

Resource Number: 5PE.8271
Temporary Resource Number: FN6

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.8271
2. Temporary resource number: FN6
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Original name: Unknown, Later: Owen Faricy Motor Company
6. Current building name: Bodies by T
7. Building address: 304 W. 4th St
8. Owner name and address: L D C/T J L RLLLP 503 N. Main St., Ste. 5, Pueblo, CO 81003-3130

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 20S Range 65W
NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 36
10. UTM reference (NAD 83)
Zone 13 ; 534087 mE 4235898 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): 1 Block: 40 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary is limited to the northern quarter of the building and parcel (No. 536125001) on which it is located and is justified by alterations made exclusively to this portion of the building. The building as a whole was previously determined ineligible for listing (5PE.8271).

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 60 x Width 40
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Flat roof
19. Primary external roof material: Asphalt roof
20. Special features: N/A

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21. General architectural description:

5PE.8271 is only the northernmost portion of a large masonry warehouse occupying a full lot at the intersection of Court St. and W. 4th St. Constructed on a concrete slab foundation with a flat roof edged by a low parapet, the northern portion of the building has been altered to remove its early 20th century façade and give it a more streamlined modern appearance. This corresponds to the design of an automotive showroom located across a small courtyard to the building's west. The building's western wall is divided into an upper and lower half by a course of rowlock brick. The southern (left) half of the lower half of the building is composed of a brick panel lined on all four sides by a course of rowlock bricks indicating the former presence of plate-glass windows. The northern (right) half of the building retains a modern equivalent to these windows which are aluminum-framed and made up of two fixed panels separated by a vertical member. The upper half of the wall is composed almost entirely of masonry laid in a running bond. This is broken at the base of the parapet by a course of rowlock bricks which are capped by several courses of bricks laid in a header stack bond pattern.

This horizontal composition wraps around the corner of the building and onto its north wall. Here, the lower half of the wall is occupied almost entirely by a continuation of the plate-glass windows which run for 6 panels before terminating in a recessed steel door topped by a blind transom. Above this, the upper half of the wall maintains the same masonry components as the western wall; however, efforts to repoint the masonry are clearly visible on portions of the wall above the windows.

The east wall is devoid of fenestration or apertures and is made up exclusively of masonry laid in a common bond and covered by paint which reveals the fading remnants of a ghost sign. Some piping and utility conduit exit the building surface towards a water meter near the base of the building.

22. Architectural style/building type: Moderne

23. Landscaping or special setting features: 5PE.8271 is edged on two sides by a pedestrian sidewalk and on a third side by 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: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1916 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):

Documentation in the Pueblo County Assessor's Office indicates that 5PE.8271 was constructed in 1916. Its original function is unknown; however, the northern portion of the building analyzed in this survey likely appeared similar to the southern portion which features a decorative façade, including masonry pilasters topped by a parapet with merlons. Historic aerial photographs indicate that this portion of the building was altered early in its history with a different parapet forming part of a store front along W. 4th St. This remained intact through April of 1957, but was altered shortly thereafter when later aerials show the current parapet. At an unknown time thereafter, part of the window wall along the east elevation was filled in with brick masonry. Whether at this time or not, contemporary aluminum-framed commercial windows replaced earlier, but unknown type windows.

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

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Unknown use.

32. Intermediate use(s): Road-related

33. Current use(s): Specialty store

34. Site type(s): Commercial

35. Historical background:

5PE.8271 is first recorded in the 1883 Sanborn Fire Insurance Maps, which note that the block as a whole contained two carpentry shops, two stores, two blacksmiths, one livery, and two dwellings (Sanborn map Company 1883:1). The slim outlined perimeter of the block shown in later pages indicates that the lot itself was occupied by a brick structure, and probably indicates the presence of a blacksmith on the site as all other occupants of the block utilized frame construction (Sanborn Map Company 1883:3). By 1886, this building had become a carpentry shop, and by 1889 it had been replaced by S. Parker Contractor & Builder who maintained wood-finishing operations at the site using steam from the Newton Lumber Co. (Sanborn Map Company 1889:9). By 1904, four buildings occupied the site; all of which seem to have fronted Court St. A carpentry shop was located at the northeast corner, a lumber warehouse south of this, followed by a "ware room" and an Alksm & Wagon shop topped by a painting shop on the second story. These buildings were all ironclad with internal frames of either wood or "special."

