

## Press Conference Overview and Facts

**Project Title:** Historic Downtown Pueblo Intensive Survey, Context, and Outreach, Part 2

**Contact:** Stay informed by visiting the project portal at <https://Pueblo.us/2264> or e-mail [HPC@Pueblo.us](mailto:HPC@Pueblo.us) or call 719-553-2259.

### Summary of Project

The History Colorado State Historical Fund awarded the City of Pueblo a planning and survey grant to conduct an intensive survey of buildings in historic Downtown Pueblo. An updated historical context will illuminate how certain buildings pivotally contributed to the commercial development of Downtown Pueblo. Logan Simpson Design, Inc. will provide professional services. City Planning and Community Development Department will manage the project and encourage public participation. The project will involve stakeholders, including Pueblo organizations, citizens and tourists. Property and business owners may learn how historic preservation and heritage tourism are tools for economic development. A successful project will encourage the stakeholder community to steer historic preservation initiatives and motivate investment in Downtown Pueblo.

### Call to Action

Share your vision for how *Historic Downtown Pueblo* can encourage investment in *Tomorrow's Downtown Pueblo*.

### Project Partners

Project funding partners include the State Historical Fund (\$20,616), Pueblo City Council (\$5,773), Pueblo Urban Renewal Authority (\$500), Historic Pueblo, Inc. (\$500), and the Pueblo Archaeological & Historical Society (\$100).

Supporting partners include the Pueblo Downtown Association, Pueblo Arts Alliance / Creative Corridor District, Pueblo County Department of Economic Development & Geographic Information Systems, El Pueblo History Museum, Pueblo Lodge No. 90 – Benevolent and Protective Order Elks, Historic Arkansas Riverwalk of Pueblo, Pueblo Historic Preservation Commission, Pueblo Department of Health & Environment, Pueblo City-County Library District, NeighborWorks Southern Colorado, and Roselawn Foundation.

## Background

Part 1, completed in 2017, includes an 84-page historic narrative of Downtown Pueblo, and surveys of buildings (26 intensive, 125 reconnaissance).

Part 2 will intensively survey 15 more places and update the historic narrative. The narrative will add histories for influential persons, events, and changes to buildings that were significant to the historic commercial development of downtown. Partners will cultivate an understanding of Historic Downtown Pueblo in ways important to property and business owners. Partners will invite stakeholders to get involved by promoting historic preservation as a tool for economic development. The Pueblo community can use what they learn to promote Downtown Pueblo.

## Biographies of Project Personnel

Staff from the City of Pueblo Planning & Community Development Department

- Alan Lamberg, Senior Planner. Staff liaison to Historic Preservation Commission. Master in Public Administration (MPA). Lamberg serves as the State Historic Fund (SHF) Grant Recipient Contact. He coordinates all project components, manages consultants, and coordinates public participation and outreach. Lamberg will encourage stakeholders to launch a preservation advocacy network, the *Downtown Heritage Initiative*.
- William J. Zwick, Professional Landscape Architect (PLA), Capital Projects Manager. Grant Administrator responsible for financial documentation, deliverables, and submittals provided to SHF.

Staff from the Pueblo County Economic Development & GIS Department. They pledged, in-kind, 250 hours of staff time for data compilation and analysis, server storage, software licensing, and technical support.

Consultants from Logan Simpson Design, Inc.

- Jennifer Levstik, Project Manager / Architectural Historian. Master of Arts in Historic Preservation (MA). Over 19 years of experience in cultural resource management and historic preservation. Extensive experience preparing National Register of Historic Places nominations and eligibility reports. Levstik will perform the surveys and write an update to the historic narrative.
- Erick Laurila, Principal. Master of Arts in Anthropology (MA). Responsible for overseeing all aspects of cultural resources work for Logan Simpson's Arizona Cultural Resources Team including preparing proposals, scopes of work, cost estimates, planning and coordinating field projects including survey, monitoring, and data recovery, reviewing reports, and interacting with agency officials and clients.

Consultants from SWCA Environmental completed the work for Part 1. They have extensive preservation planning experience, with background and familiarity with Pueblo's historic cultural resources.

