

Resource Number: 5PE.2268
Temporary Resource Number: FN4

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.2268
2. Temporary resource number: FN4
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Colorado Laundry Garage
6. Current building name: Global Callcenter Solutions
7. Building address: 225 W. 2nd St
8. Owner name and address: K F H Realty LLC, 225 W. 2nd St., Pueblo, Colorado, 81003

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 36
10. UTM reference (NAD 83)
Zone 13 ; 534133 mE 4235711 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): 9 Block: 32 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: The boundary includes the footprint of the building and its surrounding parcel (No. 536129007).

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 78 x Width 61
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Barrel roof
19. Primary external roof material: Asphalt
20. Special features: Chimney, False front, Fence

21. General architectural description:

5PE.2268 is a one-part commercial building with a rectangular footprint constructed with brick masonry walls on a concrete slab foundation. The building is topped by a barrel vault constructed from steel bowstring trusses and covered in rolled asphalt roofing. A brick chimney is located near the building's northwestern corner. The primary street-facing south wall is crowned by a stepped false front with a triangular center capped by a course of rowlock bricks. A circular medallion containing a heraldic escutcheon ornaments the middle of the triangular step/merlon. Beneath this, the wall is divided into five bays by brick buttresses capped by brick set-offs. The two bays to the east and west are equally sized; however, the middle bay is slightly larger due to its original use as a vehicular entry. Today, this central bay is filled by an aluminum-framed window wall. This wall has three vertical panels further divided by horizontal members. The central panel contains aluminum-framed two-panel full glass double doors topped by a transom. The remaining four bays each contain two aluminum-framed fixed glass windows with 12 lights divided by a flat grid of muntins. Two industrial-style radial wave domed lights are placed above the central bay.

Like the south wall, the building's west wall is divided into five bays by buttresses stretching from the wall's base to its roofline. The southern (right) three bays each contain two horizontally-orientated aluminum-framed fixed windows with 10 lights placed high in the wall. The fourth bay from the south contains one such window in its southern half, and a vertically-oriented 12-light window lower down in the wall in its northern half. The final bay contains a single square aluminum-framed fixed 16-light window placed close to its center. To the north (left) of this, a panel of lighter bricks indicate the former presence of a door.

The rear north wall of the building is enclosed by a high wooden fence encircling the remainder of the lot and obscuring the wall from view. Aerial imagery indicates this wall contains another wide aperture probably once used for vehicular entry and now enclosed in three glass panels including an aluminum-framed two-panel glass door. Various internal fences show the presence of utility equipment on the exterior of the building.

The east wall of the building is devoid of apertures and buttressing and consists solely of a single large expanse of brick masonry topped by a parapet.

22. Architectural style/building type: Early Twentieth Century Commercial

23. Landscaping or special setting features: 5PE.2268 is edged on two sides by a pedestrian sidewalk, a third side by vehicular alley, and a fourth side by an open parking lot. 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. A wood fence surrounds the rear of the building with landscaped vegetation located inside the fenced area.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: ca. 1915 - 1927 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: Unknown

Source of information: N/A

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Records in the Pueblo County Assessor's Office indicate that 5PE.2268 was constructed in 1915. Notes from a 1998 Colorado Cultural Resource Survey place the construction date at 1927 based upon city directories. Unfortunately, little additional information has been found to help expound on the history of this building.

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A field survey of the building indicated that it originally contained vehicular entrances in the north and south walls for its first use as a garage. A door was also likely located near the northwestern corner of the west wall due to the presence there of differently colored brickwork. Aerial imagery from the 1950s indicates that the building was also likely constructed with two additional chimneys at its northeastern corner and southeastern corner. The original garage doors were composed of three half-glass panels that likely utilized an accordion fold to allow ingress and egress. Aerial imagery further shows the presence of two large sheds attached to the building; an L-shaped shed creating a courtyard along the building's rear with an opening to Court Street and a long shed built onto the eastern wall. Further images show these sheds were designed to store additional vehicles. It is unclear whether they were original to the building or constructed to meet a later need.

