 2nd Avenue. The 1897 City Directory lists Pueblo Lithographing and Printing Co. at this address. H.H. Van Clief is the name given as manager. MacIndoe Plumbing occupied this location from the mid-1930s to the early twenty-first century. After decades at the same location, in 2012, the building was sold to the YMCA. In 2016, the YMCA sold to Sierra Grande Investments, who turned around and sold to the current owner MMK LLC after a few months. One notable occupant of 110 ½ W. 2nd was the San Isabel Cigar Company during the late 1920s. San Isabel was one of downtown Pueblo's 14 cigar and tobacco retailers in 1928-29. There is minimal documentation about the subsequent occupants of the apartments and offices on the second story. It is unknown if there are any tenants in the building currently, or if any residential apartments exist currently on the second level.

36. Sources of information: Pueblo Chieftain, May 1, 1906:6. | Pueblo City Directories, 1990–1990. | Pueblo County Assessor website, available at: <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/propertyinfo.p?par=536137002>. Accessed June 21, 2017, and Pat Tompkins, "Cigars a Major Industry at One Time." *Downtown Pueblo Newsletter*, May 2008, 7.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No X 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)

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Does not meet any of the above National Register criteria

39. Area(s) of significance: Commerce.
40. Period of significance: 1900–1967
41. Level of significance: National ___ State ___ Local
42. Statement of significance: This is the first recordation of 5PE8246 for its NRHP eligibility. For most of the last century, 5PE8246 has been associated with one business and one family. As a result, it is significant under SRHP Criterion A, however is too altered to be eligible under NRHP Criterion A. The MacIndoe family remained in business for more than seven decades, but their accomplishments are not considered to reach a historically significant level under NRHP/SRHP Criterion B. 5PE8246 has lost nearly all of its original window treatments, exterior materials, and overall physical integrity; as a result, it lacks integrity and is not eligible for the NRHP/SRHP under Criterion C. The Pueblo Historic Preservation Commission should consider 5PE8246 as a local landmark based on the building's association with the MacIndoe family's business.
43. Assessment of historic physical integrity related to significance: Several alterations were made to the building during the historic period, ca. 1950. These alterations included the installation of new brickwork, display windows, brick bulkhead, bricked up windows and canopy. The introduction of stucco (likely ca. 1970 based on its design and condition) greatly altered the building's historic physical integrity. Many of the building's windows have also been bricked up (on the first floor) or covered with plywood, the plywood being added between 2007 and 2012. . A wood stairway has also been added to the south side of the building between 2016 and 2017. Therefore, the building displays poor historic physical integrity.

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, including 5PE8246, 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 ___

VIII. RECORDING INFORMATION

47. Photograph numbers: 5PE8246a–5PE8246d
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

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50. Recorder(s): Robert Autobee

