

Resource Number: 5PE.8298
Temporary Resource Number: FN5

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.8298
2. Temporary resource number: FN5
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Unknown
6. Current building name: Grand Rental Center
7. Building address: 201-219 N. Grand Ave.
8. Owner name and address: Grand Rental Center Inc., 219 N. Grand Ave., Pueblo, Colorado, 81003

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 36
10. UTM reference (NAD 83)
Zone 13 ; 533958 mE 4235789 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): BLK 48 + the vacated alley running through SD BLK, as surveyed for the probate judge, formerly #05-361-59-001 + 006 Block: 48 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary includes the building and surrounding parcel (No. 536-15-9007) on which it is located.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 95 x Width 70
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Flat roof
19. Primary external roof material: Asphalt roof
20. Special features: N/A

21. General architectural description:

201–219 N. Grand Ave is a single story building with an irregular footprint. The building was designed to maximize floor space next to the alignment of the Atchison, Topeka, and Santa Fe Railway that once edged the parcel's southwest side. The building is constructed on a concrete slab foundation with four brick exterior walls covered in tooled stucco. The building's primary east wall opens onto Grand Avenue and is symmetrically composed of a full-glass aluminum door set into a board and batten panel that covers an aperture that likely once housed a double door. A total of four windows—two on each side—flank the doorway with two fixed windows on its north (right) side and two 6-light fixed steel windows on its south (left). Atop this, a hipped awning supported by cast-iron brackets is covered in metal tiles in imitation of Spanish ceramic tiles. Above this, a parapet formed into a stylized "campanario" gives the building a Mission revival appearance.

The building's other street-facing wall is located at an oblique angle to both Grand Ave and 3rd St but is divided into three bays with two flat buttresses also topped by a campanario parapet. The southernmost (left) bay contains a rectangular aluminum-framed fixed window. The window in the center contains an inoperable wooden door with a shuttered window to its left. The final northernmost (right) bay contains only a small louvered vent located beneath the parapet.

The Grand Rental Center's northwest wall contains no openings but is topped by a stepped parapet. A non-historic garage wing extends west along W 3rd St from the wall's center. The addition is shorter than the main building and is constructed from concrete masonry units (CMUs) covered in stucco and topped by a flat asphalt roof. Its two southern walls facing onto 3rd St are blank, although the western wall contains two sliding aluminum-framed windows. Viewable only from aerial imagery, the remaining yard-facing walls contain two garage doors and a half glass door, all of an unknown material.

The main building's final southwest wall contains three groupings of apertures. Two of these are composed simply of horizontal sliding windows topped by a pair of louvered vents. The remaining northeastern (left) grouping is grounded by a recessed entry similarly topped by a pair of louvered vents.

22. Architectural style/building type: Commercial style, Mission Revival features.

23. Landscaping or special setting features: 5PE.8298 is edged on two sides by a pedestrian sidewalk. The building is located in a mixed semi-industrial 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: 1930 Estimate: Actual: _____
Source of information: Pueblo County Assessor

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).
201–219 N. Grand Ave is listed as constructed in 1930 by the Pueblo County Assessor's office. Its irregular footprint orientated towards N Grand Ave. echoed an earlier building on the site (from the 1880s per the Sanborn maps) but was shortened and widened; perhaps to create a building better suited to a commercial store than the site's former use for a rail-side warehouse.

In 1970, a low wing was constructed from CMU blocks off the building's northwest wall to serve as garage

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space for a large industrial yard. At unknown times, the exterior of the building was stuccoed and some of the building's windows and doors were replaced with more modern equivalents.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial

