

Resource Number: 5PE.2267
Temporary Resource Number: FN3

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: 5PE.2267
2. Temporary resource number: FN3
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Hancock Block/Butler Building/Amherst Block Annex
6. Current building name: Peterson & Fonda, P.C.
7. Building address: 215 W. 2nd St.
8. Owner name and address: 215 West Second LLC, 215 W 2nd St, Pueblo, Colorado, 81003

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NW ¼ of NE ¼ of SE ¼ of NE ¼ of section 36
10. UTM reference (NAD 83)
Zone 13 ; 534159 mE 4235712 mN
11. USGS quad name: Northeast Pueblo, CO
Year: 1977 Map scale: 7.5' 15' Attach photo copy of appropriate map section.
12. Lot(s): 10-12 Block: 32 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary includes the building and surrounding parcel (No. 536129008) on which it is located.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 116 x Width 44
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Flat roof
19. Primary external roof material: Synthetic roof
20. Special features: None

21. General architectural description:

5PE.2267/The Hancock Block is a single story one-part commercial block with a rectangular plan fronting W. 2nd St. and abutting the Amherst Block (5PE.555) to the east. The building is constructed on a poured concrete foundation enclosing a basement with brick masonry walls and by a flat roof topped by a parapet. This parapet is capped by bricks laid in a rowlock course and shallow merlons on the south, street-facing wall. This wall imitates the ground floor of the Amherst Block's W. 2nd St. wall, continuing the rhythm and composition of its larger neighbor's storefront bays into its own design. To this end, the wall is divided into two bays delineated by banded pilasters supporting a blank frieze topped by a cornice formed of brick corbeling. Each of the horizontal lines used in this design is carried over from the wall of the Amherst Block to create a visual harmony between the two buildings. Still, perhaps indicating its more modest function, where the Amherst Block uses a combination of bricks, sandstone, and terra cotta for its architectural ornamentation and articulation, the Hancock Block uses exclusively brick. On the south wall, yellow brick is used for the wall planes and red brick for ornamentation including the pilasters, cornice, architrave, and rowlock parapet cap. Beneath the frieze, the upper third of each bay contains a clerestory of wood-framed windows echoing the more decorative art glass clerestory of the Amherst Block. Each bay contains three wood-framed windows centered on a square two-over-two fixed window, which is flanked by a three-over-three fixed window on either side. Separated by a brick sill course, a six-light French door topped by a two-light transom is placed directly beneath the square clerestory window in both bays. While the western (left) bay however contains only brick masonry to either side of this door, the east bay contains two nine-light wood-framed windows flanking the door's either side. Over these windows and the door is a close-ended slope awning.

The west wall is constructed from a rougher red brick than the street-facing south wall and contains a variety of spaced apertures of varying sizes placed beneath masonry relieving arches. The north quarter of the wall is occupied by a raised concrete loading dock beneath a nearly flat corrugated metal awning. A steel door topped by a transom is flanked by two wood-framed sixteen-light windows. South of the loading area are two more wood-framed windows placed lower down in the wall and composed of two horizontally orientated five-light rectangular wood-framed windows stacked one atop the other. Further south of these, are a row of three more horizontally orientated five-light rectangular wood-framed windows.

The rear north wall of the building is also constructed from red brick but lacks a parapet. Four sixteen-light wood-framed windows are set into the wall beneath flat lintels with two located on the eastern half of the wall and one located in the western quarter. A steel door topped by a wood-framed transom is located between these. Beneath each window, openings with relieving arches at the street-level have been bricked in indicating the presence of a basement.

22. Architectural style/building type: Classical Revival, Early twentieth century commercial.

23. Landscaping or special setting features: 5PE.2267 is bordered by a pedestrian sidewalk, a parking lot, and a vehicular alley. The building is located in an urban area surrounded by a combination of one, two, and three story buildings as well as open parking lots. Shade trees, streetlights, and other street furniture are placed throughout the pedestrian areas.