According to the Pueblo County Assessor, by 1916 these buildings had been removed and were replaced by the current brick masonry building which occupied all of Lot 1 within the block. The building's shape and size indicate it was probably a warehouse or storage facility, although the presence of stone guards on its exterior entrances indicate it may have started as a garage or become one thereafter. The building maintained at least two large entrances along Court St. and may have had a third Court St. entrance and an additional entrance off of 4th St.

In 1942, Florence-born Owen Faricy established the Owen Faricy Motor Co. in Pueblo which initially operated as a used car dealership (Wells 2014). Three years later at the age of 24, Faricy had been granted a Nash franchise which, within only 2 years, was presented with the Nash 10 Point Award recognizing the company as an "outstanding dealer" (Wells 2014). City directories indicate that by 1946, the Faricy Motor Company was operating out of a complex located on Court and 4th which included 5PE.8271. Sometime thereafter, Faricy opened a Hudson dealership in another building although it remains unclear whether this was located within the Court and 4th complex or not. The dealerships proved so successful that by 1955, Faricy had expanded into Colorado Springs, eventually moving there. Faricy sold the Pueblo dealership to his brother and associate partner, Roland Faricy, in the late 1950s (Wells 2014). Under Roland's leadership, Pueblo's Owen Faricy Motor Co. transformed into the Faricy Truck and Equipment dealership, and online records indicate that by 1958 the company no longer qualified as a Nash (or its successor, an American Motors) dealership (Havekost). It remains unclear how long Roland Faricy's dealership remained at 5PE.8271, however by 1966, newspaper advertisements indicate that the complex was used as an Avis Rent-A-Car (CSU-Pueblo Arrow 1966:5).

The manner in which the architectural history of 5PE.8271 grafts onto the history of the Owen Faricy Motor Co. remains only loosely understood. Prior to 1951, the north wall fronting 4th St. was embellished with a new parapet consisting of a curved merlon/pediment, thus indicating the presence of a storefront or other primary entryway along this wall (Pueblo City-County Library n.d.; Sanborn Map Company 1951:10). This remained intact through April, 1957 when it was replaced sometime thereafter by the current modernized storefront. Although the modern storefront clearly maintains a relationship with Faricy's purpose-built showroom to the west, the late date of its modification indicates it may not have been undertaken by Faricy, but by another later occupant.

By 1980, the building was being used by Mountain Bell's management department which remained in the building through 1982 (Pueblo City Directory 1980:1088, 1982:1040). At various unknown dates, the parcel was acquired by Audra E. and Lee H. Hirsch, who sold it to Jones Day Inc. for \$48,000. Sometime later, Jones Day sold the property to Mary Lou and John K. Hall for another \$48,000, who in turn sold the property to James D. Richardson for \$95,000 in February, 1985 (Pueblo County Assessor). A week later, Richardson sold the property for \$198,000 to Mary L. and Charles D. Young, who transferred it in September, 1987 to the Columbia Savings Bank (the high cost of the Young's purchase remains unexplained). In 1988, city directories list the property as vacant although in 1991, it was recorded as the warehouse for Sprangler's Home Fashions and similarly sold to T.J.L. Enterprises Inc. for \$30,000. T.J.L. transferred the property to Midtown RLLLP in

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2005 which transferred it to L.D. C/T J.L. RLLLP in 2014. It is assumed that throughout these transfers, both the northern portion of the building and the southern portion were transferred together. Today, the northern portion of the building is occupied by a personal training gym "Bodies by T" while the southern portion contains other unconnected businesses (Pueblo County Assessor)

36. Sources of information:

Havekost, Brent n.d. *Nash Dealerships* (personal website).