32. Intermediate use(s): Commercial

33. Current use(s): Commercial/Trade

34. Site type(s): Commercial

35. Historical background:

Constructed between 1875 and 1876, the Atchison, Topeka & Santa Fe railroad ran south into Pueblo running through eastern downtown. According to the 1889 Sanborn Fire Insurance Maps, two of the triangular lots created by this line were being utilized by a wood-frame commercial building constructed directly along the rail line and utilized for "Grain & Flour." According to records held by the Pueblo County Assessor's office, this building was replaced in 1930 with the existing building; constructed with a slightly different footprint, but still orientated to front N. Grand Ave and following the pre-existing alignment of the railroad. The building's original occupant and owner could not be ascertained from city directory or other sources. Regardless, by 1939 the building was tenanted by the Veteran of Foreign Wars (1939 City Directory). By 1942 the Auditorium Garage Auto Repair occupied the space at 219. The building's tenants at 219 remained variable hosting the American Whse [warehouse] in 1943, the "Nehl Bltg [bottling] Co. whse [warehouse] in 1946, Contractors Htg & Sup. Co. from 1948 through 1952, and the Air Flor Engineering Co. from 1954 to 1960. The Faricy Monument Co. occupied 201 N Grand Ave. from 1955-1960 with the Air Flor Engineering Co. listed at 219 in the same years (1955-1960 City Directory). A paucity of further directories has left little information for the succeeding three decades; however, Assessor documents note that a garage extension was added onto the building in 1970 probably indicating a mechanic occupied the building at the time. According to USGS maps, between 1970 and 1974, the railroad alignment alongside the building was removed and the property given to the adjacent owners. It is likely that the expansion of the building occurred simultaneous to the track removal due to the new industrial yard space available to the owners. Further Assessor documents indicate that the building was purchased by its current owner and tenant the Grand Rental Center Inc. in 1989.

36. Sources of information:

Margaret Ward-Masias, personal communication 2020.

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, Library of Congress. <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: N/A

Designating authority: N/A

38. Applicable National Register Criteria: N/A

____ 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: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local

42. Statement of significance: 5PE.8298 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 building footprint shows the ways in which architectural forms responded to the railroad alignment that was essential to Pueblo's early settlement and expansion. The stylistic design of the property is also indicative of early 20th century revivalist movements and shows a vernacular attempt to connect the building to Colorado's boosted Spanish antecedents. Subsequent changes have diminished the property's integrity leaving it not individually eligible to the National, State, or local place/property/ or landmark registries.

43. Assessment of historic physical integrity related to significance: Although the early history of 5PE.8298 is murky, evidence shows that the building has undergone a number of changes. Most prominently, the removal of the rail spur at the building's rear has allowed for the construction of a wing off its northwestern wall. Windows and doors in the building's street-facing walls have also been upgraded for modern plate-glass units and its primary entry has been changed from a double door to a single full-glass aluminum commercial door. Because of these changes, the building retains only its integrity of location, materials, 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.8298 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, 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 19th through mid-20th century commercial architecture that are a physical expression of Pueblo's changing economy over time.

Although 5PE.8298 is not recommended eligible for listing in the local, state, or national registers as an individual building, it is on the other hand recommended eligible at the local level of significance as a contributing resource to the proposed downtown historic district for its relationship to Pueblo's early commercial development and the retention of its character-defining features (including its unusual footprint, parapet, and awning). While the building lacks individual distinction and is not associated with significant persons, nor does it display evidence of the work of a master architect or representative of a particular style, it does however, retain its early 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.

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

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47. Photograph numbers: 26, 27 (note that no photographs of the building's southwest elevations were provided due to their inaccessibility on private property)

