

Resource Number: 5PE.8258  
Temporary Resource Number: FN7

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.8258
2. Temporary resource number: FN7
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Hendrie & Bolthoff Manufacturing & Supply
6. Current building name: China Lantern Restaurant
7. Building address: 315 W. 4<sup>th</sup> St.
8. Owner name and address: Stephen Wong and King Fong, 49 Normandy Circle, Pueblo, Co, 81001

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th 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 ; 534041 mE 4235917 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): 12-13 Block: 39 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary includes the building and surrounding parcel (No. 536117005) on which it is located.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 120 x Width 60
16. Number of stories: 2
17. Primary external wall material(s): Brick
18. Roof configuration: Barrel roof
19. Primary external roof material: Asphalt roofing
20. Special features: Chimney

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21. General architectural description:

5PE.8268/The Hendrie & Bolthoff Building is a large two-story building located on W. 4<sup>th</sup> St. with a rectangular plan on a concrete slab foundation. The building has masonry exterior walls supported by internal iron posts all topped by a barrel vault and supported by steel bowstring trusses. Unlike the rest of the building, the principle south wall fronting W. 4<sup>th</sup> St. is constructed from a refined yellow brick laid in a common bond with a high parapet concealing the curvature of the vault behind it. The wall is centered upon a recessed doorway topped by a cast-concrete corbel arch on its ground story. This is filled by an aluminum-framed full-glass door topped by a transom. To either side of this, three-panel aluminum-framed window walls are placed above low brick dwarf walls and beneath flat decorative brick lintels. A modern metal awning suspended by iron rods hangs just beneath the window lintels concealing the corbel arch and decorative brickwork from the sidewalk. Above this, three groups of paired windows are placed above the two lower windows and door. Each group is framed by decorative brickwork giving the appearance of quoins or banded rustication to either side. The central group is composed of two steel double casement windows with 10 lights. To either side of this, each window contains 15 lights. The top row of lights on each window is fixed, functioning effectively like a transom. Projecting from the mullion between the two central windows, a large light-box sign is supported by wire guidelines connected to the parapet and spells out the China Lantern Restaurant. The parapet itself is topped by a canopied set-off. Above each grouped window, a single crenellation notches the parapet.

The ornamental treatment of the building's south wall wraps around its southeastern corner where it continues across a single bay alongside the building's east wall. Like along the south wall, this bay is clad in yellow bricks and topped by a high parapet. On its ground story, a single aluminum-framed plate glass window is capped by a cast concrete and decorative brick lintel. Above this, another 10-light steel-framed double casement window is surrounded by decorative brickwork. Both of these are crowned by a single crenellation in the canopied parapet. The remainder of the eastern wall is constructed from a more modest red brick laid in a common bond and without any capping parapet. Regularly spaced windows in the building's upper story divide the wall into seven additional bays for a total of 8. These windows are steel-framed with 16 lights the middle; four of which are placed on hinges to form inset hopper windows. On the ground story, the second bay from the south is embellished with a fading sign advertising the restaurant within. The third bay contains a large square panel in the brickwork indicating the former presence of a window. Above this, a ventilation unit extends on brackets from the wall. Within the fourth bay is a flush steel door topped by a horizontally-orientated vent which in turn is topped by a small square louvered vent. Beneath the fifth bay, a set of double flush steel doors are surrounded by air conditioning units placed on brackets extending from the wall. The sixth bay contains an additional square window identical to that above but covered in metal grating. Under the seventh bay is a large rollup metal garage door. Finally under the window of the eight bay, is a flush steel door. A large brick chimney extends above the building's northeastern corner.

The building's rear north wall is centered upon a two-story three-panel sliding bypass door. The ground story of the middle panel contains a square pane of glass. To the east (left) of the door, two 16-light windows identical to those on the building's east wall are set within the first and second stories. Further east (left) of these is a single double hung sash window set in the ground story. To the right of the doorway, four more 16-light windows are embedded into the wall with two in each story. A single blind eyebrow dormer extends from the center of the roof. Whether or not this was originally a window is unknown.

The western wall of the building is entirely devoid of fenestration or apertures and instead is stuccoed in a color similar to the yellow bricks of the south wall. A high parapet capped in metal flashing continues along the length of the west wall while beneath this is a set-off forming a line across the plane of the wall.

Along the eastern edge of the property line runs a low brick wall with a rough cement cap.