24. Associated buildings, features, or objects: Amherst Building (5PE.555)

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1907 Estimate: Actual: _____

Source of information: Pueblo County Assessor's Office

26. Architect: Unknown

Source of information: N/A

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: George Henry Whitcomb

Source of information: 1899. Pueblo Chieftain 16 February. Pueblo.

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29. Construction history (include description and dates of major additions, alterations, or demolitions):
The precise construction date for 5PE.2267/the Hancock Building is unclear. An article published in *The Pueblo Daily Chieftain* in December 1902 notes that the building was constructed at a cost of \$40,000 and that its first occupants were the Pueblo Dry Goods store. This date seems unlikely however for not only does the cost of the building seem overly high (the neighboring three-story Amherst Block was constructed for between \$100,000 and \$115,000), but the Pueblo County Assessor's Office records the date as 1907 and the 1904 Sanborn Fire Insurance Maps do not show the building's footprint.

The building has had few external changes or alterations aside from the construction of a corrugated metal awning along its west wall and the bricking in of four street-level basement windows in the north wall. In the late 1990s, it was purchased and partially rehabilitated by Foundation Health Systems (FHS) along with the neighboring Amherst Block. The designs for this rehabilitation were executed by architect Richard Cherry (Emery 1999). This included substantial modernizations to the building's utilities for electronic computer systems. Shortly before completion, FHS ceased its Pueblo operations and sold the building to Dave Crockenberg, Pat Garcia, and Jill Mattoon of the Petersen & Fonda law firm in 2000. These owners completed the rehabilitation, including upgrades to an internal heating and cooling system, as well as installation of partition walls to create offices along the building's east side. Since that time, an exterior fabric awning was added onto the building's southern street-facing wall above its primary entrance.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Department store
32. Intermediate use(s): Commercial, Vacant
33. Current use(s): Professional
34. Site type(s): Commercial
35. Historical background:

Following its initial platting, the site upon which 5PE.2267/ Hancock Block is now located was vacant through 1886 according to early editions of the Sanborn Fire Insurance Maps. By 1889, the two lots now comprising the block's parcel were occupied by a stable and a portion of the Hughes Bros Lumber Yard. This latter establishment took up the four southeastern lots of Block 32 and manufactured milled lumber, shingles, and lath as well as finer items, including doors and sashes (1889 Sanborn Fire Insurance Map). At some point thereafter, the entire half block (some sources say the entire block though this appears unlikely as the Mechanics/Masonic Building (5PE.556) is known to have been owned by the Mechanics and then the Masons) was purchased by Massachusetts-based businessmen and developer George Henry Whitcomb (1842-1916). Whitcomb remains a prominent name in the early development of downtown Pueblo for his numerous investments throughout the area, including the Whitcomb Block (5PE.1198) on 3rd St and Main Ave. Alongside the construction of the neighboring Amherst Block, Whitcomb constructed the Hancock Block probably between 1904—when it had not yet appeared on the Sanborn Fire Insurance Maps—and 1907—when it is listed as constructed by the Pueblo County Assessor.

The original tenants of the building are unknown, but may have been the Pueblo Dry Goods store (future Crews-Beggs Department Store) and later the Moch Bros. Dry Goods Store which were both anchor tenants in the Amherst Block (Norton 2000). At some point thereafter, the building was occupied by the Butler Paper Co. which gave the block its modern name: the "Butler Building" (Norton 2000). This tenant may have been utilizing the building in 1951 when the most recent Sanborn Fire Insurance Map described the renter as "wholesale-paper" business. By 1981, the property was owned by the Leach Realty Company which sold the building on December 29 to Richard F. and Donald [perhaps Ronald?] W. Leach (notable for also owning 101 N. Main St/5PE.1157) for \$40,500. In January, 1982, ownership of the building was transferred exclusively into Richard F. Leach's name. In February, 1986, Richard Leach transferred the building to Louie D. Carleo (owner of numerous other properties throughout downtown) who in turn transferred it to the City of Pueblo, which by July had transferred it again to QualMed Inc, a subsidiary of Foundation Health Services (FHS).

