

Resource Number: 5PE8279  
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: 5PE8279
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name:
6. Current building name: RTS Resources, LLC.
7. Building address: 118-118.5 West 3rd Street
8. Owner name and address: Anthony G. and Lindsey M. Nibert, 118 W. 3rd Street, Pueblo, Colorado 81003-3225

## 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 13 ; 534288 mE 4235778 mN
11. USGS quad name: Northeast Pueblo  
Year: 1961 (pr. 1974) Map scale: 7.5' X 15.0' Attach photo copy of appropriate map section.
12. Lot(s): East 24 feet 4 inches of West 25 feet 11 1/5 Inches of 9 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. 536128016. The northern boundary is West 3rd Street. The eastern boundary is a commercial property at 112 W. 3rd Street. The southern boundary is an unnamed alley. The western boundary is a parking lot. The building occupies a land area of approximately 1,459.80 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 90.0 x Width 24.5
16. Number of stories: 2
17. Primary external wall material(s): Brick/Stucco
18. Roof configuration: Flat.
19. Primary external roof material: Asphalt.

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20. Special features: None

21. General architectural description: 5PE8279 is a two-story, late nineteenth-century, commercial building. It is a double storefront with a central entrance to apartments on the second floor that was originally flanked by recessed central entrances surrounded by large display windows. The symmetry of 5PE8279's northern façade was lost over several undated modifications. It would seem that the east half has been associated with 112-114 W 3rd Street since the 1950s; there are decorative elements visible that have been lost from the west half.

**Northern Façade:** The original wall cladding of 5PE8279 was red brick with multi-block, limestone lintels over the second story windows. At one time the lintels were decorated with incised lines in an Eastlake-style design which is faintly visible on two lintels. The first and second floors are divided by a beltcourse of limestone, currently only visible on the eastern half. The first floor has seen several modifications, and the dates are unknown for all of them. The western half retains its recessed main entry, however the display windows and the doors they flank were replaced in perhaps the 1970s. The current display windows are stationary with aluminum frames, and cast iron-looking bars that cover the lower half of the windows. They are approximately 2 feet 6 inches above the ground, and are taller than the door by about 1 foot. The bulkhead under the current display windows, as well as to the left and right of these windows, is not original and likely added when the windows and doors were changed. This new bulkhead is slightly wider than the original brick pilasters - one on the northwest corner and one on either side of the central entrance to the second floor. These pilasters define the original commercial spaces as well as the stair and hall to the second floor. The western storefront's double door is glass and aluminum, has a narrow transom window, and cast iron-looking bars covering two thirds of the doors. A wooden shake shed roof was added in probably the 1970s and covered the western half from the top of the current display windows to the top of the beltcourse. It was removed between 2007 and 2012 and replaced with stucco. Stucco also covers the beltcourse and the pilasters. A glass and aluminum door leading to the central stair and hall is set flush with the new brick that continues from under the display windows of the western storefront. The eastern half of the first floor has a long association with 112-114 W 3rd Street. It is covered with the same aluminum and plate glass, a modification that dates to about the 1950s. The second floor has also been modified but retains more of the original design elements. Each store front has three one over one hung windows spaced equidistant from each other and the pilasters that define the edges. There was a single window in the central hall and stair area. All of the windows on the second floor are wood framed with rounded corners. They all have a limestone sill, and an arched limestone lintel that becomes part of a beltcourse of limestone. The center sections of the stone lintels are flat along the top and flanked by arched stones. The lintels in the center of each storefront, as well as the lintel in the center section, are not a smooth arch. The windows on the western storefront appear to be nearest the original condition. The window in the central hall and stair has been filled in with brick, as has the western-most window on the eastern storefront. This may have happened at two different times as the bricks do not match. Nor do they match the new brick on the first floor of the western storefront. The remaining two windows on the eastern storefront were infilled with glass blocks. For a time, both sides were painted. It appears the paint was removed from the western storefront between 2007 and 2012. There is a corbeled cornice that runs the full length of the building that is not interrupted by the pilasters that define the sections. Above the corbel is a brick parapet which does not have the same spacing as any of the other brickwork.

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**Western Façade: First Floor.** Both floors of the western façade are covered with stucco. There are no windows on the first floor. It is unclear when the first floor of this building was exposed by the demolition of the neighboring building. **Second floor** has eight, one over one windows that start about 15 feet south of the north wall. The first two windows south of the north façade are shorter and set lower in the wall than the other six. The last two windows are about 10 feet north of the south façade. None of these windows have visible lintels. They do have stone sills. They might be original as the neighboring building was only one story.