These two sheds, two of the three chimneys, and the side door were all removed after 1958. At an unknown date after the 1995 sale of the building and before its 1998 survey, it was substantially remodeled and converted from a garage/warehouse space into a commercial office space. During this process, all of the building's windows were replaced by modern aluminum-framed units with flat muntins and commercial aluminum-framed doors were set into the apertures left by the removal of the garage doors. At an unknown date, the rear of the lot was enclosed by a high wooden fence and landscape was placed within to create a patio seating area.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Road-Related (Vehicular)

32. Intermediate use(s): Road-Related (Vehicular)

33. Current use(s): Professional/Professional

34. Site type(s): Commercial

35. Historical background:

Following its initial platting, the lot containing 5PE.2268 remained unimproved through 1886 according to Sanborn Fire Insurance Maps. Between 1886 and 1889, the Hughes Bros. Lumber Yard was established on the four southwestern lots of Block 32. The lot currently occupied by the western two-thirds of 5PE.2268 contained the yard's first brick masonry building which held its office and manufactured doors and sashes among other fine millwork. According to the Pueblo County Assessor's Office, the present building was erected in 1915, but the address does not appear in City Directories until 1927. Regardless of the date, the features of the building indicated that it was constructed as a garage and at least in 1927 was occupied by the Colorado Laundry Company under the slightly different address; 223 W. 2nd St. (City Directory 1927:598).

The Colorado Laundry Company was founded in 1900 by J. Will Johnson and H.P. Harris and maintained its principle facility at 109-111 W. 3rd St. (Ward-Masias 2019:6). The laundry employed 60 women and 40 men in 1916, 63 more individuals than the next largest Pueblo launderer (Colorado Bureau of Labor Statistics 1916:171). By 1921, the company had at least 20 men employed making deliveries. Deliveries were performed with horse-drawn wagons until the 1920s when these were replaced with motorized trucks (Ward-Masias 2019:6).

The Colorado Laundry Company remained the occupant of the garage through 1972. It is likely the building was sold around the time of the company's closure in 1975, as the local directories list "Yellow Cab" at this address (Pueblo City Directory 1975:1198). The Pueblo County Assessor records the sale of the building from Colorado Laundry Co. to Jones/Healy/Fourth + Main Co. for \$30,000 but the sale date is unknown. The building was sold again in 1976 to Kurt Heitmann for \$13,800 (the discrepancy in the two purchase prices remains unclear) who seems to have sold it again for the same price to Ludwig L. Seme in September of 1977. In 1980, Seme opened up Seme's Auto Body in the building. In April of 1995, Seme sold the building to the Woodco Realty LLC for \$50,000 which converted the building from an industrial garage space into a modern commercial office sometime thereafter. Woodco in turn sold the building back to Heitmann for a listed \$350,000 (again, this number is suspect) in August of 2006, who in turn transferred it to K F H Realty LLC (owned by Heitmann) in November, 2014 (Pueblo County Assessor). In the late 1990s, the building was utilized by Telelink Systems Inc. but was transformed into Global Callcenter Solutions (GCS) sometime after its founding in 2001 (Colorado Cultural Resources Survey 1998; Global Callcenter Solutions n.d.). GCS remains in operation at the property today.

36. Sources of information:

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1910 "Colorado Laundry Company." *Eighteenth National Irrigation Congress*. National Irrigation Congress. Google Books, books.google.com, accessed December 16, 2019.

