

Resource Number: 5PE.1157
Temporary Resource Number: FN1

note

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.1157
2. Temporary resource number: FN1
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Hill/Lyman Block (White Triangle) Block/Sharp's Corner, Leach Building, Railroad and Bus Depot, and Pueblo Mortgage
6. Current building name: Legacy Bank
7. Building address: 101 N. Main St
8. Owner name and address: State Bank of Wiley, 730 Desert Flower Blvd., Pueblo, Colorado, 81001

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
SW $\frac{1}{4}$ 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 ; 534241 mE 4235634 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): 17, 18 Block: 60
Addition: South Pueblo Year of Addition:
1872
13. Boundary Description and Justification: Boundary includes the building and surrounding parcel (No. 536136011) on which it is located.

III. Architectural Description

14. Building plan (footprint, shape): Triangular Plan
15. Dimensions in feet: Length 55 x Width 50
16. Number of stories: 2
17. Primary external wall material(s): Steel, stucco
18. Roof configuration: Flat roof
19. Primary external roof material: Synthetic roof

20. Special features: Triangular plan

21. General architectural description:

Located on the northwest corner of N. Main St. and W. City Center Dr., the Hill/Lyman Block fills an irregularly-shaped lot with triangular massing. A concrete foundation supports both stories atop a basement with concrete panel and steel-framed walls sheathed in a combination of flat and textured concrete stucco. This is topped by a flat roof with a deep overhang which occurs at the roofline. The three walls are ornamented with decorative square pilasters that extend the height of the walls and form right angles to "support" the overhanging eaves. Cylindrical "up and downlight" wall sconces are positioned between the first and second floors on each pilaster along all three walls providing nighttime illumination.

The triangular plan's longest wall is the building's northwest side which contains nine bays as demarcated by the pilasters. The ground story contains a modern full glass aluminum door with sidelights in the fourth bay from the building's north corner. Fixed aluminum windows are located in the second and sixth bays. The second story contains three windows identical to those below in the second, fourth, and sixth bays. A full glass aluminum door added after 1998 is located between the sixth and seventh bays and opens onto an external steel fire escape leading down to the sidewalk.

The building's south wall contains seven bays with a total of four fixed aluminum windows. These are located with two on each floor set into the second and fifth bays from the building's southeast corner. An external staircase surrounded by steel fencing leads down to the building's basement and an added planter constructed from split face CMUs is located along the ground floor.

The building's final east wall contains six bays. The ground floor contains a full glass aluminum door in the fourth bay from the north corner as well as a fixed aluminum window in the fifth bay and a recessed bulletin board in what may be a blind window in the first bay. The second story contains windows in the first, fourth, and fifth bays.

The building's primary entrance is recessed into its truncated north corner. The entry is composed of a full glass aluminum door flanked by side lights, a nighttime depository drop, and topped by a transom. This in turn is edged by flagstone dwarf walls and simplified corbels/brackets. A single fixed aluminum-framed window is located in the second story above the entry. The exterior of the building has not undergone any visible changes since SWCA conducted its 2018 historic building inventory of downtown Pueblo.

22. Architectural style/building type: Modern Movement; International style

23. Landscaping or special setting features: The building is surrounded by a pedestrian sidewalk, and directly adjacent and north of the building are multi-globe street lighting and a small parklet area with non-native plantings and street furniture. A modern planter has been constructed against the building's south wall.

24. Associated buildings, features, or objects: Steel fire escape.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1891/1966 Estimate: ____ Actual: X

Source of information: Pueblo Daily Chieftain, 26 February 1891:3

26. Architect: Original architect Otto Bulow; James Holst 1966 (remodel)

Source of information: Leach Co. in Remodeled Building. Pueblo Star Journal, 23 April 1967:9D

27. Builder/Contractor: Morrison Bros.

Source of information: Pueblo Daily Chieftain, 22 March 1891:6

28. Original owner: Hill & Lyman

Source of information: Pueblo Daily Chieftain, 26 February 1891:3

29. Construction history (include description and dates of major additions, alterations, or demolitions): Per the 2018 SWCA report: "The exterior was dramatically remodeled in 1966 by architect James Holst. At this time, the exterior was faced with marble/concrete, stucco, and thin square columns, topped with an overhanging roof. The remodel created, according to a contemporary article in *The Pueblo Chieftain*, a "New Formalist"-style building."