**Southern Façade:** The western half of the southern façade is covered with stucco. There is a two-story deck framed in wood that provides access to additional living space and covered parking. It is not known when the deck was added. There are no windows on the first floor. There is a man door in the center of the wall with a glass block transom. On the second floor is a door in the center of the wall that accesses the deck. The door has an arched lintel made of a single brick course. This door is flanked by one over one hung windows. These windows have a flat lintel with a central capstone. The eastern side had unpainted brick on both floors. First floor has a loading dock with a half gable roof supported by wood posts. On the far west side of the first floor a door has been filled in with brick. This door may have opened into the central hall. To the east of that there is a freight sized door. On second floor, there is also a bricked-in door on the far west side. Most of this wall is a glass block window, likely added when it became associated with 112-114 W. 3rd Street. There is a corbelled brick pediment along the top of the wall that runs the full length of the building, interrupted by a downspout in the center of the wall.

22. Architectural style/building type: Early Twentieth Century Commercial.
23. Landscaping or special setting features: A deciduous tree is growing in the streetscape approximately 20 feet west of 5PE8279. To the west of the building is an off-street parking lot on the site of a former one-story building. A short brick wall stands between the sidewalk and the parking lot and is about 16 feet long. On the rear of the parking area this brick wall extends south beyond the southern façade and separates the lot from the covered parking area under the rear deck. It then turns west to separate the lot from the alley.
24. Associated buildings, features, or objects: To the west of the building is an off-street parking lot on the site of a former one-story building. A short brick wall stands between the sidewalk and the parking lot and is about 16 feet long. On the rear of the parking area this brick wall extends south beyond the southern façade and separates the lot from the covered parking area under the rear deck. It then turns west to separate the lot from the alley.

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1900 Actual: \_\_\_\_\_  
Source of information: Pueblo County Assessors Website. Parcel No. 536128016. Available at: <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/propertyinfo.p?par=536128016>. Accessed June 24, 2017.
26. Architect: Unknown  
Source of information:
27. Builder/Contractor: Unknown.  
Source of information:
28. Original owner: Unknown.

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Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): Pueblo County Assessor's records estimate that this building was completed in 1900. This "textbook" nineteenth century commercial building had three sections – two storefronts that flanked a central hall and stair. Brick pilasters are used in the design to give visual clues to the interior. These pilasters also created a human scale by breaking up the façade into smaller parts. The pilasters have been covered with various materials including stucco and metal and are no longer visible on the first floor. Paint colors on the western storefront recall the location of the pilasters above the doors and windows on the first floor. Both of the storefront's recessed doors are lost to time. On the east side the recessed doors and display windows were replaced in the 1950s with metal siding and plate glass windows that sit flush with the wall. On the west side the door is yet recessed between two angled display windows, however that door and windows are aluminum and were probably replaced in the 1970s. The display windows on this side are much smaller than the normal nineteenth century display windows and the lost window space has been filled in with new brick. This new brick extends to and surrounds the central door to the hall and stairs. On the second floor two windows have been bricked in and two are filled in with glass blocks. The Eastlake designs incised in the second floor lintels are all but erased by time, and the brick pediment, and brick corbels that run along the top of the building are in need of tuck pointing. Limestone window sills are broken and two limestone belt course pieces are missing from the pilasters. The structural integrity is unknown and not the subject of this survey. A shingle shed roof over half of the northern façade was removed between 2007 and 2012. Prior to 2007, the first floor storefront was replaced or covered with new bricks. Paint was removed from the second floor of the northern façade between 2007 and 2012. These alterations are visible on Google maps. Google images are available for this building in 2007, 2012, and 2015. Likely the removal of the paint helped to erase the Eastlake designs and did damage to the mortar on the parapet. The west side does not appear to have been altered during the historic period. The east half the building is now associated with 112-114 W. 3rd Street.
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.
34. Site type(s): Commercial building.
35. Historical background: A building housing a harness shop at 118 W. 3rd Street first appears in the Sanborn Fire Insurance Maps in 1879. The harness shop remained at this location into the mid-1880s. By 1904, the Sanborn map indicates a store at this location, but offers no further information. Sanborn maps into the 1930s and 1940s continued to identify 5PE8279 as a store. In 1970, the Little Flower Church Goods Company occupied this address. During the 1970s and early 1980s, the Menoskey family owned the building. In 1987, Patricia Griffeth obtained the site through a warranty deed. The Griffeth family owned the site until they sold to Randy Buck in 2001. In May 2014, Buck sold to the current owners Anthony and Lindsey Nibert.

