

Resource Number: 5PE.2273  
Temporary Resource Number: FN11

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.2273
2. Temporary resource number: FN11
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Residence (1904); It's My Desire Hair Studio, Cabin Fever Sports (1996)
6. Current building name: Amor Hair Boutique/APPS Para Medical Services
7. Building address: 107-109 W. 6<sup>th</sup> St
8. Owner name and address: LDC Santa Fe Family LLLP, 503 N. Main St., Ste. 5

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W  
NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of section 36
10. UTM reference (NAD 83)  
Zone 13; 534325 mE 4236151 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): 1-6 Block: 25 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary is limited to the building footprint at the southeastern corner of the parcel (0536101015). The entire parcel was not included due to the presence of additional resources within the parcel perimeter. Please note that the building location indicated on the sketch map from the 1996 Colorado Cultural Resource Survey is incorrect.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 48 x Width 24
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: Glass block

21. General architectural description:

5PE.2273 is a single story commercial building with a rectangular footprint set on a concrete foundation. The building is located on the southeastern corner of east half of block 25 with its southern wall fronting W. 6<sup>th</sup> St. and its western wall fronting a narrow alleyway. The building's remaining two walls are shared with its two-story neighbors to the north and east. The visible walls of the building are constructed from light glazed closure bricks topped by a short parapet indicated only by a course of modular bricks laid beneath a cap of additional closure bricks. The street-facing wall contains two storefronts each comprised of a single door and window. Though nearly symmetrical in composition, the four apertures are offset to the building's eastern side and arranged with both doors placed parallel to each other and each window located to the left or right. A rowlock course of modular bricks forms the sill to each window as well as the only form of surface ornamentation on the building aside from the parapet course. The door of the eastern store (currently occupied by APPS Para Medical Services) is a modern full glass black aluminum unit with a transom while that of the western store (currently Amor Hair Boutique) appears to be an original full glass door with a transom covered by a modern screen door. Both windows consist of a single fixed plate of glass flanked on either side by a column of glass blocks. Modern light box signs are placed above both windows, and a single close-sided waterfall awning covered in brown fabric covers the adjacent entries.

5PE.2273's other visible wall contains two small vents in its southern half and an array of ventilation, conduit, and other utility features arranged along its northern half. A large aluminum duct runs from the building's side to an air-conditioning unit on the roof. An additional air-conditioning unit for the other tenant is located on the roof's eastern side.

Note that previous surveyors have remarked on changes to the building's street-facing façade including the alteration of window locations and the addition of a "wood plank finish" (see 2016 Reconnaissance Survey 1417). This survey observed no such evidence of these alterations and found the basic composition of the façade to be intact.

22. Architectural style/building type: No style

23. Landscaping or special setting features: 5PE.2273 is edged to the south by a pedestrian sidewalk and to the west by a vehicular alley in an urban area surrounded by a combination one-, two-, and three-story buildings as well as open parking lots.

24. Associated buildings, features, or objects: None

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1923 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: (earliest known owner of site:) Ms. Cake (1900). Original owner of building is unknown

Source of information: 1900 Colorado Daily Chieftain 7 December. Pueblo.

29. Construction history (include description and dates of major additions, alterations, or demolitions): Information relating to 5PE.2273 is limited due to the building's side street location (and thus limited photographic history), lack of defining architectural character, and its more recent inclusion into a single large parcel with the half block to its northwest (thus subsuming its specific details into a larger assessor's file). Despite this, Sanborn Fire Insurance Maps indicate that a dwelling with a substantially smaller footprint occupied the site of the current building in 1904. Notes from the County Assessor's office indicate that the assemblage of buildings on the half block parcel including 5PE.2273 were constructed in 1910. It is unclear which of the multiple buildings (all except 5PE.2273 since altered with the application of a uniform concrete façade in 1988) this date applies to though the styling and lack of architectural detailing of 5PE.2273 may indicate a later date of construction. Regardless, the building is known to have existed by 1951 when it is recorded within a later Sanborn Fire Insurance Map. At this time, it appears that the aperture in the western wall now utilized for an air duct was then a ground story window. It is unknown when this alteration was

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made. The building's two southern windows were also altered at an unknown time with their original glazing replaced by sheets of plate glass edged in vertical stacks of glass blocks. Photographs from the 1996 Colorado Cultural Resource Survey indicate that that one of the doors have been changed since this time as have the signs. The original wooden door of 107 has been replaced by a modern full glass aluminum door with a fixed transom. The remainder of the building remains unaltered.