22. Architectural style/building type: Moderne, Art Deco

23. Landscaping or special setting features: 5PE.8258 is edged on one side by a pedestrian sidewalk, another side by a driveway, and the rear wall 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. A brick masonry wall is located along eastern edge of the property line.

24. Associated buildings, features, or objects: Brick masonry wall along eastern edge of property line

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1937 Estimate: \_\_\_\_\_ Actual:  \_\_\_\_\_

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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: Hendrie & Bolthoff Supply Co.

Source of information: Pueblo County Historical Society

29. Construction history (include description and dates of major additions, alterations, or demolitions):

According to documentation from the Pueblo County Assessor, 5PE.8258/The Hendrie & Bolthoff Building was constructed in 1937. The exterior of the building appears to have remained largely unaltered through at least 1957. In 1958, however, the building was occupied by the Pittsburgh Plate Glass Co. which likely remodeled the street-facing shopfront at this time to better reflect its merchandise. At this time, a large metal awning was placed between the first and second stories along the southern wall, and the original doors and windows along the wall's first story were replaced with modern aluminum equivalents. At an unknown time, multiple changes were made to the building's east wall, including the removal of a ground-story window and the addition of various mechanical apparatus. Online photographs of the building's interior indicate that its conversion to a restaurant after 1968 resulted in substantial changes to the interior floor plan and materials.

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

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Business/professional, Specialty store, Warehouse

32. Intermediate use(s): Business/professional, Specialty store, Warehouse, Restaurant

33. Current use(s): Restaurant

34. Site type(s): Commercial

35. Historical background:

The double lot upon which 5PE.8258/the Hendrie & Bolthoff Building is located was first noted as a corral backed by a large stable on the 1883 Sanborn Fire Insurance Maps (Sanborn Map Company 1883:3). The site was located between the Pueblo City Water Works (5PE.568—since demolished) and the George A. Newton Planing Mill. The lot retained this configuration through 1889, but by 1904, a large single-story brick livery had been constructed on the front of the lot (Sanborn Map Company 1889:9, 1904:10). Information from the city directory indicates that by 1914, this location was occupied by the "Pueblo Omnibus & Cab Co." which was followed by Jordan's Garage in 1917 and the S & B Garage in 1919. These were followed by a variety of mechanics, some of whom appear to have operated simultaneously at the site, including J.E. Fairbanks (auto repair: 1921-1927), O.J. Hosman (auto repair: 1925), S.M. Littell (auto bodies: 1925-1929), B.H. McElvain (auto electrical: 1925-1927), and Paul Bartlett (batteries: 1927). Between 1929 and 1930, the Case Garage, Dutcher Ambulance Service, "Dutcher & Sindermann Bros Trans. Co., Pueblo Ambulance, and Massey-Harris Harvest Co. are all listed at the location followed in 1931 by the Jasper Dutcher Ambulance and John E. Fairbanks Garage. Later still, the Dutcher Ambulance & Transportation Co. operated at the site from 1932 to 1935, before the eventual arrival of the Hendrie & Bolthoff Manufacturing & Supply Co.

Stimulated by the 1859 gold rush, the Hendrie & Bolthoff Company had originated in Colorado to meet the local demand for mining equipment (Schrum 1994:ii). In 1879, the company relocated its headquarters to Denver and continued to produce heavy machinery, tools, support, equipment, and supplies for mining operations throughout the remainder of the 19<sup>th</sup> century (Schrum 1994:ii). With the simultaneous rise of the automotive and electric age, the company diversified its operations to cater to both industries and supplied a variety of specialized parts to well-known manufacturers throughout the country. In 1932, Hendrie & Bolthoff began opening branch stores throughout Colorado, Nebraska, New Mexico, and South Dakota, and by 1861, they had expanded their operations to 18 separate cities, including Pueblo (Schrum 1994:iii). The same year, the company merged with Gulf and Western Industries, thus becoming a subsidiary unit of the American Parts Company (Schrum 1994:iii).

While the company is found in Pueblo as early as 1935 at 221 W. 5<sup>th</sup> St., the W. 4<sup>th</sup> Street location was not constructed until 1937 (Pueblo County Historical Society). The high-design elements of the building are echoed in other Hendrie & Bolthoff locations; the company's Denver offices remain a good example of the

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early 20<sup>th</sup>-century Commercial Style, while the Durango branch made dramatic use of International Modernism to broadcast its presence.