1921 The Pueblo Disaster. *National Laundry Journal* 86(4):16

Colorado Bureau of Labor Statistics, 1915-1916 *Biennial Report of the Bureau of Labor Statistics of the State of Colorado*. State of Colorado, Denver. Google Books, books.google.com, accessed December 16, 2019

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

Pueblo City-County Library, 1934-1958 "Pueblo Aerial Views." Pueblo City-County Library, Pueblo. <http://cdm16620.contentdm.oclc.org/cdm/search/collection/p16620coll3>, accessed December 16, 2019

R. L. Polk & Co. 1879-1971 *Polk's Pueblo City Directory*. 61 vols. R. L. Polk & Co., Salt Lake City. Ancestry.com. ancestry.com, accessed December 16, 2019.

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.

Ward-Masias, Margaret. 2019 Colorado Laundry, 109-111 W. 3rd Street. *Downtown Spotlight* 28(12):6.

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 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: 5PE.2268 is an example of the Early Twentieth Century Commercial style located within the original town plat of Pueblo. Though altered, the building's original function as a garage is still legible and it retains unique stylistic design features including a stepped parapet, decorative roundel, and ornamental brickwork. At the time of its construction, the building is thought to have been associated with the City's largest laundry company. Due to changes to the building's function, its historic fabric, its footprint, and its lack of architectural distinction, it is not recommended individually eligible to the National, State or local registers of historic places/properties.

43. Assessment of historic physical integrity related to significance: 5PE.2268 has undergone a number of changes over the course of its 100+ year history. These include the removal of two chimneys, the removal of

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an exterior door, and the replacement of its original wooden windows and doors with aluminum-frame units. Shed roof extensions located off the building's west and north walls have likewise been removed. The building's use has also changed from an industrial garage and mechanics shop to a commercial office building. These changes have detracted from the building's integrity of materials and association; however it retains its integrity of location, setting, design, workmanship, and feeling.

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.2268 is in proximity to a number of other 19th-century 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, thus including the construction of 5PE.2268. Because the buildings in the survey area are contained within the City's earliest subdivisions, represent its 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-century through mid-20th century commercial architecture that are a physical expression of Pueblo's changing economy over time.

Although 5PE.2268 has undergone several changes since its construction, it is recommended eligible as a contributing resource to a potential Downtown Pueblo Historic District. The building still conveys the majority of its historic appearance and retains its former industrial and utilitarian design in spite of its recent rehabilitation.

46. If there is National Register district potential, is this building: Contributing Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: 28, 29

Negatives filed at: Logan Simpson Design, Inc.