Beginning in 1992, FHS and QualMed began occupying historic buildings in downtown Pueblo that were in many cases rehabilitated using \$4 million in public funds provided by a half-cent sales tax (Austin 1998). Still expanding, in the late 1990s FHS purchased the Amherst Block and Butler Building and began rehabilitating both under the architectural guidance of Richard Cherry who had overseen similar projects on the nearby

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Montgomery Ward and Henkel-Duke buildings (Norton 2000). Unfortunately, with work nearly complete, a decline in profitability and change in leadership compelled FHS to close QualMed in 1999 in an effort to increase efficiency (Dow Jones Newswires 1999; Norton 2000). Following this closure, FHS ceased work on the buildings and put its local assets up for sale, including the Butler Building (Dow Jones Newswires 1999; Norton 2000). In 2000, the building was purchased by 215 West Second LLC owned by Dave Crockenberg, Pat Garcia, and Jill Mattoon, all of the Petersen & Fonda legal firm. The Pueblo County Assessor lists the purchase price of the building as \$411,000 though it is suspected an extra "0" may be appended onto this figure as even 20 years later, it still represents substantially more than the total value of the property.

The building's present occupants—the law firm Petersen & Fonda—was founded in 1925 by Harry S. Petersen (1901-1990) who merged with Garrett Fonda's practice in 1973 (Norton 2000). Over the course of its long history, the firm remained affiliated to several state and national politicians including Thomas (Tom) Farley (1934-2010) and Raymond (Ray) Kogovsek (1941-2017). By the time of his death in 2010, Farley had achieved Senior Partner in the firm after serving nine years in the Colorado State Legislature. He remained a highly active presence in Pueblo following his 1974 loss in the Colorado gubernatorial race to republican Dick Lamm (Culver 2010; Sword 2010). Meeting Kogovsek in the state legislature, Farley had proven instrumental in the younger man's career, convincing Petersen & Fonda to hire him as a paralegal where he worked part-time from 1974 to 1978 (Sword 2010). Kogovsek successfully ran for the United States Congress in 1979 for the Ninety-Sixth District and served until 1985. When Petersen & Fonda moved into the Butler Building in 2000, Kogovsek maintained an office with the law firm (Norton 2000). Since that time, the law firm has remained both the owners and occupants of the building to the present day.

36. Sources of information:

Culver, Virginia 2010 Tom Farley, who led Democrats in the State House, dies at 75. *Denver Post* 28 August. Denver. <https://www.denverpost.com/2010/08/28/tom-farley-who-led-democrats-in-state-house-dies-at-75/?clearUserState=true>, accessed 15 December, 2019.

Dow Jones Newswires. 1999 Foundation Announces Sale of United As It Posts Smaller Quarterly Loss. *Wall Street Journal* 10 March. New York. <https://www.wsj.com/articles/SB921001789504804563>, accessed 15 December, 2019.

Emery, Erin. 1999 Qualmed's departure leaves downtown Pueblo smarting. *Denver Post* 4 July. Denver. <https://extras.denverpost.com/business/biz0704.htm>, accessed 15 December, 2019

Moore, Janet, Edward J. Simonich, Don R. Vest, 1998 Colorado Historic Resources Study, Historic Building/Structure Form, 5PE.2268. History Colorado

Norton, John. 2000 Historic Downtown building new home for old law firm. *Pueblo Chieftain* 1 June. Pueblo.

Plunkett, Chuck. 2005 Oasis of expectations. *Denver Post* 8 May. Denver. <https://www.denverpost.com/2005/05/08/oasis-of-expectations/>, accessed 13 December, 2019.