Pueblo City Directories indicate that the company maintained its local branch only through 1956, after which time it sat vacant. In 1958, the building was occupied by the Pittsburgh Plate Glass Co. which likely changed the ground-story windows. Pittsburgh Plate Glass only remained in the building through 1967, after which it was occupied by its current tenants, the China Lantern Restaurant.

As the name suggests, the China Lantern Restaurant serves Chinese cuisine and, as a result of its age, has become a local institution. The history of the restaurant and its owners remains unclear; however, records from the Pueblo County Assessor and recent newspaper stories indicate that it may have been run by the Wong Family before being sold or transferred to members of the Huang Family sometime thereafter. At an unknown point, the building was owned by Milne-Mooney Co. which transferred it to Robert A. Jackson, also at an unknown point. Jackson sold "two or more houses" to Stephen M. and Yee K. S. Wong for \$102,000 at an unknown date. In May of 1983, the Wong's appear to have sold or transferred the building to other members of their family when it was purchased for \$119,300 by Stephen M. Wong and King Fong (Wong?). In October, 2019 the building was sold again to the Lantern Holdings LLC for \$432,800.

36. Sources of information:

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

Mestas, Anthony A. 2019 China Lantern, surrounding businesses still cleaning up. *Pueblo Chieftain* 8 July. Pueblo, <https://www.chieftain.com/news/20190708/china-lantern-surrounding-businesses-still-cleaning-up>, accessed December 17, 2019.

Pueblo County Assessor's Office.

Pueblo County Historical Society.

R. L. Polk & Co. 1879-1971 *Polk's Pueblo City Directory*. 61 vols. R. L. Polk & Co., Salt Lake City. Ancestry.com. [ancestry.com](https://www.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.

Schrum, R. Keith 1994 Hendrie and Bolthoff. *Historic Context*, Office of Archaeology and Historic Preservation and the Colorado Historical Society.

**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

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40. Period of significance: N/A

41. Level of significance: National \_\_\_\_\_ State \_\_\_\_\_ Local

42. Statement of significance: 5PE.8258 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's original design is a unique example of Art Deco architecture in Pueblo with its characteristic "streamline" detailing including a flat parapet, minimal ornamentation, the use of brick corbeling, and the installation of steel-frame casement windows. The property may also be significant on a State level for its association with the Hendrie & Bolthoff Manufacturing & Supply company which prospered throughout Colorado during the late 19<sup>th</sup> and early 20<sup>th</sup> century. No formal document contextualizing the numerous Hendrie & Bolthoff stores throughout the state has yet been completed. The property is recommended not individually eligible to the National, State, or local registers of historic places/properties due to its lack of historic integrity.

43. Assessment of historic physical integrity related to significance: Although 5PE.8258 retains much of its historic fabric, extensive changes to the building's ground story storefront as well as additional changes to its fenestration have diminished its historic integrity. Most prominent among these changes are the replacement of the original shop windows and clerestory with larger plate glass windows. A window in the east wall was also replaced at this time. Whether at the same time or later, a metal awning was added over the street-facing shop windows and entry covering up much of the decorative brickwork that originally graced the building's main portal and tympanum. The original primary wooden multi-light entry door was replaced with a modern aluminum-framed commercial unit at an unknown time. Similarly, along the building's east wall, one of the original steel casement hopper windows has been blinded with brick masonry and an earlier door has since been replaced with a narrowed unit. Because of these changes, the building retains its integrity of location, setting, design, workmanship, feeling, and association but has lost its integrity of materials.

#### 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.8258 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 does however retain its early 20<sup>th</sup>-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.

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 19<sup>th</sup>-century through mid-20<sup>th</sup>-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: 21, 22

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, K. McKinney, L. Emerson Guettinger

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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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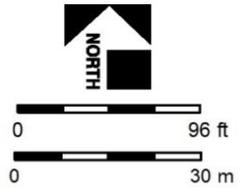


Source: DigitalGlobe Aerial Imagery (2018)

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



Key  
Building footprint  
Parcel boundary



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315 W. 4<sup>th</sup> St. facing north showing south wall. Courtesy of Google Maps