<http://www.nashparts.com/Dealership/NashdealersCO.htm>, accessed December 17, 2019.

McGraw, Carol 2014 Patriarch of Pikes Peak region auto dealerships dies at 92. *Gazette* 11 October.

Colorado Springs, https://gazette.com/business/patriarch-of-pikes-peak-region-auto-dealerships-dies-at/article_915e455e-3ee5-5474-ba9b-b4d07ad94556.html, accessed December 17, 2019.

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](http://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.

Wells, Bud 2014 Owen Faricy Dies; Onetime Nash Dealer. *Automotive Reviews & News* (blog), 15

September, <http://budwells.com/2014/09/owen-faricy-dies-onetime-nash-dealer/>, accessed December 17, 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 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

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42. Statement of significance: 5PE.8271 is located within Pueblo's original town plat and is representative of the commercial and industrial developments that characterized the City's downtown growth. The property is indicative of the ways in which retail business owners modified older buildings to meet contemporary stylistic and aesthetic standards as shown here by the transformation of an Early Twentieth Century Commercial style building into one more modern with the removal of its original ornamentation and the addition of plate glass windows. Though it remains unclear who oversaw these changes to the property, the building itself is associated with prominent local automotive salesman Owen Faricy who utilized the building as part of an extensive dealership that occupied several buildings on the block. 5PE.8271 is recommended not individually eligible to the National, State, or local historic registries due to its lack of architectural distinction, historic integrity, and the building's lack of clear evidence linking its alterations to Faricy or his automotive dealership.
43. Assessment of historic physical integrity related to significance: It is difficult to accurately assess the integrity of 5PE.8271 due to its status as a part of a larger building. Nonetheless, a comparison of the present historic fabric to what is known of the original 1916 building shows extensive changes. These include the complete remodeling of the northern and eastern walls to remove a decorative parapet and ornamental brickwork as well as add a window wall and internal structural system. Since this remodel, additional changes have been made to the building. The window wall has again been replaced with modern aluminum-framed units and two of the glazing panels on the east wall have been blinded with brick masonry. Though changing the building's period of significance alters its retention of integrity, a comparison to its 1916 fabric indicates that 5PE.8271 no longer retains its integrity of design, materials, workmanship, or 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.8271 is recommended eligible at the local level of significance as a contributing resource to the proposed downtown historic district. While the building lacks individual distinction and is not associated with significant persons, nor displays evidence of the work of a master architect or representative of a particular style, it retains its mid-20th century appearance, readily conveys its commercial association with Downtown Pueblo, and is part of the commercial development of Pueblo, thereby deriving its significance from its association with similar commercial properties in the district.

5PE.8271 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. 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-century 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: 24, 25