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

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial/Trade

32. Intermediate use(s): Commercial/Trade

33. Current use(s): Commercial/Trade

34. Site type(s): Commercial Building

35. Historical background:

Sanborn Fire Insurance Maps indicate that the eastern two-thirds of the lot within which 5PE.2273 is located were occupied as early as 1883 by a two-story commercial block containing a drug and music store at 601 N. Santa Fe Ave. which remains extant on the site today. The lot's western third remained vacant until at least 1889. Between 1889 and 1904, the owners of 601 constructed a single story dwelling in the southwest corner of the lot occupying approximately half the footprint of 5PE.2273. Addressed as 107 W. 6<sup>th</sup> St. in 1900, the *Colorado Daily Chieftain* announced the presence of a Ms. Cake at the dwelling who worked as a dressmaker and had moved to the house from nearby at 107 W. 6<sup>th</sup> St. It is unclear whether Cake used the property exclusively as a residence or whether she also operated her business from the site as well. Regardless, though documents in the assessor's office may note the construction of the building as 1910, the continued presence of single occupants at the 107 address and absence of reference to 109 perhaps indicates a later construction date for the present building which contains what appear to be two original store fronts addressed as 107 and 109. Directories indicate the occupancy of 107 by a George Weber in 1914, a Marie Farmer in 1915, a J.W. Meyers in 1916, a F.A. Blanchard in 1917, a Clyde Cohler in 1919, and a Mrs. Olive Barger in 1921. In 1923, the 107 address was listed as vacant but for the first time, a Mrs. E.P. Montgomery was recorded at 109 W. 6<sup>th</sup> St where she operated a secondhand goods store. It seems likely that the present building was constructed around or shortly before this time. From 1925 to 1930, a W.A. Stanley was listed at 107 but, by 1931, the property was recorded as vacant. Regardless, the dual entrances, large windows, and lack of general domestic features indicate that the 5PE.2273 was purpose built as a commercial and trade building and has likely operated as such since its construction.

The building's later history is equally vague. Assessor's documents note that its current parcel number was purchased by Louie D. Carleo in 1987 for \$217,000. It seems unlikely that the building's site was ever legally separated from that of 601 N. Santa Fe Ave. More likely is that Carleo or another investor worked to acquire the entire half block fronting Santa Fe Avenue and purchased 5PE.2273 when they purchased 601. In either circumstance, Carleo dramatically modernized the entire half block between 1987 and 1988 by attaching a uniform concrete façade to the Santa Fe front of the buildings. At this time, he stamped his own monogram with the year 1988 in the wall of the block's most prominent corner at Santa Fe and 6<sup>th</sup>. Though it is possible Carleo did not yet own 5PE.2273, which explains its unaltered façade, it is more likely he never intended to remodel the building as the southern wall of 601 was also never covered concrete. At the time of the 1996 Colorado Cultural Resources Survey, 5PE.2273 was occupied by Cabin Fever Sports at 109 and It's My Desire Hair Studio at 107. Shortly thereafter in 1998, Carleo sold the parcel to his family trust the LDC [(LDC = Louis D. Carleo)] Santa Fe Family LLLP who have retained ownership up to the present-day. Currently, the building's tenants are another hair salon at 107, the Amor Hair Boutique (further research is needed to determine whether this establishment remains under the same ownership as 1996), and APPS Para Medical Services at 109.

36. Sources of information:

1900. *Colorado Daily Chieftain* 7 December. Pueblo.

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

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,

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Library of Congress. <https://www.loc.gov/collections/sanborn->

[maps/?fa=location%3Acolorado%7Clocation%3Apueblo+county](https://www.loc.gov/collections/sanborn-maps/?fa=location%3Acolorado%7Clocation%3Apueblo+county), accessed December 16, 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

42. Statement of significance: 5PE.2273 is a utilitarian commercial building located within Pueblo's original town site. It is representative of vernacular commercial architecture in the early 20<sup>th</sup> century. Due to the building's lack of architectural distinction, connection with significant personages, or association with a significant trend, it is recommended as not eligible for listing on the National, State, or local registers of historic places/properties.

43. Assessment of historic physical integrity related to significance: 5PE.2273 has undergone several changes over the course of its existence. These include the replacement of its street-facing picture windows with modern aluminum-framed units edged by glass block. The door of the east shop (107) has likewise been replaced by an aluminum-framed full glass door with a fixed transom. A single fixed awning has been attached above both shop's entries and the alley window of the west shop (109) has been filled by ductwork for modern rooftop ventilation units. Modern lightbox signs have been affixed above the picture windows of both shops. Accounting for these changes, the building retains its integrity of location, materials, design, setting, 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.2273 is in proximity to a number of other 19<sup>th</sup>-century and 20<sup>th</sup>-century 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, they 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 century commercial architecture that are a physical expression of Pueblo's changing economy over time.