## **Historic Preservation and Economic Development**

The project will invite the public to promote or challenge the following premises about how historic preservation and heritage tourism supports economic development:

- Effective placemaking for downtown should focus on adaptive reuse, mixed-use, walkable neighborhood, and how a green dividend attracts people.
- We are planning for a changing Colorado. We must consider demographics, increase in seniors and young work force, many of them choose affordable housing. Some of them are in creative industries and would prefer to live and work downtown.
- Private investment, leveraged by public grants, spurs development to historic places that contribute to our local economy. Three historic preservation programs are State Tax Credits, Federal Tax Credits, and State Historic Fund.
- Downtown, for its land area and value, compared to suburbs, has the potential as a great source of revenue for the city.
- Property owners may consider designating a historic district. A 15-year study by History Colorado showed that historic preservation does not have a negative effect on property value. The study compared historic districts in Denver, Durango, and Fort Collins with nearby non-district areas in terms of age and scale of buildings, building types, and population demographics.

## **Urgency**

The economy and culture of Downtown Pueblo are important to a variety of stakeholders, including citizen property owners and powerful institutions. In 1921, floodwaters damaged the built environment and challenged citizens to rebuild and prosper. Nearly a century later, the Pueblo community has witnessed several high-water marks of challenging times, with some historic buildings altered and eroding distinct architectural character. This trend should slow and reverse in the long term toward historic restoration, which is a proven pathway to economic development. Downtown Pueblo's unique character matters to Colorado. Now, nearly 100 years after a terrible flood, new urbanist trends invite citizens and visitors alike to shop, work, and live downtown. Today in Downtown Pueblo, a pedestrian will witness a blending of eras and find a mosaic of architectural styles. But more has to be done to improve the built environment.

The public participation component of this project may encourage stakeholders to get involved in new conversations about how to reinvest in Downtown Pueblo in a way that can benefit our city and region. A measure of success would be how receptive they are to historic preservation and heritage tourism as tools economic development. A successful project will encourage these change-makers to steer historic preservation initiatives, so they can motivate investment in Downtown Pueblo.

Planning partnerships are in place for a Downtown Heritage Initiative. Several partner organizations have pledged cash to show skin in the game. They have demonstrated continued interest by inviting City Staff to their membership meetings to discuss the outcome of previous projects and what can they do next to leverage historic preservation for the benefit of Downtown Pueblo.

This project furthers the Pueblo Historic Preservation Commission's two strategic goals of survey / inventory and public communication. A follow-up project by the Downtown Heritage Initiative could focus on education, particularly conferences, hands-on workshops, and curriculums for local universities and public-school districts, which would engage youth in understanding and appreciating cultural and historic resources of Downtown Pueblo. Another project could be a National Register nomination for a historic district, which would support a third goal, preserve and protect.

Historic preservation is a compatible tool as we move forward with innovative land use policy, public incentives, and private investment. While we will market this message through news and social media, we anticipate a tipping point when diverse stakeholders meet face-to-face in Downtown as pedestrians and event attendees in restaurants, art studios, and schools.

### **Community Support and Benefit of Project**

Our community benefits from downtown revitalization. The value of land downtown is significantly higher than suburban commercial development. In 2017 presentations from Urban3 and Happy Cities emphasized how investing in heritage tourism, downtown revitalization, and promoting mixed-use can produce a net gain to community revenue in the long term.

However, several buildings were altered in recent years, eroding the historic character of Downtown. Historic preservation is one of many tools for revitalization. This project will document enough intensive surveys to show how certain buildings pivotally contributed to historic commercial development. These facts will justify a nomination of a historic district, should the property owners nominate it.

There are three types of historic districts; local, state, and national. Outcomes include regional and heritage tourism, property owner tax credits for reinvestment. A local historic district would have the highest level of regulation, standards of appropriateness for design review, and temporary stay of demolition while a preservation alternative is sought. Measures of success include increased pedestrian activity, and economic development through adaptive and mixed reuse. Mixed uses include live-work spaces for artists, new restaurants, and satellite academic campuses.

Public communication is one of four strategic goals of Pueblo's Historic Preservation Commission. This project will include public notice and invitation for participation through press releases, legal notices, social media, word of mouth, and public meetings.