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

49. Date(s): June 26, 2019

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

51. Organization: Logan Simpson

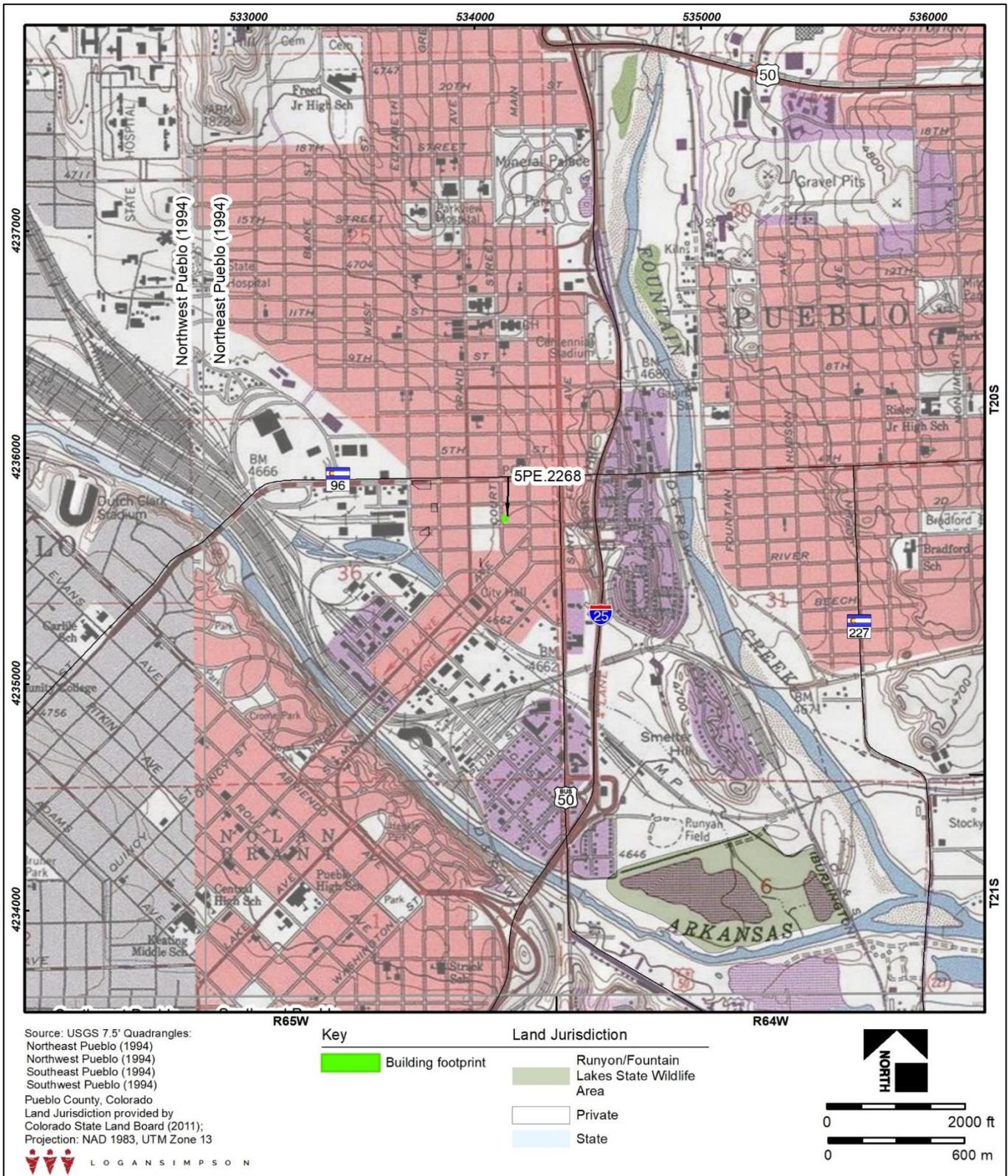
52. Address: 177 N. Church Avenue, Suite 607, Tucson, AZ, 85701