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

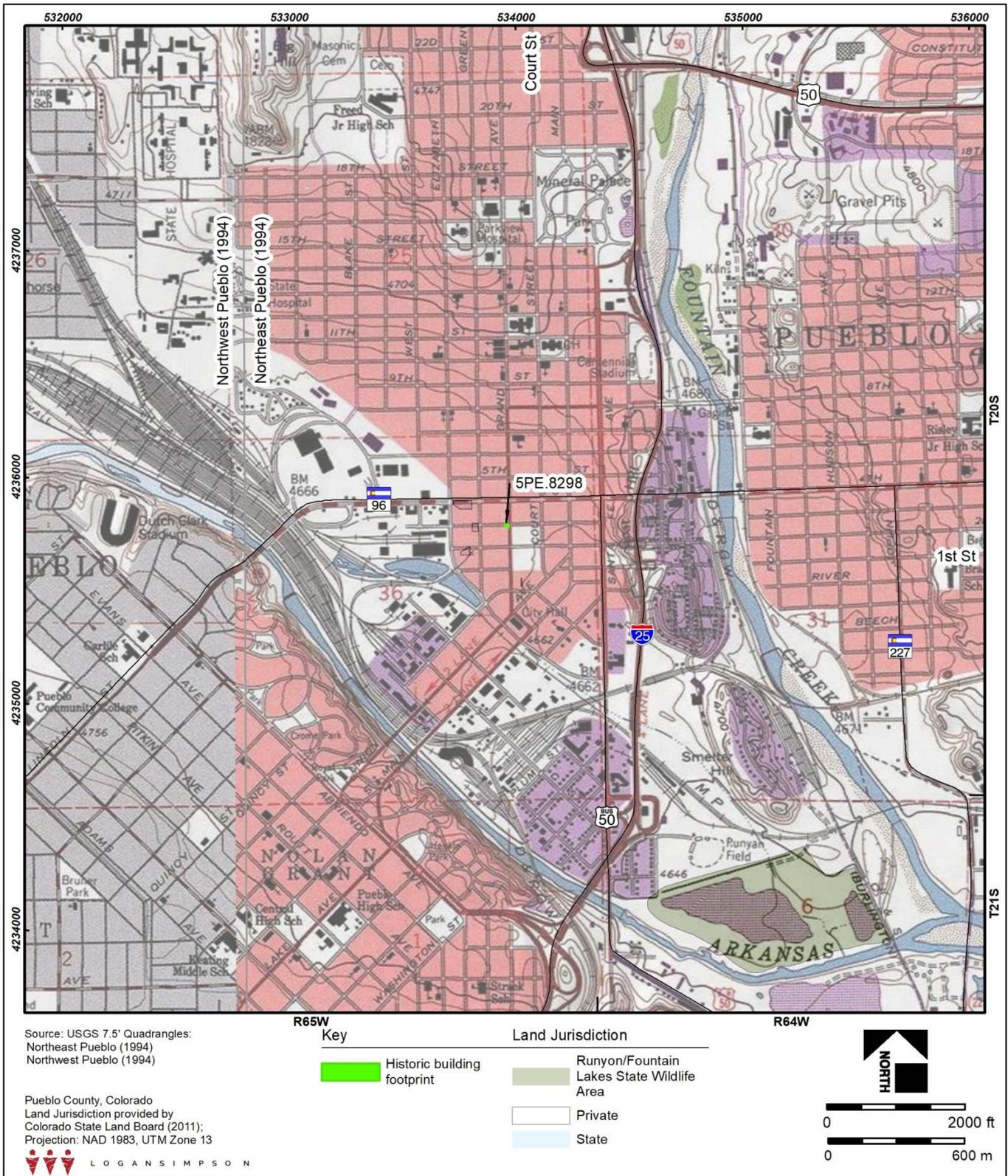
52. Address: 177 N. Church Avenue, Suite 607, Tucson, AZ, 85701

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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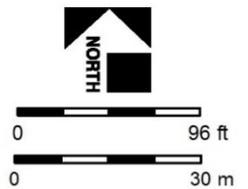


Source: DigitalGlobe Aerial Imagery (2018)

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



Key
■ Building footprint
□ Parcel boundary



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219 N. Grand Avenue, direction facing southwest and showing the east (left) and north walls.



219 N. Grand Avenue, direction facing northwest and showing south wall.

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219 N. Grand Ave. looking south and showing north elevation of main building and addition. Image courtesy of Google Maps.

Name of Business (parenthesis indicates address)	Directory Year
Newton Brokerage Co. (217)	1914–1917, 1919
Pueblo Fruit Brokerage Co.	1927
Veteran of Foreign Wars (219)	1939
Auditorium Garage auto repair (219)	1942
American Whse. (219)	1943
Vacant (219)	1945
Nehl Btlg Co. whse. (219)	1946
Contractors Htg & Sup. Co. (219)	1948, 1950, 1952
Air Flow Engineering Co. (219)	1954
Farcy Monument Co. (201), Air Flow Engineering Co. (219)	1955–1958, 1960