City Staff will coordinate outreach with the community, with careful attention to owners of property and businesses. The Consultant will be available at public meetings to answer technical questions. The Pueblo community has a Public Participation Plan that outlines best practices to encourage authentic involvement of community members.

City Staff will encourage the following stakeholders to establish a Downtown Heritage Initiative:

- Pueblo community at large; anyone interested in downtown historic preservation and what it means to them.
- Pueblo Historic Preservation Commission (HPC). The mission of the HPC is to (1) identify, designate, and preserve historic places that reflect outstanding elements of Pueblo's architectural and cultural heritage; (2) preserve and enhance the environmental quality of neighborhoods; (3) strengthen Pueblo's economic base through heritage tourism; (4) stabilize and enhance property value; (5) foster economic development; (6) promote the growth of Pueblo in accord with its heritage; and (7) encourage infill development that is harmonious with local historic landmarks and districts. The HPC is a seven-member quasi-judicial body appointed by City Council. Members have experience in preservation, research, academics, economic development.
- Pueblo Downtown Association. Margaret Ward Masias, executive director, has experience in historic research and business owner outreach. The Promotions Committee is programming throughout the year 2020 a celebration of 150 years of Pueblo history since the establishment of the Town of Pueblo in 1870.
- Pueblo Urban Renewal Authority is interested in preserving downtown architecture and history for economic development. The 100 and 200 blocks of Downtown are in an Urban Renewal Area.
- Historic Pueblo, Inc. preserves Pueblo's places through education, identification, and promotion.
- Pueblo Archaeological & Historical Society. As a chapter of the Colorado Archaeological Society it is a steward of archaeological resources in Southern Colorado through public education, research, conservation and opportunities for responsible participation in archaeology and a better understanding of the past.
- Pueblo County Department of Economic Development and Geographic Information Systems. Pledged in-kind support for maps.
- Pueblo Arts Alliance supports the revitalization, walkability, heritage tourism, especially since Downtown Pueblo is part of the Creative Corridor District.
- El Pueblo History Museum supports heritage programs, public engagement, and reinvestment and revitalization in Downtown Pueblo.

- Pueblo Lodge of the Benevolent and Protective Order of Elks supports reinvestment and revitalization of downtown, especially since the “Elks Club” building is located there for over 125 years.
- Pueblo Department of Public Health and Environment is concerned about the built environment, employment, quality of life, and community involvement.
- Historic Arkansas Riverwalk of Pueblo Authority supports heritage tourism and enhancing public understanding of downtown, especially how it relates to the Arkansas River.
- Pueblo County Historical Society educates future generations about Pueblo heritage.
- NeighborWorks of Southern Colorado. Promote healthy, vibrant neighborhoods and serve homebuyers. Owner of the landmark 300 North Main Street and will renovate for mixed-uses.
- Pueblo City-County Library District. Employs archivists and librarians to preserve and curate our unique and rich local history.
- The Roselawn Foundation supports economic development, revitalization, and heritage tourism, especially since generations of families, many of whom worked or lived in the old Town of Pueblo, are interred in the Roselawn Cemetery.

The following organizations are encouraged to participation in a Downtown Heritage Initiative: the Greater Chamber of Commerce, the Latino Chamber of Commerce, Colorado State University, Pueblo Community College, the Pueblo Retention and Expansion Program, the Southeastern Colorado Heritage Center (Pueblo Heritage Museum), the Steelworks Center of the West, Pueblo Railway Association, Pueblo Conservancy District, Board of Water Works, Pueblo School Districts 60 & 70, Service and fraternal and associations such as El Pomar Foundation, Irish Club, Lions Club, NAACP, the Gornick Slovenian Library, and the local chapter of the Genealogical Society of Hispanic America.

Furthermore, City Staff will look for minorities or underrepresented communities or cultures that may have historical association with the commercial development of Downtown Pueblo.