51. Organization: SWCA Environmental Consultants.

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

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

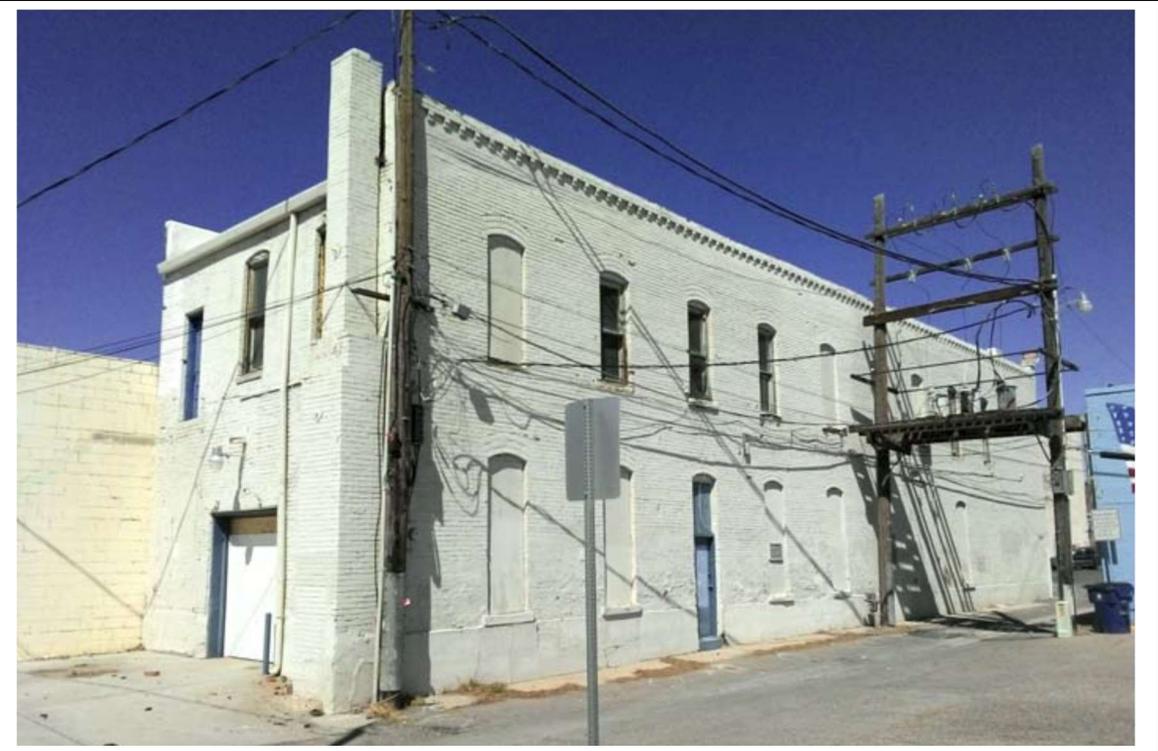
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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5PE8246 – 110-110.5 W. 2nd Street. MacIndoe Plumbing. Looking southwest. North and east façades. Photo ID: 5PE8246a. March 2016.

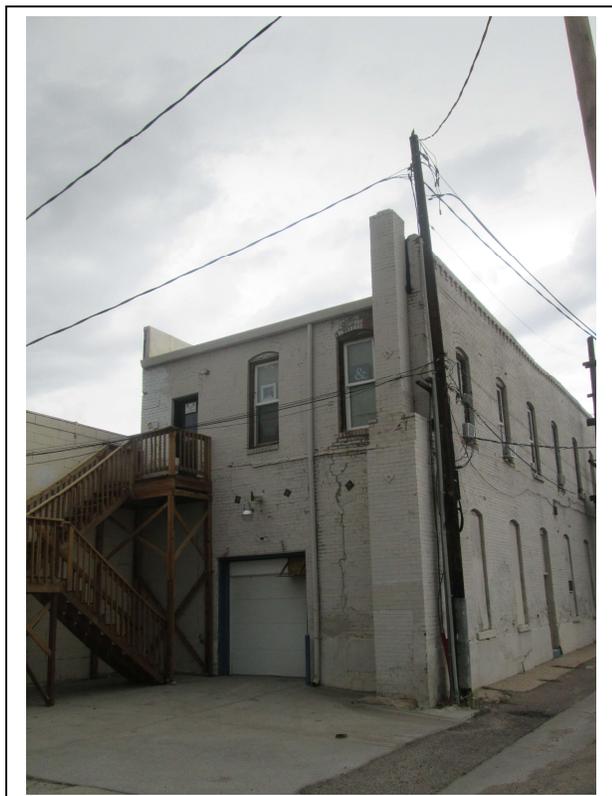


5PE8246 – 110-110.5 W. 2nd Street. MacIndoe Plumbing. Looking northwest. South and east façades. Photo ID: 5PE8246b. March 2016.