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36. Sources of information: Pueblo City Directories, 1900-1980. Pueblo County Assessors Website. Parcel No. 536128016. Available at: <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/propertyinfo.p?par=536128016>. Accessed June 24, 2017. Denver Public Library, Sanborn Fire Insurance Maps, 1904-1905, Available at: <http://sanborn.umi.com.ezproxy.denverlibrary.org/image/view?state=co&reelid=reel09&lcid=1065&imagenam=00110&mapname=Pueblo++1904-1905+vol.+1%2C+1904%2C+Sheet+5&zoomName=150&zoomValue=1.5&zoomNewName=150&centerX=463&centerY=437&viewportWidth=925&viewportHeight=700&CCSI=2555n&clickType=zoom&zoomLevelPicker=150&image.x=364&image.y=239>. Accessed June 26, 2017. Sanborn Fire Insurance Maps, Card for W. 3rd Street, 100-200 block. Designed and held at Special Collections-Museum Services, Rawlings Library, Pueblo.

## 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
42. Statement of significance: The building is associated with local commercial trends that have made a significant contribution to the broad pattern of Pueblo's history. 5PE8279 is not known to be associated with lives of persons significant to Pueblo's past. The distinctive characteristics of the nineteenth century commercial style are altered or modified almost beyond recognition, and the building lacks integrity; it is therefore not eligible for the NRHP/SRHP under Criterion A or C. 5PE8279 is not known to be associated with the importance of any past persons in history. There is little remaining of the building's integrity to support consideration as a local landmark.
43. Assessment of historic physical integrity related to significance: There is considerable modification, alteration, and damage to both the building and decorative elements. The historic physical integrity is poor.

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**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 5PE8279, 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

In its current condition, this building would be noncontributing. Only the second floor of the western storefront displays historic physical integrity. Repairs and restoration of design elements may lead to 5PE8279's potential to contribute to a National Register district.

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

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5PE8279a-5PE8279d

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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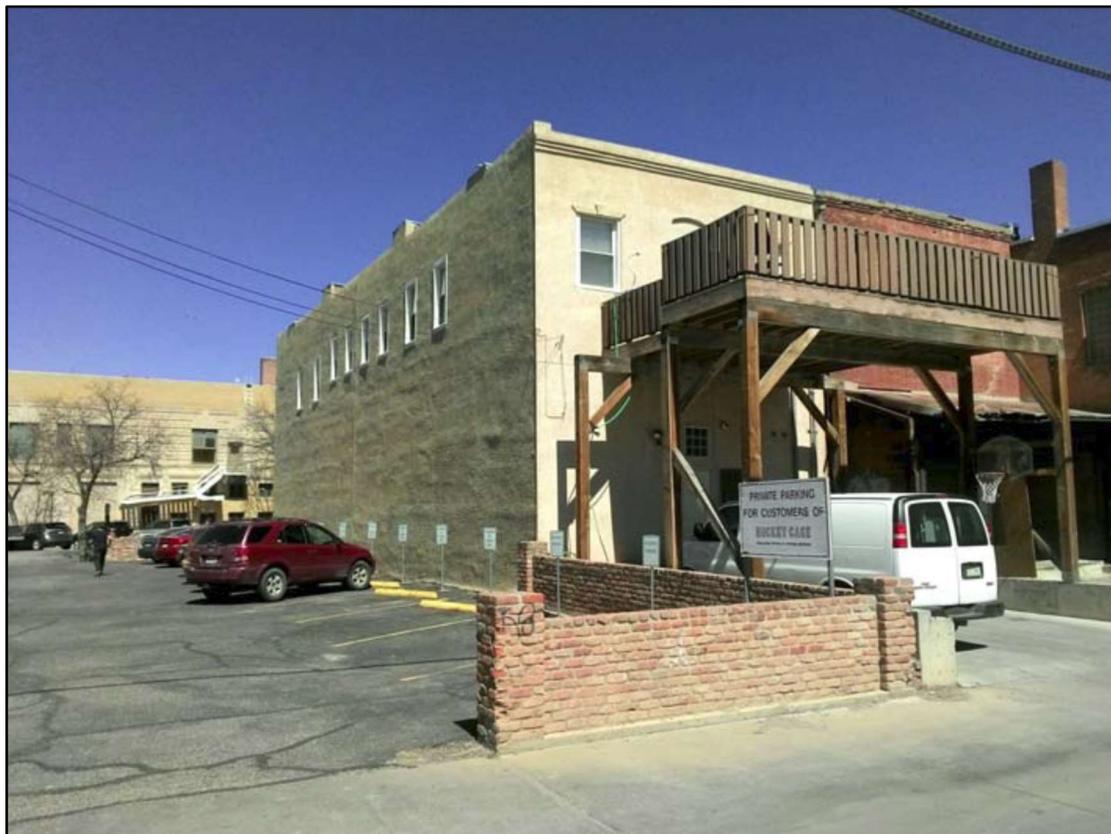


5PE8279 – 118 W. 3rd Street. Northern and western façades. Facing southeast. Photo ID: 5PE8279a. March 2016.



5PE8279 – 118 W. 3rd Street. Northern façades. Facing south. Photo ID: 5PE8279a. March 2016.