### **Historic Preservation Supports Comprehensive Planning for Pueblo**

This project builds upon decades of previous surveys and planning work. The Pueblo Regional Planning Commission focused on historic preservation objectives. In 1976, culminating in a Pueblo History Survey of Potentially Eligible Districts in 1981, which encompassed most of an established development area before World War One. A Landmark Preservation Task Force assisted with National Register nominations, including several Downtown places. Some Downtown places were documented in the 1980s to early 1990s for the Department of Housing and Community Services in relation to Community Development Block Grants. Most were documented or updated during 1996 to 1999 for the City of Pueblo Planning and Community Development Department and in review of *Preservation Guidelines for Downtown Pueblo*). In 2000,

Pueblo County Historical Society and the Pueblo Housing Authority updated records for the Fitch, Studzinski, and Holden Blocks for preservation purposes. Ten more sites were recorded in 2003 for the Interstate 25 / Pueblo Freeway environmental impact study.

The City of Pueblo has completed nine (9) National Parks Service Certified Local Government (CLG) and over thirty (30) Colorado State Historic Fund (SHF) grant projects since 1981. Several projects were in partnership with property owners, neighborhood associations, the Bessemer Historical Society, Pueblo Housing Authority, and Pueblo Parks & Recreation Department. Successful projects similar to this grant request or related to the subject area include a Pueblo History Survey of 17 Potentially Eligible Districts, National Register nominations, preservation guidelines publication, Arkansas Riverwalk interpretive floodwall, rehabilitation and/or restoration of Rood Candy Company building, Denver & Rio Grande Western Freight Depot, Pueblo City Hall and Memorial Hall, Holden Block, preservation of CF&I Steel Archives, Pueblo Modern Context Study, the Steelworks Park (CF&I) Interpretive Signage, Intensive Surveys and Historic Contexts in six historic neighborhoods, including Downtown Pueblo.

The City of Pueblo Planning & Community Development Department (Planning office) provides staff to coordinate projects and administer grants. The Planning office's mission statement includes preserving and enhancing Pueblo's unique quality of life by administering the Pueblo Regional Development Plan (the city's comprehensive plan). A State Historical Fund grant conforms to the comprehensive plan because it supports preservation, restoration, and adaptive reuse and mixed-use of Downtown places.

The comprehensive plan outlines certain guiding principles. It includes an urban development principle, "provide a Regional land use plan that recognizes the relative importance of Downtown Pueblo to the Region." It includes two design character and environmental quality principals, "plan growth to enhance the Region's natural and historic character," and "encourage development that adds to the aesthetic quality of the Region." A most important neighborhood principle is to "promote both historic and economic neighborhood revitalization and preservation."

The comprehensive plan identifies Downtown Pueblo as a "developed urban area" with future land use reserved for "urban mixed use," which emphasizes high density, pedestrian-oriented development patterns reflective of historic development within the urban area. The plan envisions retail, office, and public uses on the first floor of all buildings to maintain a high activity level that tends to spur redevelopment of underutilized commercial and office buildings. Office and high-density residential uses are encouraged on the upper floors in multi-story buildings.

Furthermore, preservation and restoration of existing buildings in Downtown Pueblo for the purpose of high-density mixed-use supports plan goals of mobility, land use, and livability.

## **Downtown History**

The most historic places with craftsmanship and quality in Downtown Pueblo took shape over 30 years by the 1910s. The Town of Pueblo was incorporated in the early 1870s and local industry developed with the arrival of the Denver & Rio Grande (D&RG) Railroad in 1872. Within a decade

the D&RG and its subsidiary, the Colorado Fuel & Iron Company (CF&I), transformed what was an adobe outpost into “the Pittsburgh of the West.” In 1886, three local towns consolidated into the City of Pueblo, and with the later annexation of Bessemer, Downtown Pueblo by the 1890s was the financial center for Southern Colorado industries of agriculture, smelting, and small business. As one of the largest and most important cities in Colorado, its growth and wealth attracted entrepreneurs. Despite the 1921 flood, the community rebuilt and continued to develop Downtown as a commercial center into the modern era.

Pueblo has over two-hundred places listed on local, state, and national historic registers. Downtown Pueblo has nine (9) places listed on the National Register of Historic Places and on the Pueblo Inventory of Cultural Resources.