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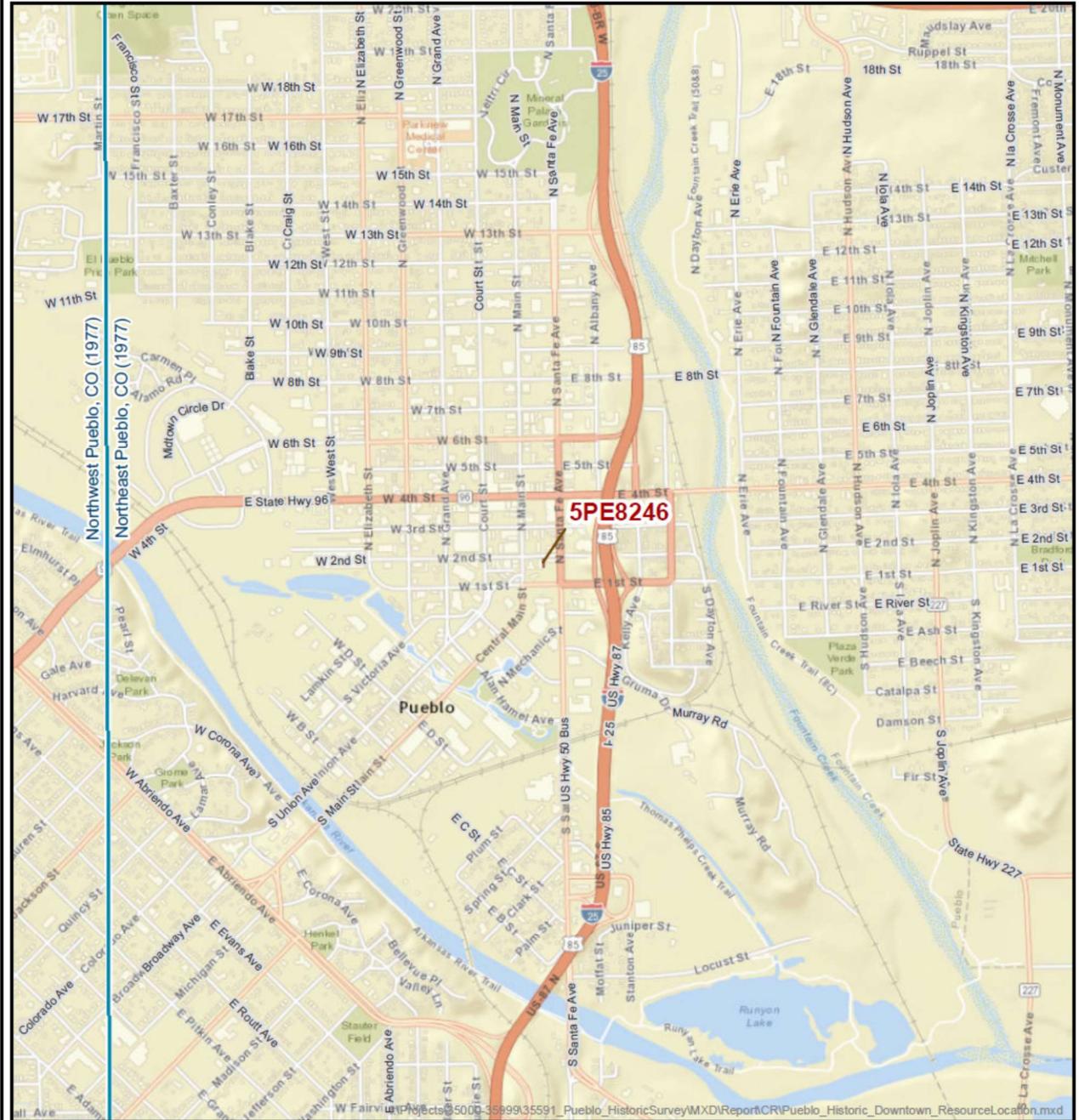
5PE8246 – 110-110.5 W. 2nd Street. MacIndoe Plumbing. Looking northwest. Southern façade. Photo ID: 5PE8246c. March 2016.



5PE8246 – 110-110.5 W. 2nd Street.
MacIndoe Plumbing. Looking northwest.
Southern façade. Photo ID: 5PE8246d. 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

0 0.25 0.5 1 Miles

0 0.25 0.5 1 Km

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



SWCA
 ENVIRONMENTAL CONSULTANTS

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5PE8246

 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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