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

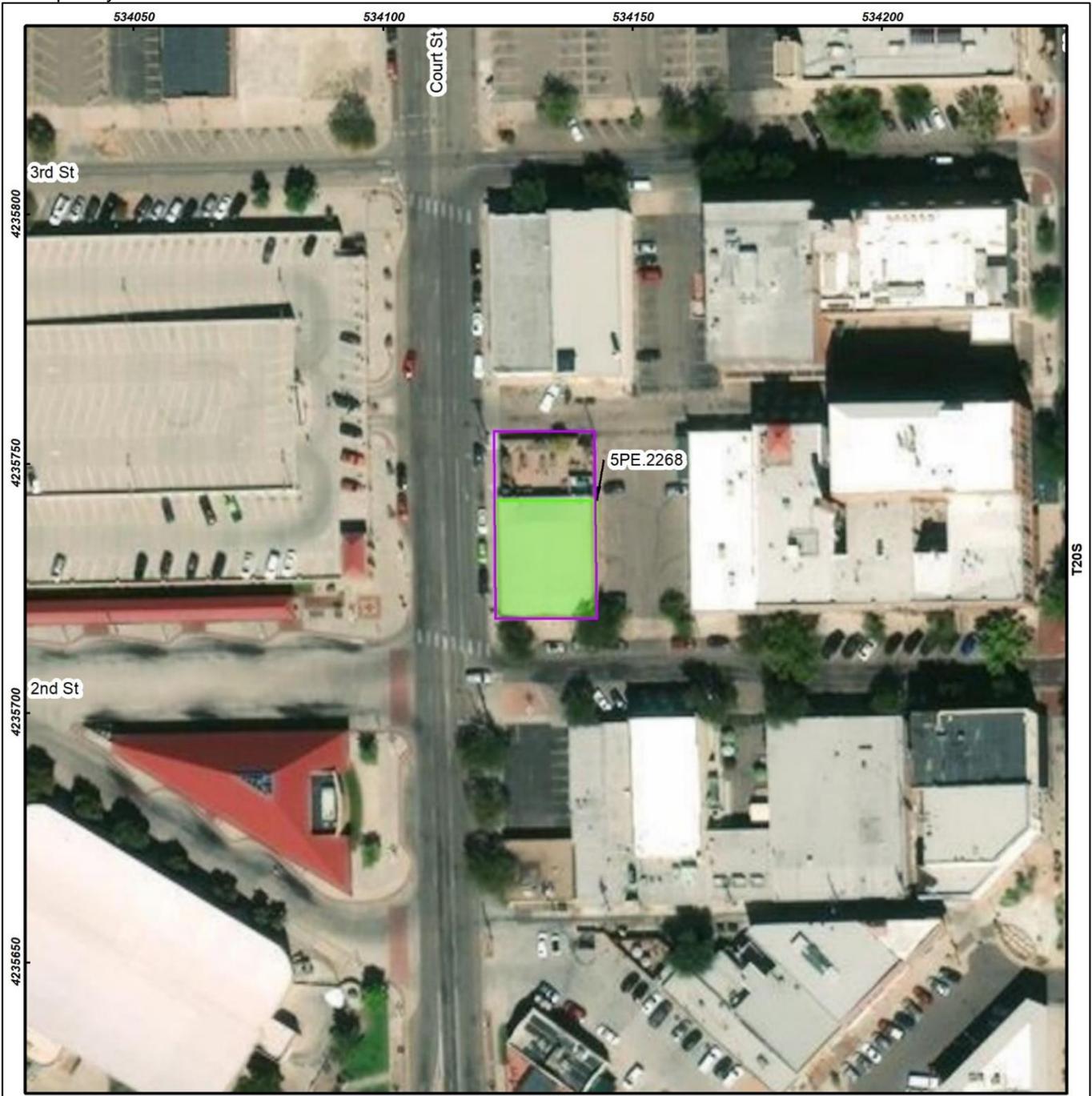
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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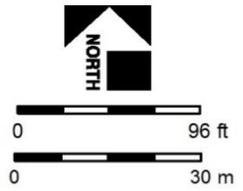


Source: DigitalGlobe Aerial
Imagery (2018)

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



Key
Building footprint
Parcel boundary



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225 W. 2nd Street facing north showing south wall.