Pueblo County Assessor's Office

Sanborn Map Company, 1883-1951 *Sanborn Fire Insurance Maps*. 10 vols. Sanborn Map Company, Pelham, Library of Congress. <https://www.loc.gov/collections/sanborn-maps/?fa=location%3Acolorado%7Clocation%3Apueblo+county>, accessed December 16, 2019.

Sword, Loretta 2010 Lawyer Farley dies at 75 after a lifetime of service. *The Pueblo Chieftain* 24 August. Pueblo. <https://www.chieftain.com/article/20100824/NEWS/308249918>, accessed 15 December, 2019.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No Date of designation: _____

Designating authority: N/A

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

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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: Architecture, Commercial Development

40. Period of significance: 1904-1967

41. Level of significance: National ____ State ____ Local

42. Statement of significance: Logan Simpson has found 5PE.2267 to be eligible for the National Register of Historic Places based upon its retention of character-defining features, and its strong association with the neighboring Amherst Block/5PE.555. The building is indicative of the Classical Revival architecture through its use of the classical language in the symmetrical composition of its south wall as well as its detailing including banded pilasters supporting an entablature topped by a parapet. Similarly, its nearly flat roof, use of polychrome brickwork, and parapet are indicative of the Early Twentieth Century Commercial style.

The building retains its early 20th century appearance, readily conveys its commercial association with downtown Pueblo, and clearly shows its shared design and history with the eligible Amherst Block to the east. 5PE.2267 retains all seven aspects of integrity and is therefore recommended eligible for listing at the local level of significance along with the Amherst Block. Although its associations with locally significant personages have been noted, the connection between these individuals and the building were not found to be significant enough to merit its nomination under Criterion B.

43. Assessment of historic physical integrity related to significance: 5PE.2267 has undergone few changes since its construction. These include the enclosing of four basement windows along its alley-facing north wall and the possible addition of an awning above the loading dock along the west wall. A fixed fabric awning has likewise been affixed above the primary street-facing entry. The interior of the building has been further altered though the extent and permanency of these changes are unknown. Because these alterations are minimal, 5PE.2267 retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

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: 5PE.2267 is in proximity to a number of other 19th and 20th-century commercial buildings surveyed for this project. Per SWCA's earlier survey recommendation, a potential period of significance for a Downtown Pueblo Historic District would begin in 1882 and conclude in 1967, which includes all possible construction dates for 5PE.2267. Because the buildings within the survey area are contained within the City's earliest subdivisions, represent the heart of the City's urban fabric, and encompass the highest concentration of civic and commercial architecture within the City's corporate limits, the potential exists for the designation of a Downtown Pueblo Historic District. The criteria for evaluation would be limited to Criterion A in the area of commerce for the district's collection of multiple well-preserved examples of late 19th through mid-20th century commercial architecture that are a physical expression of Pueblo's changing economy over time.

If there is National Register district potential, is this building: Contributing Noncontributing ____

46. If the building is in existing National Register district, is it: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 31, 32

Negatives filed at: Logan Simpson Design, Inc.