Negatives filed at: Logan Simpson

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

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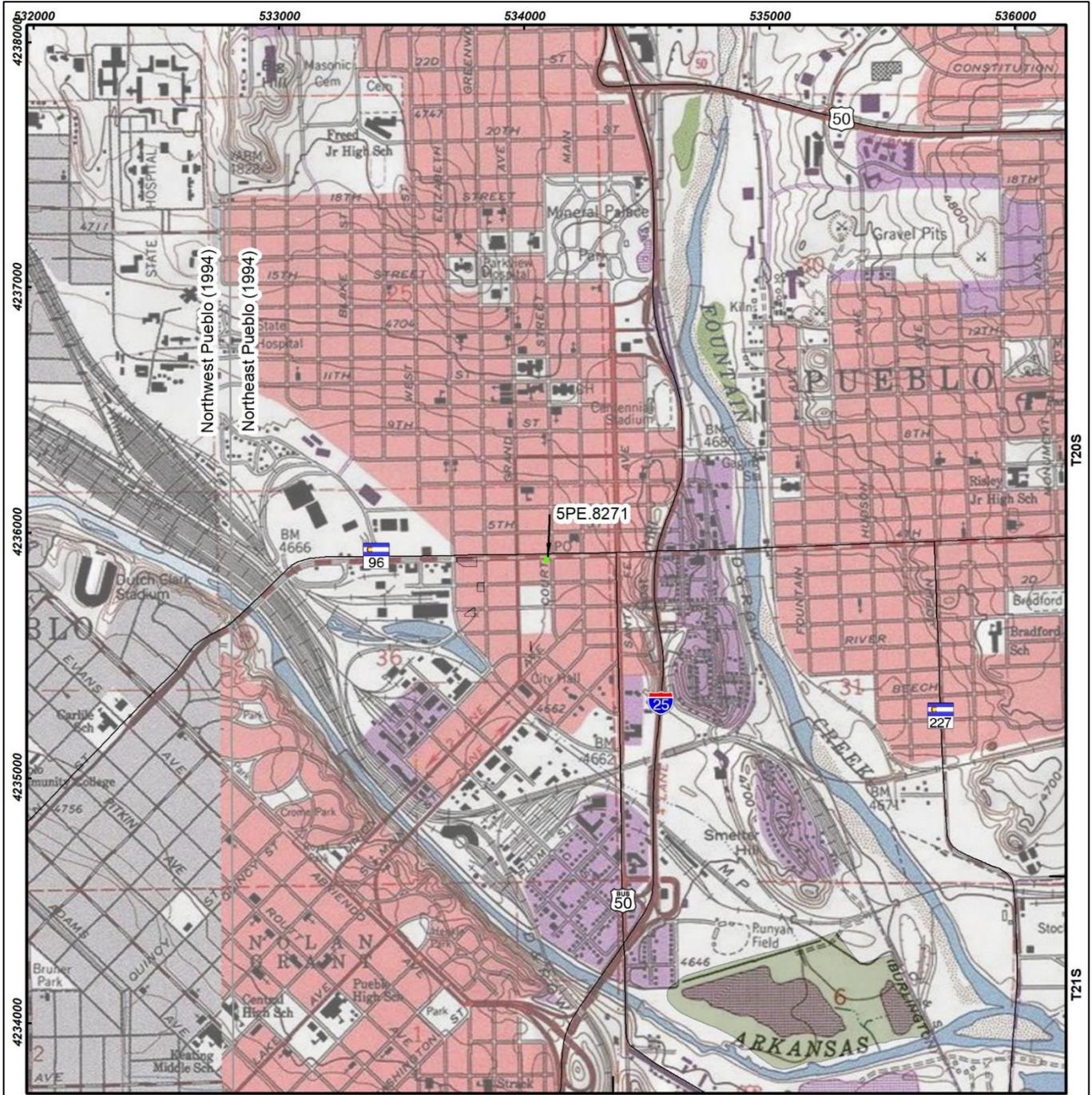
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53. Phone number(s): 520-884-5500

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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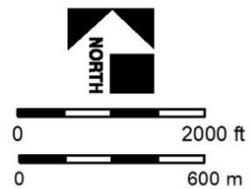


Source: USGS 7.5' Quadrangles:
 Northeast Pueblo (1994)
 Northwest Pueblo (1994)