Smithsonian Number	Street Number	Street Name	Name	Listing
5PE498	421	N. Main Street	Federal Building / U.S. Post Office	National; Local
5PE580	212	W. 3rd Street	Henkel-Duke Mercantile Company Warehouse	National; Local
5PE584	426	N. Santa Fe Avenue	BPOE Pueblo Lodge No. 90	Local
5PE585	119	Central Plaza	Tutt Building	National; Local
5PE556	209	N. Main Street	Mechanics / Masonic Building	National; Local
5PE557	225	N. Main Street	Montgomery Ward Building	National; Local
5PE559	401-411	N. Main Street	Colorado Building	National; Local
5PE1198	300	N. Main Street	Whitcomb Block / Pueblo Savings & Trust / Clark's Building	Local
5PE4513	418	N. Santa Fe Avenue	BPOE Pueblo Lodge No. 90 (Annex)	Local

### Project Promotion and News Coverage

*A Survey and Context of Downtown Pueblo's History and Architecture* was the Part 1 project. The scope of work resulted in historical and architectural surveys recorded onto cultural resource inventory forms. There were two kinds of forms. One is for reconnaissance-level survey, which recorded 123 places from City Center Drive to West 11th Street, and between North Santa Fe Avenue to North Grand Avenue. Another is for intensive-level surveys, which recorded 26 properties. The part 1 project included an 84-page report and historic context. Copies are publicly available on the Internet at <https://Pueblo.us/2264>. The project partners were Pueblo Downtown Association, Historic Pueblo, Inc., Pueblo Urban Renewal Authority, and City Center Partnership.

2016, May 23. “Historic properties.” The Pueblo Chieftain.  
<https://www.chieftain.com/article/20160523/NEWS/305239978>

Public notice included announcements in the Pueblo Chieftain at the beginning, during, and completion of the project. Several rounds of postcard notification were sent to 160 property owners. Stakeholders registered at an open house on April 12, 2018, held in the downtown Federal Building ballroom (and former courtroom), complete with draft surveys and maps printed on large poster board and several electronic touch screen tablets. Two attendees followed up with

applications to the Pueblo HPC to nominate their historic buildings (Whitcomb Block at 300 North Main Street and the Elks Club at 426 North Santa Fe Avenue) for local landmark designation.

Pompia, J. 2018, July 23. "Survey of Downtown's historic structures an ongoing endeavor." The Pueblo Chieftain (Not available on Chieftain.com; see printed copy of article.)

Lamberg presented to several organizations about this project and the topic "historic preservation as a tool for economic development."

- July 25, 2018: Pueblo Downtown Association member meeting, including a survey about "strengths and weaknesses of Downtown Pueblo" with six (6) responses
- August 9, 2018: Historic Pueblo, Inc. member mixer
- December 10, 2018: Pueblo Downtown Association member luncheon
- January 9, 2019: Pueblo Downtown Association Promotions Committee
- February 13, 2019: Pueblo Downtown Association Promotions Committee
- March 28, 2019: Pueblo Downtown Association member luncheon, which a survey about "Vision of Historic Downtown Pueblo, Today and 2030" with sixteen (16) responses

The Part 2 Project surveys and final report will be published through the local news media, social media of partner organizations, and the City Internet portal.

2019, June 21. "Historic Property Survey." City of Pueblo. *Facebook*  
[https://m.facebook.com/story.php?story\\_fbid=2575223792488924&id=165119233499404](https://m.facebook.com/story.php?story_fbid=2575223792488924&id=165119233499404)

Upon completion of the project, the Downtown Heritage Initiative should continue the mission of historic preservation in ways important to the stakeholders. They will be encouraged to cultivate an understanding of historic Downtown Pueblo in material and intangible ways meaningful to them. They may decide produce walking tours, publish guidebooks, have pride plaque programs, support school curriculums, hold conferences or workshops, and/or support nomination of a historic district.

## **Project Methods**

The Part 1 Project recommended additional evaluation to focus a potential historic district boundary around the center of the original Plan of Pueblo to the extent of adequate historic integrity, and to consider as a basis for a local historic district the broader Plan of Pueblo area. The historic significance would focus on Downtown Pueblo commerce and social history, reflecting the City of Pueblo's commercial role as a Southern Colorado community with strong ties to its industrial past. To that end, an additional architectural intensive survey would serve to identify pivotal buildings to support a nomination.