48. Report title: Historic Downtown Property Survey, City of Pueblo, Pueblo County, Colorado

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49. Date(s): June 26, 2019

50. Recorder(s): J. Levstik, R. Pavel, K. McKinney, L. Emerson Guettinger

51. Organization: Logan Simpson

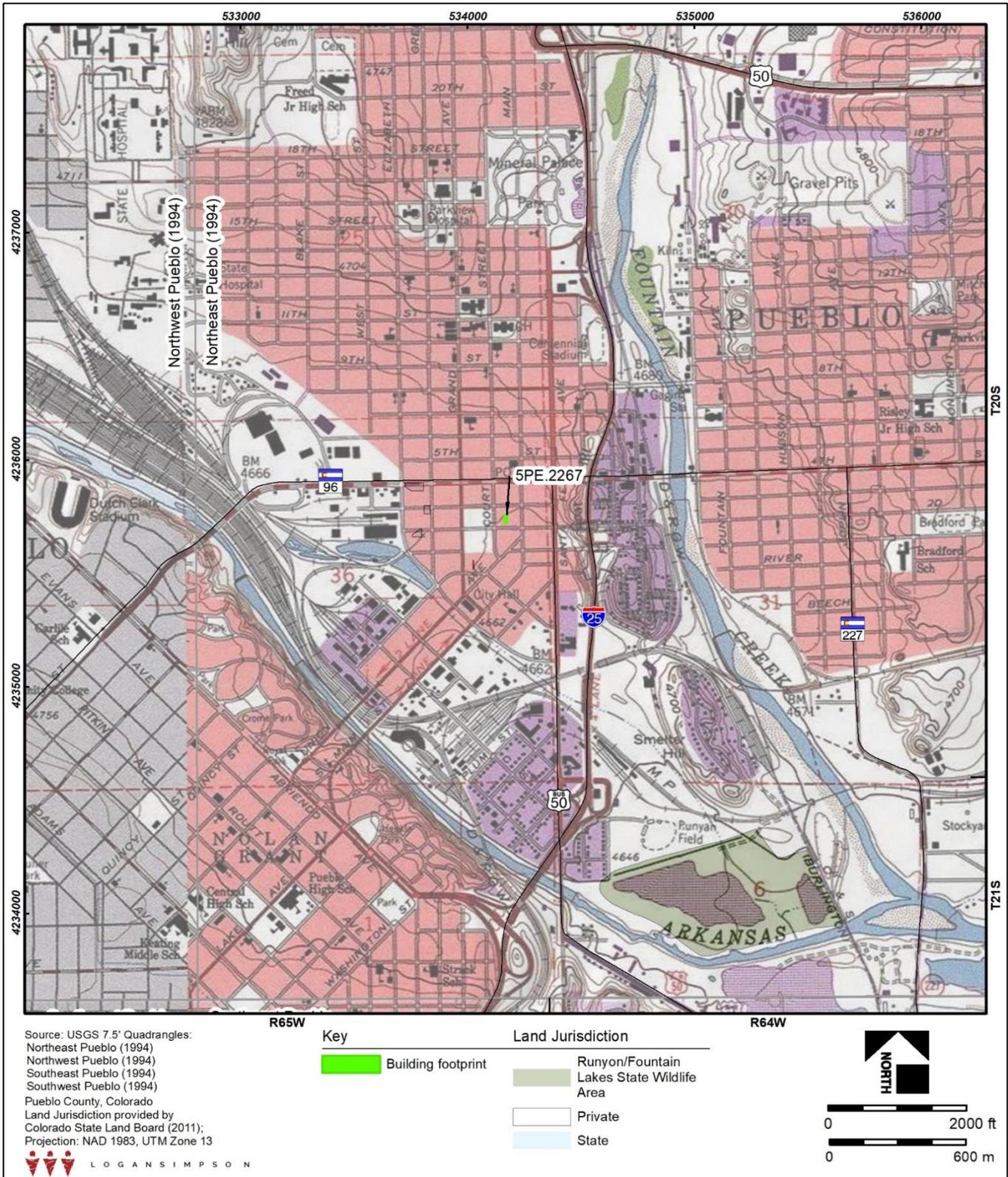
52. Address: 177 N. Church Avenue, Suite 607, Tucson, AZ 85701