225 W. 2nd Street, facing east showing west wall. Courtesy of Google Maps.

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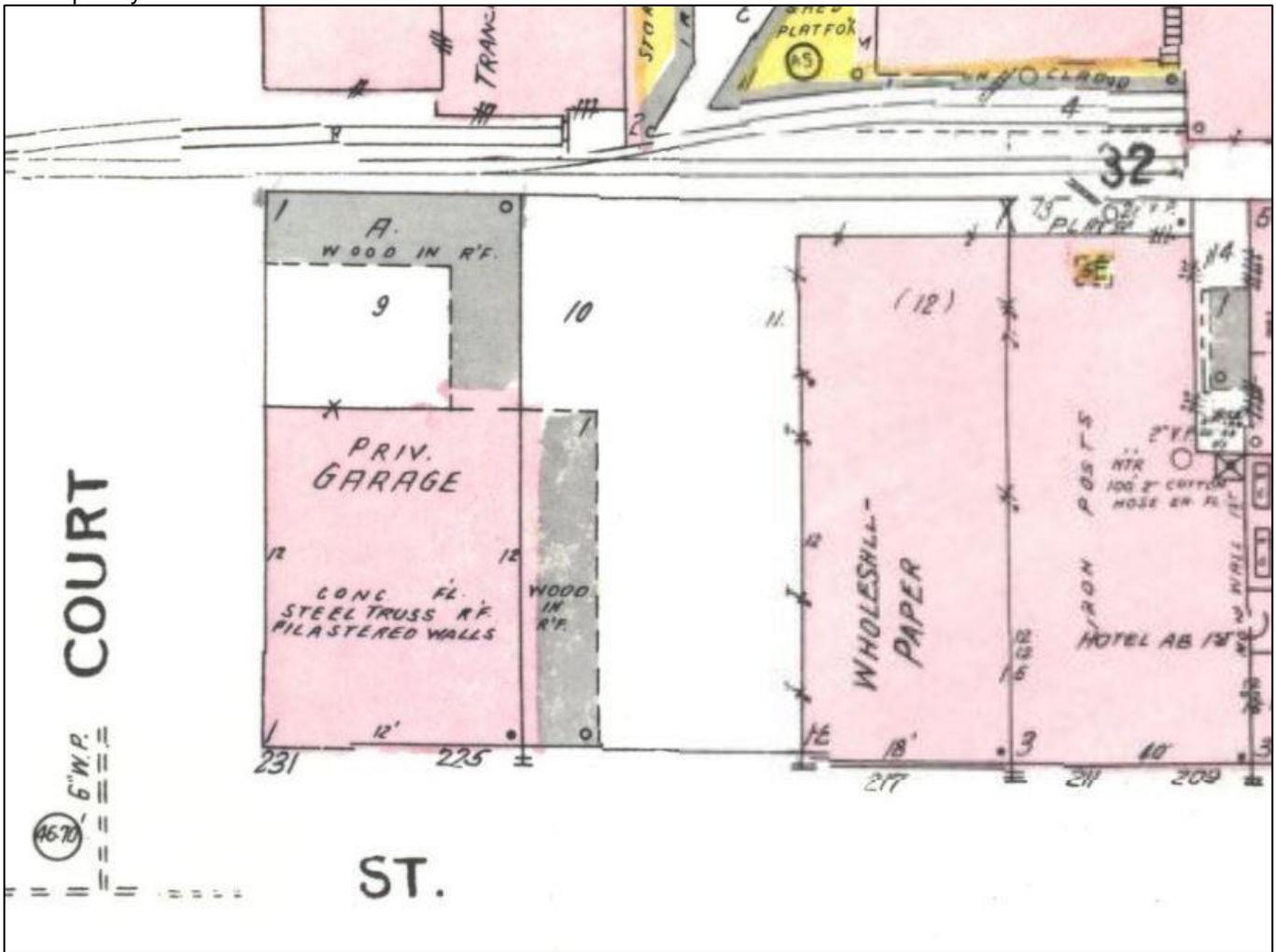
225 W. 2nd Street, facing southeast and showing rendered aerial of north wall and patio area. Courtesy of Google Maps.

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225 W. 2nd Street, facing northwest and showing north and east walls. Courtesy of the City of Pueblo.

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225 W. 2nd Street, footprint showing shed extension off north and east walls from the 1951 reprinting of the Sanborn Fire Insurance Maps. Courtesy of the Library of Congress.

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Detail of "Aerial view of downtown Pueblo." See 225 W. 2nd Street in center of image. Aerial image dated to April of 1957. Note the shed extensions as well as chimneys and white three-panel garage door. Courtesy of the City-County Library. Identifier No. PCCLD-Ph-P-01-09-005.



Detail of "Aerial View of downtown Pueblo." See 225 W. 2nd Street in center of image. Aerial image has no date. Note presence of cars in shed extensions. Courtesy of the City-County Library. Identifier No. PCCLD-Ph-P-01-10-005.