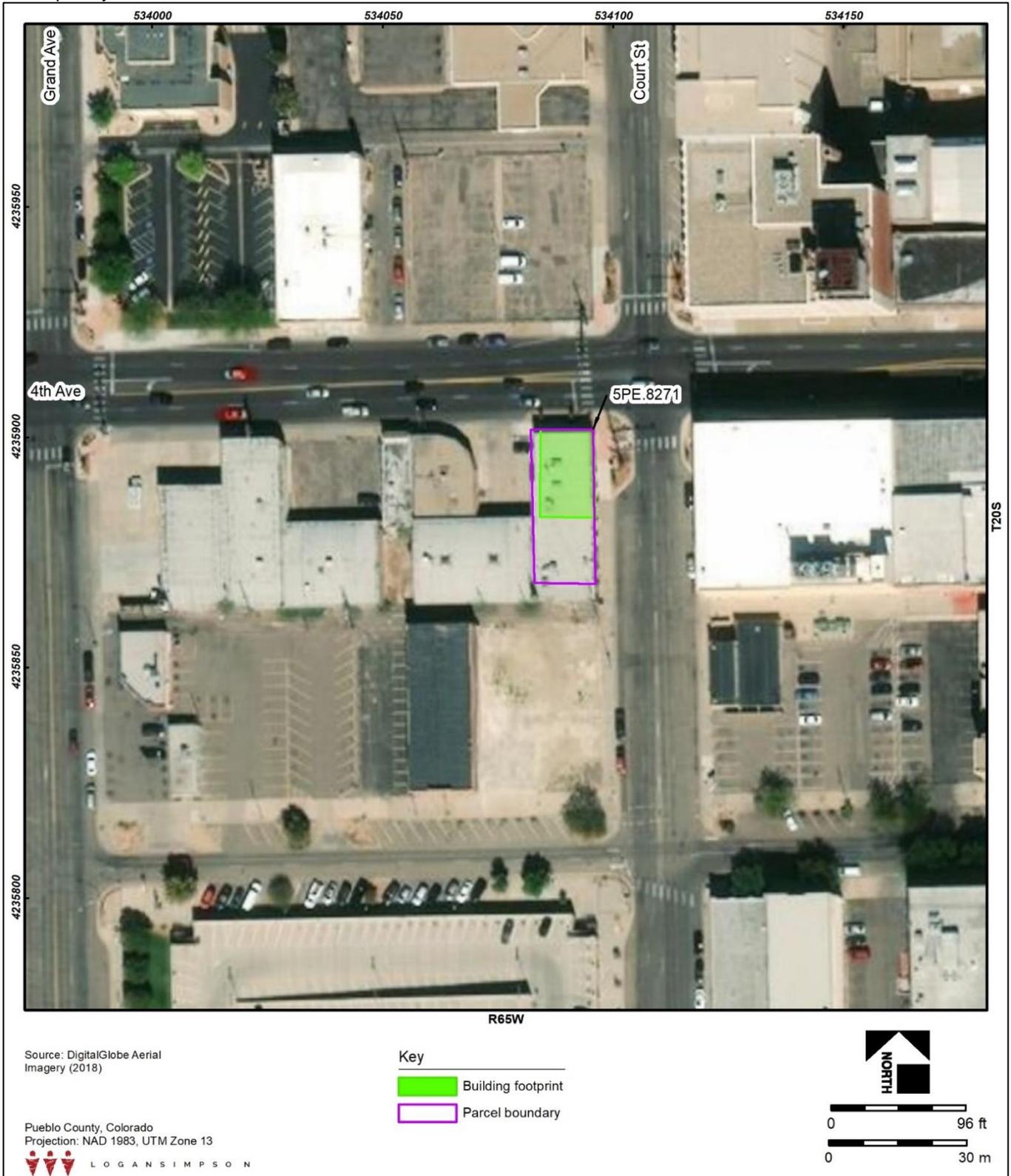
Pueblo County, Colorado
 Land Jurisdiction provided by
 Colorado State Land Board (2011);
 Projection: NAD 1983, UTM Zone 13



Key		Land Jurisdiction	
	Building footprint		Runyon/Fountain Lakes State Wildlife Area
			Private
			State



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304 W. 4th St. facing west showing east wall.