53. Phone number(s): 520-884-5500

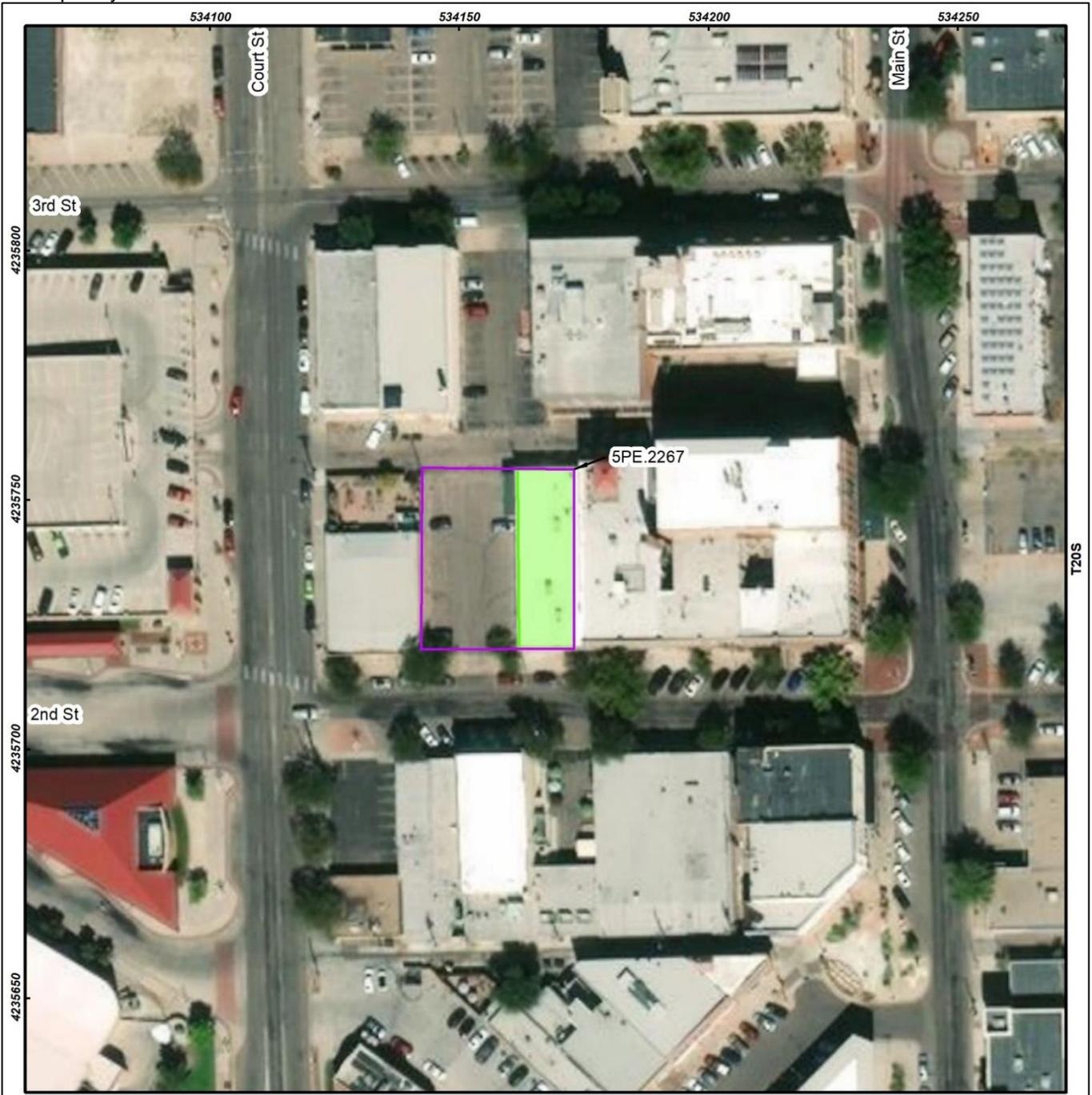
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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Source: DigitalGlobe Aerial Imagery (2018)

Pueblo County, Colorado
Projection: NAD 1983, UTM Zone 13



Key

-  Building footprint
-  Parcel boundary



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215 W. 2nd Street, facing northeast showing south wall.



215 W. 2nd Street, facing northeast showing west wall. Courtesy of the City of Pueblo.

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215 W. 2nd Street, overview down rear alley, facing southeast showing west and north walls. Courtesy of the City of Pueblo.