The National Parks Service Secretary of Interior cites "pivotal buildings" as key in conveying district significance and serve as anchors to historic district nominations without necessitating intensive survey of all individual buildings in a proposed district area. However, some buildings previously recorded at reconnaissance level may need further research and documentation to confirm their level of significance, historic integrity, or whether they contribute to a historic

district. A method for identifying pivotal buildings includes three considerations: (1) Historic block developments convey commercial development and important contributions to a downtown core (10 such historic blocks were documented in Downtown Pueblo); (2) Select styles of buildings representing different eras of commercial importance across the full range of the period of significance, and some represent specific types of commerce; (3) Other uniquely representative buildings in Downtown Pueblo.

Page 56 of the Part 1 Project report included a table of buildings proposed for intensive survey. A Part 2 project would include an activity to further Pueblo's historic preservation goals and other civic and heritage values. One value of current importance is a land use policy supporting mixed-use in accordance with a historic tradition for business blocks where the street level had store fronts and the upper levels were offices and apartments. Success stories within Downtown Pueblo include the Holden Block and the Santa Fe Crossing apartments.

The Part 2 Project has three tasks: (1) public participation (outreach and meetings), (2) intensive building documentation, and (3) report with historic narrative.

#### Task (A) Public Participation (Outreach and Meetings)

Public participation is a concurrent process coordinated by City Staff with all project tasks. There will be public meetings, at least four (4), typically involving stakeholders, including partner organizations, property and business owners, citizens and tourists.

At the 1<sup>st</sup> public meeting, the "kick-off," the Consultant will inform stakeholders about the project. City Staff will invite stakeholders to get involved in a Downtown Heritage Initiative; its methods are based on the Public Participation Plan, adopted in 2017 by the Pueblo Area Council of Governments (PACOG), a regional planning commission. Methods include:

- Timely notice of all opportunities for involvement using direct mail, news, and social media;
- Ensure fairness and access to findings, accommodate one-on-one meetings;
- Obtain early input and involvement from widespread community, affected owners of property and businesses;
- Obtain input from local, regional, state, and federal planning partners, all of which who may have indirect or direct interest via financial, statutory, political, or environmental obligations to the area within the scope of the project;
- Conduct two-way learning between project staff and community, where property owners, developers, and other stakeholders present innovative ideas and share knowledge to empower the community with tools for historic preservation and economic development;
- Invite further involvement by supporters (and opposers) of plan recommendations;
- Encourage future involvement of community using surveys, brochures, walking tours, newsletters, photo contests, etc.; and,
- Evaluate effectiveness of public participation.

There will be four public meetings to support the programming of the Downtown Heritage Initiative. Each meeting must fulfill scope of public participation plan, with an emphasis on two-way learning between project staff and community. Community involvement will direct choice of venue and content of these meetings, provided that the keystone topic is how to support intensive surveys and historical research and preservation of Downtown Pueblo.

At the “wrap-up” public meeting, the Consultant will advise and receive input about selected buildings and historical context, and review findings to support project conclusion. The tone of the meeting will rally stakeholder interest in next opportunities for public benefit.

**Task (B) Intensive Building Documentation.**

The Consultant will conduct further research focusing on historical commerce, based on a hypothesis that certain buildings were pivotal in contributing to commercial development according to Criterion A.

The consultant will use Office of Archeology and Historic Preservation (OAHP) Form 1403 to prepare intensive surveys for fifteen (15) additional properties in the survey area. Methods will be similar to the Part 1 project. Guidelines for completing the survey were provided by History Colorado in its Colorado Cultural Resource Survey Manual (Office of Archaeology and Historic Preservation [OAHP] 2007). The methods for the architectural survey included updating any previous survey records based on changes in buildings from non-historic construction, renovation, demolition, and other alterations that might impact their historic integrity and their ability to contribute to a historic district. The consultant will supplement previous field documentation and historical research, adding to the existing documentation. Photographs will be taken of each building, including two oblique angles and one straight onto the primary façade, where possible. Additional photographs were taken as necessary to document character-defining features, and to replicate other views from previous surveys. Ancillaries, where visible, were also photographed and recorded as associated buildings with the anchor building on each property parcel. Sketch maps were drafted in the field using an aerial-photo base map loaded into the tablet. Changes to building or structure location or form were noted on the sketch map.