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5PE8279 – 118 W. 3rd Street. Western and southern façades. Facing northeast. Photo ID: 5PE8279b. March 2016.

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5PE8279 – 118 W. 3rd Street.  
Northern façade/second story  
window. Facing south. Photo  
ID: 5PE8279c. June 2017.



5PE8279 – 118 W. 3rd Street. Southern façade, facing north. Photo ID: 5PE8279d.  
June 2017.

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Google street view August 2007.



Google street view June 2012.

Resource Number: 5PE8279  
Temporary Resource Number:



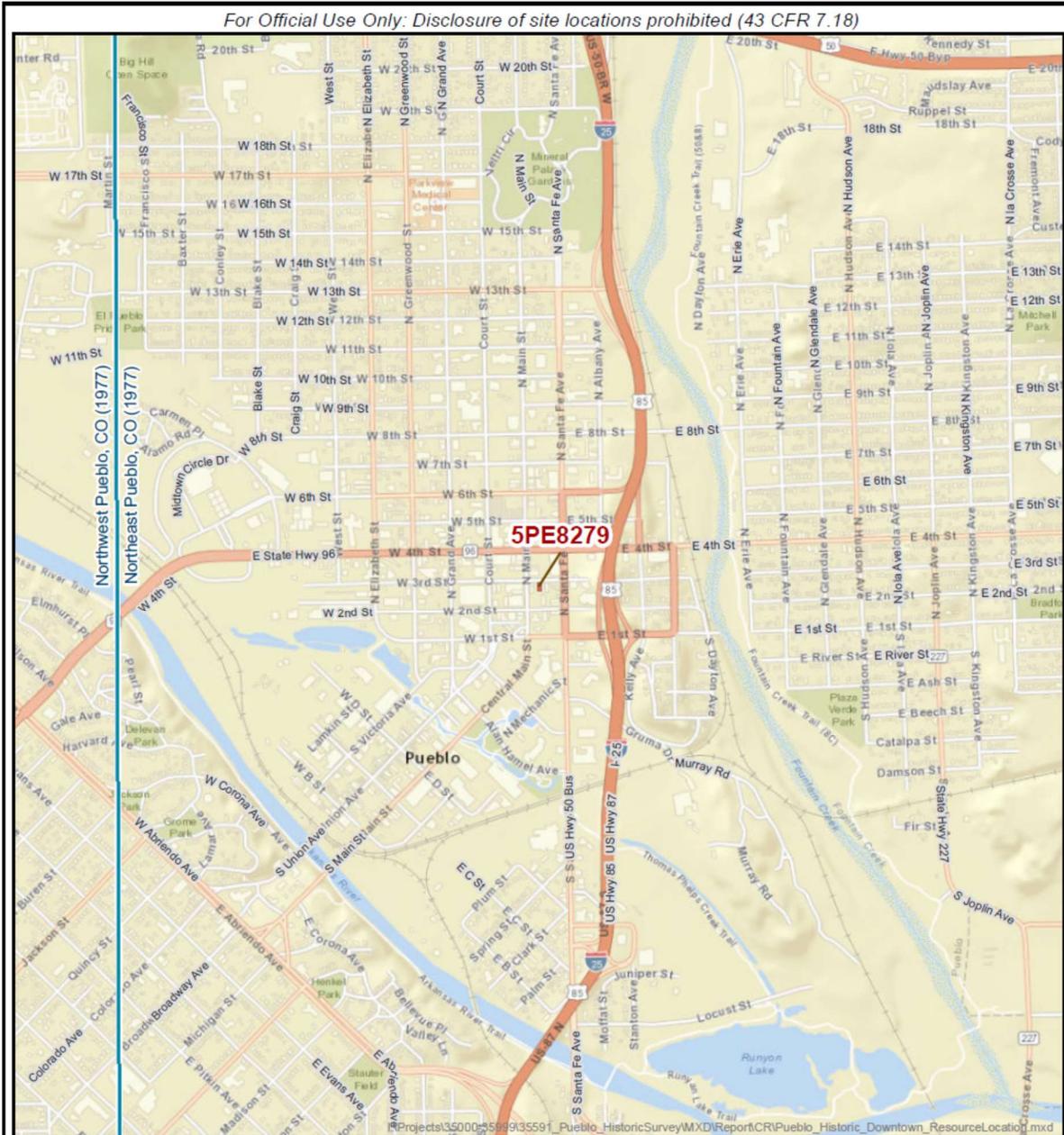
Google street view August 2015.



Google street view July 2017.

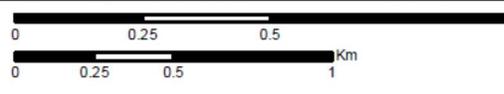
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**Legend**

- 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

**SWCA**  
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**5PE8279**

 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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