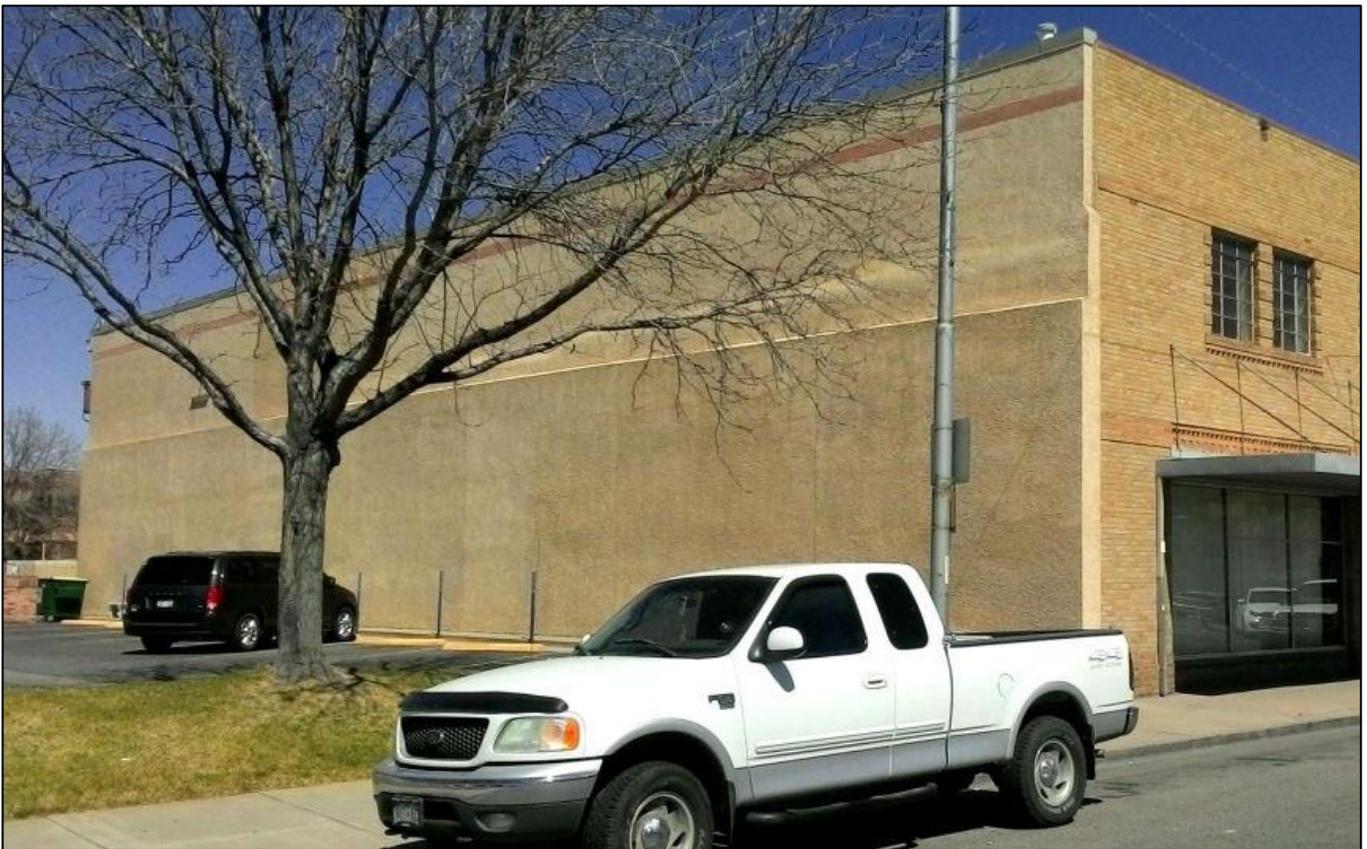


315 W. 4<sup>th</sup> St. facing northwest showing east wall. Note brick wall along eastern edge of property. Courtesy of Google Maps.

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315 W. 4<sup>th</sup> St. facing south showing north wall. Courtesy of the City of Pueblo.



315 W. 4<sup>th</sup> St. facing northeast and showing west wall. Courtesy of the City of Pueblo.

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315 W. 4<sup>th</sup> Street. Before 1958. Courtesy of the Pueblo County Historical Society. Identifier No. PHCS-P-09-B-0561-A.

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C.W. Jackson (Boss) & Paul Hinde (Sales) in front of Hendrie Bolthoff Manufacturing in the 1950s. Before 1957. Courtesy of the Pueblo County Historical Society. Identifier No. PCHS-P-09-B-0561-E.