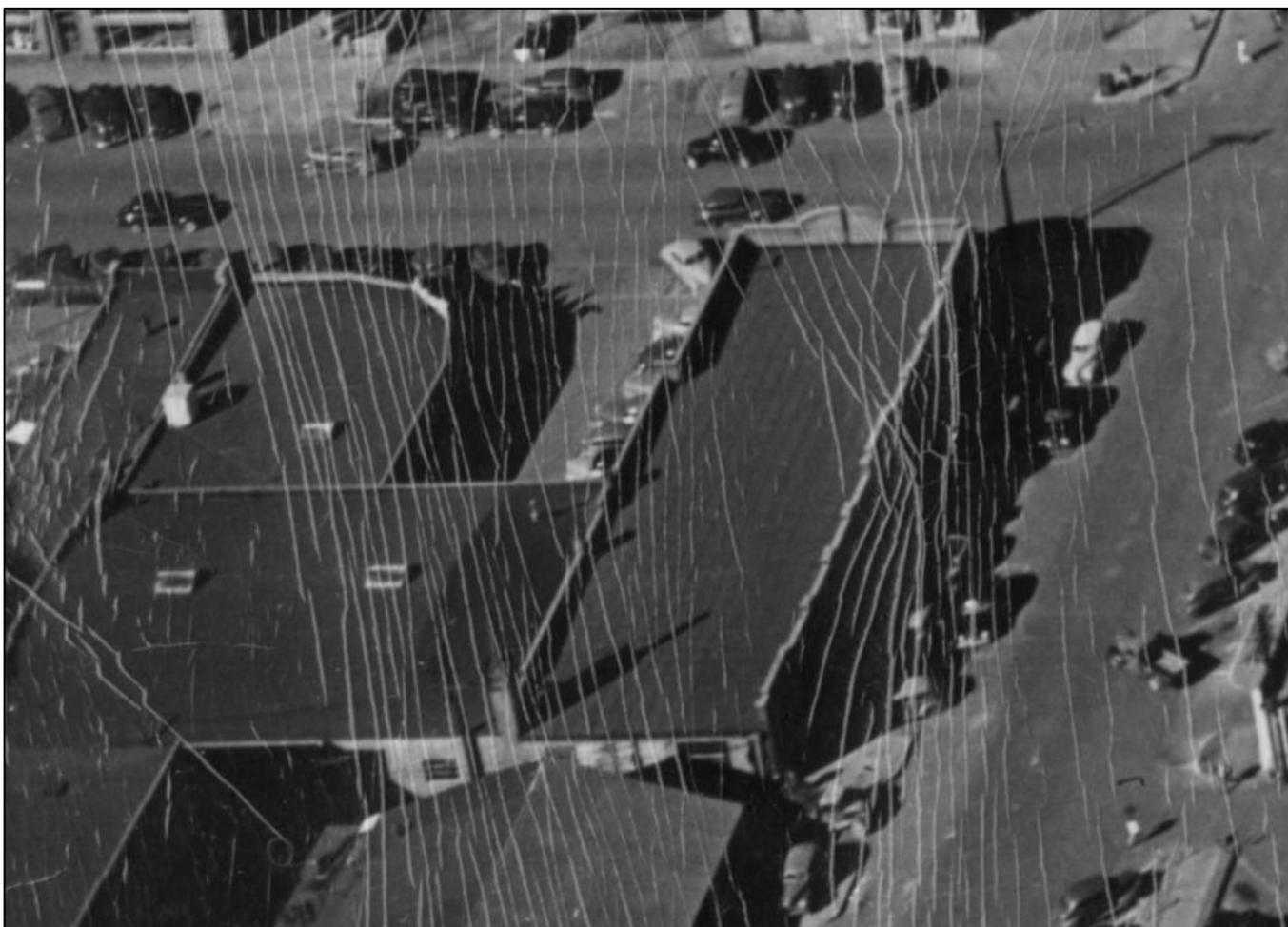


304 W. 4th St. facing south showing north wall. Courtesy of Google Maps.

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304 W. 4th St. facing southeast showing north and west walls. Note ghost signs for Owen Faricy Motor Company and Avis Rent-A-Car.



Detail of "Aerial View of Downtown Pueblo." Facing northwest. Before 1951. Note the curved merlon in the middle of the parapet on the 5PE.8271: the east (right) building. Courtesy of the Pueblo City-County Library. Identifier No. PCCLD-Ph-P-01-11-003.