There will be 15 buildings intensively surveyed:

Address	Dir	Street Name	Site Number	Place Name
215	W	2nd Street	5PE2267	Peterson & Fonda
225	W	2nd Street	5PE2268	Global Call Solutions (GCS)
304	W	4th Street	5PE8271	Bodies by T
315	W	4th Street	5PE8258	China Lantern
301	W	5th Street	pending	Pueblo Bank & Trust
107-109	W	6th Street	5PE2273	Amor Hair Boutique/APPS Para Medical Services
209	W	7th Street	5PE8262	Black Swan Café
301	W	8th Street	5PE8248	Firestone Garage
201-219	N	Grand Avenue	5PE8298	Grand Rental
101	N	Main Street	5PE1157	Legacy Bank
201	N	Main Street	5PE555	Amherst Building
620-624	N	Main Street	5PE8214	(vacant)
412-414	N	Santa Fe Avenue	5PE1200	Copys in a Flash
426	N	Santa Fe Avenue	5PE584	BPOE Lodge No. 90
620	N	Santa Fe Avenue	5PE2253	Connect Charter School

Of 150 surveyed properties in Downtown, the outcome will result in a cumulative documentation of 74% reconnaissance and 26% intensive.

While access to private property is not anticipated to complete the intensive surveys, the Downtown Heritage Initiative may encourage property owners to open the door for yielding crucial information related to commercial development of Downtown Pueblo.

This project will gain additional intensive surveys to support a historic district determination based on historical commerce (National Parks Service Criterion A). The Part 1 Project inventory was not enough because several buildings that appear eligible by reconnaissance need additional research, including an intensive survey. Part 2 Project research will determine the level of alterations of certain historic cultural resources and when these changes occurred.

#### Task (C) Report (Project Completion)

Consultant will provide an addendum to the Part 1 Project historic narrative, resulting in a complete report about Historic Downtown Pueblo. Based on findings in the intensive surveys, the report will include recommendations on eligibility of properties for a potential nomination of a historic district to the National Register of Historic Places.

County Staff will refine a potential historic district boundary using GIS data analysis and mapping.

#### **Project Milestones**

December 2, 2018. State Historic Fund grant awarded to City of Pueblo

January 31, 2019. Grant Award Agreement executed between City of Pueblo and State Historic Fund.

February 15, 2019. City of Pueblo request for proposal for consultant bids. A consultant evaluation committee includes project partners.

May 14, 2019. Contract and initial consultation between City and consultant, Logan Simpson, Inc.

June 26, 2019. 1<sup>st</sup> public meeting kick-off with stakeholders, including Pueblo Historic Preservation Commission (HPC), staff, partner organizations, property and business owners. Invite public participation to support Downtown heritage initiative.

September, 2019. (Approximately 90 days later.) Consultant delivers drafts of intensive surveys and historic context to City Staff.

October, 2019. (Approximately 30 days later.) Consultant presents progress report to Historic Preservation Commission. City Staff coordinates 2<sup>nd</sup> public meeting for Downtown Heritage Initiative, where stakeholders shape a two-way learning process and direct programming.

November, 2019. (Approximately 30 days later.) Consultant submits draft surveys and context report to State Historical Fund.

February, 2020. (Approximately 60 days later.) City Staff reviews architectural surveys, report, and photos, and consultant makes necessary revisions. Copies to State Historical Fund.

March, 2020. (Approximately 60 days later.) Consultant joins City Staff for 3<sup>rd</sup> public meeting for Downtown Heritage Initiative, providing survey and report, and receives questions and comments.

April, 2020. (Approximately 30 days later.) Final Report Complete for public distribution.

May, 2020 (Approximately 30 days later.) City Staff coordinates 4<sup>th</sup> public meeting during Preservation Month to rally stakeholder interest in next opportunities for public benefit. Downtown Heritage Initiative will promote outcomes, which may drive programs such as brochures, tours, awards, and future projects.

## **Contact**

City of Pueblo Planning and Community Development Department  
211 East D Street  
Pueblo, CO 81003

Alan Lamberg, Senior Planner  
[HPC@Pueblo.us](mailto:HPC@Pueblo.us)  
719-553-2259

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