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Though 5PE.2273 is recommended as not eligible for listing on the state or national registers due to its lack of distinction and significant associations, it is recommended as a contributing resource to a proposed Downtown Pueblo Historic District. While the building is neither individually distinctive, is not associated with significant persons, does not display evidence of the work of a master architect, nor is representative of a particular style, it does retain its early 20<sup>th</sup>-century appearance and readily conveys its commercial association with downtown Pueblo and its commercial development. Its significance is thereby derived from its association with similar commercial properties in the district.

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

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

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 15, 16

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

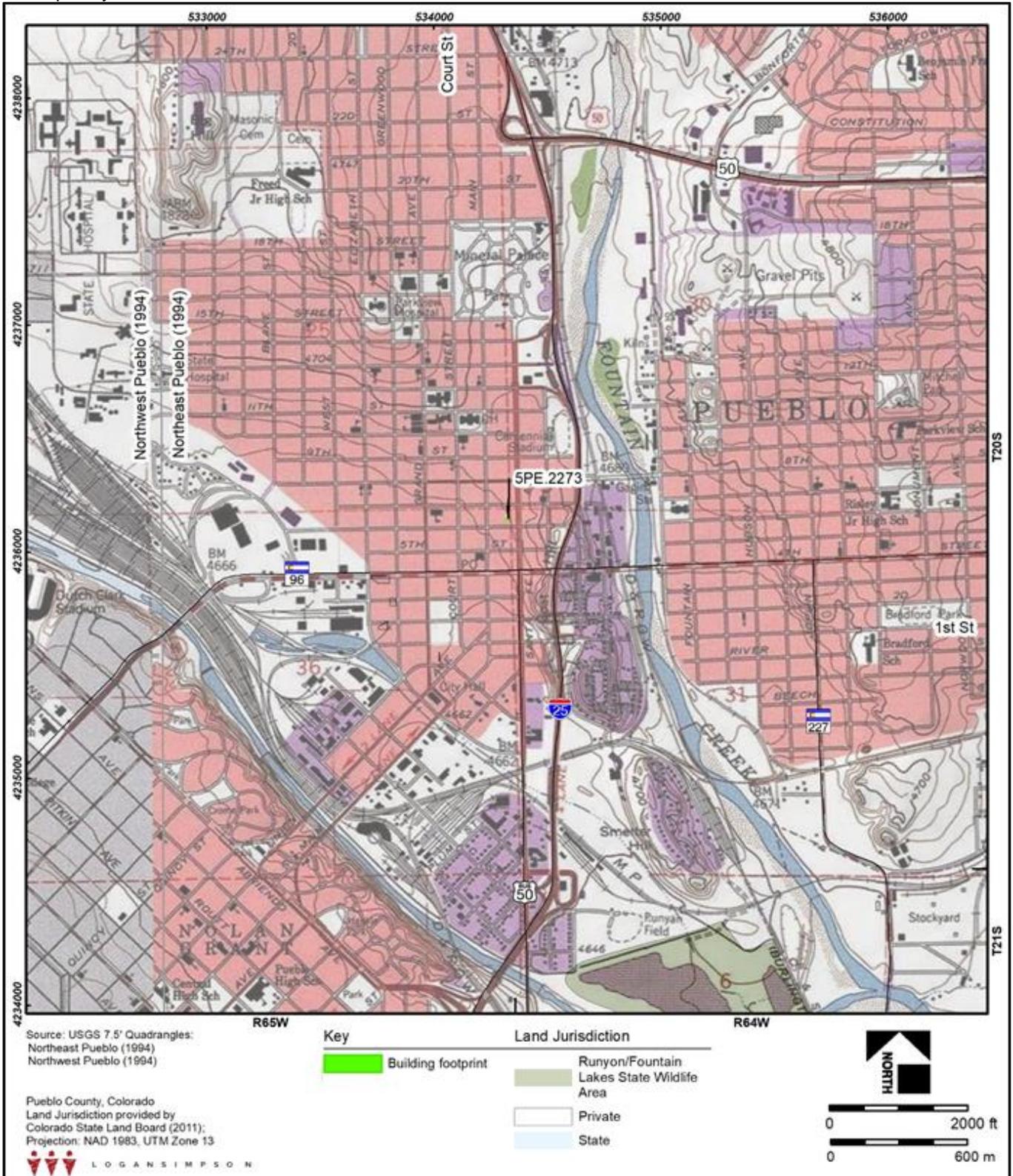
52. Address: 177 N. Church Avenue, Suite 607, Tucson, AZ, 85701

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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107-109 W. 6<sup>th</sup> Street, direction facing north and showing the south wall.



107-109 W. 6<sup>th</sup> Street, direction facing north-northeast and showing the south and west walls.