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Detail of "Aerial View of Downtown Pueblo." Facing northwest. April, 1957. Note the continued presence of the curved merlon in the middle of the parapet on the 5PE.8271: the east (right) building. Courtesy of the Pueblo City-County Library. Identifier No. PCCLD-Ph-P-01-09-005.

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Detail of "Aerial View of Downtown Pueblo." Facing northwest. After 1957. Note flattened parapet on 5PE.8271: the east (right) building. Courtesy of the Pueblo City-County Library. Identifier No. PCCLD-Ph-P-01-12-011





10 Point Plaque
Awarded by Nash Motors

Owen Faricy, Owner

CONGRATULATIONS TO

Owen Faricy Motor Company

304 West 4th St.

ON RECEIVING THE NASH 10 POINT AWARD

NASH MOTORS is proud to announce the award of the Nash 10 Point Select Dealer Plaque to this outstanding dealer.

To qualify for this award requires meeting 10 standards which are the highest in the industry today—encompassing every phase of a dealer's service to his customer—sales, service, financial responsibility, business methods and the other qualifications described below.

We invite you to take advantage of these outstanding facilities. Visit their modern service department staffed with factory-trained mechanics.

And in their luxurious showroom, see the outstanding new automobiles of the year—the sensational Nash "600" and the distinguished Nash Ambassador.

You must see the Nash "600" to realize how far into the future this big car takes you today with economy that means 25 to 30 miles on a gallon at moderate highway speed . . . girder-strong unitized body and frame . . . no squeaks, no rattles.

Only Nash offers such headline developments as the Nash Weather Eye Conditioned Air System and the Convertible Double Bed—an added feature.

Drop in and get acquainted with your Nash 10 Point Select Dealer. You'll agree with us they are fine people who do fine work.

THESE 10 POINTS OF ACHIEVEMENT MEAN YOU'LL ENJOY THE FINEST SERVICE AVAILABLE ANYWHERE

- 1. CAPITAL**—Strong financial standing is proof that this outstanding dealership is a sound business organization—ready to meet your automotive requirements today and in the tomorrow to come.
- 2. FLOOR SPACE**—You'll find adequate floor space for your comfort in all departments—new cars, used cars, service, parts and accessories.
- 3. LOCATION**—Located for your convenience . . . easily accessible from all sections of the city.
- 4. IDENTIFICATION**—The approved Nash sign identifies this dealership as the home of fine cars and friendly service. Look for the distinctive Nash sign.
- 5. APPEARANCE**—From the very first glance you'll like the looks of this progressive dealership. It's light, clean, attractive—a place you'll be happy to visit.
- 6. SERVICE**—Bring your car in for any service you need. Here are licensed mechanics, modern tools and equipment to provide fast, thorough work on everything from a minor adjustment to a major overhaul on any make car.
- 7. PARTS**—This is your parts headquarters. Complete stocks of factory-built and factory-approved parts and accessories are carried for all Nash models.
- 8. NEW CAR SHOWROOM**—Examine the new Nash "600" and the new Nash Ambassador in the spacious showroom. It's large enough to avoid overcrowding . . . especially designed to permit you to examine these fine cars from every angle.
- 9. USED CAR DISPLAY FACILITIES**—You'll likely find the used car you want at this Nash dealer . . . a good, clean car that will give you more miles of driving pleasure. And you can look it over in comfort in the attractive used car department.
- 10. ACCOUNTING**—All business transactions are properly recorded in the Nash Standard Accounting System. This means not only that the Accounting Department is modern and well organized, but that all transactions with customers will be handled in a businesslike way.



YOU'LL BE AHEAD WITH
Nash

Advertisement for Owen Faricy Motor Company from 1947. Note photograph of dealership complex in upper center. The west wall of 5PE.8271 is visible on the photograph's right-hand side. Courtesy of Bud Wells (<http://budwells.com/2014/09/owen-faricy-dies-onetime-nash-dealer/>).