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The building exhibited Victorian commercial design details when constructed in 1891, but was damaged in the 1921 flood, later purchased in 1950, and finally refaced with columns, stucco, and a new roof in 1966. Nothing of its original appearance beyond its triangular footprint remains. In 1998 the building was painted tan and brown. Sometime thereafter, an external steel fire escape and aluminum door was added to the south wall, the primary entry doors replaced, and a fixed aluminum window added above the primary wall.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Transportation/Rail-related

32. Intermediate use(s): Commerce/Financial Institution

33. Current use(s): Commerce/Financial Institution

34. Site type(s): Commercial building

35. Historical background:

This building was historically known by various names, including the Hill or Lyman Triangle Block or White Triangle, Sharp's Corner, Triangle Block, and the Leach Building. Though the County Assessor's Office notes the building's construction date as 1890, articles in *The Pueblo Chieftain* note that Hill & Lyman constructed the building in 1891 to the designs of Otto Bulow—notable architect of Pueblo's Mineral Palace which opened the same year. Bulow's design was novel and resulted in a building with a triangular plan and cupola positioned on its Main St. wall. Construction began in 1889 and was undertaken by the Morrison Bros who, like Bulow, also did work on Mineral Palace. Bulow and the Morrison utilized white bricks manufactured at the Pueblo Fire and Brick Co. resulting in a neoclassical building with brick detailing and arched apertures. The aptly titled "White Triangle" initially served as a ticket office for the Rock Island and Union Pacific Railroads. It was subsequently occupied by the Arkansas Valley Railway Light & Power Co (later the Southern Colorado Power Co.) which eventually gained ownership of the property. In 1950 it was purchased by Arthur C. Leach's Leach Realty Company and heavily remodeled in 1966 to the designs of James Holst. In 1981, the building was sold to Richard F and Honald (although similar to the name "Ronald," Honald is, in fact, correct) Leach for \$95,000 and transferred to Richard's name exclusively in 1982. The Leach brothers were among the city's leading real estate firms during the 1950s and 1960s. Richard sold the building in 1997 for \$250,000 to James L. Nunn who sold it again in 2005 to the State Bank of Wiley. Based out of Wiley, CO, the State Bank of Wiley rebranded itself as the Legacy Bank in 2004 in an effort to expand beyond its local roots. The bank has occupied the building since 2005.

36. Sources of information:

1892 Silver State Gold Cure. *Colorado Daily Chieftain* 23 May. Pueblo.

1967 Leach Co. in Remodeled Building. *Pueblo Star Journal* 23 April:9D. Pueblo

2018. Esgar's Legacy vast in SE region. *Pueblo Chieftain* 22 May. Pueblo.

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

Margaret Ward-Masias, personal communication 2020.

Pueblo County Assessor's Office.

Pueblo Downtown Association n.d. Downtown Pueblo Historic Building Walking Tours, brochure, Pueblo Downtown Association.

http://www.pueblodowntown.com/uploads/4/4/9/7/44973131/walking_tour_2018_for_web.pdf, Accessed December 19, 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.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No _____ Date of designation: _____

Designating authority: N/A

38. Applicable National Register Criteria:

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- 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.1157 is located within Pueblo's original subdivision and is associated with many of the activities that fueled the city's growth during the late 19th-century and early 20th-century including railroads and banking. The building is unique for its triangular "flatiron" footprint and is a relatively rare example of the Modern Movement within downtown Pueblo. The multitude of architectural changes to the building over the course of its existence are a uniquely high-quality example of the ways in which building owners raise the value of their historic properties by renovating them to meet contemporary aesthetic standards. Due to the building's lack of architectural distinction, it is considered ineligible for individual listing on the National and State registers. The building's prominent site and unique architecture within the context of Pueblo may make it eligible for the City's local register.

43. Assessment of historic physical integrity related to significance: Of the seven aspects of integrity, 5PE.1157 retains only its integrity of location when the present building is compared to its earliest historic form. However, when the present building is compared to the design of its 1966 remodel, it retains many more of the aspects of integrity. Alterations to the 1966 design include the creation of a window on the second story of the north elevation, the replacement of the main entry's double doors with a single aluminum-framed door, the addition of an exterior fire escape to the northwest wall, as well as the removal of a prominent logo above the north entry portal. Taking these changes into account, the building retains its integrity of location, design, setting, materials, 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.1157 is in proximity to a number of other 19th-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.

5PE.1157 is further one of only a handful of late 19th-century extant commercial buildings associated with the early development of Pueblo. Because of this association, and in spite of its subsequent alterations, the building may be eligible as a contributing resource to a potential historic district. Further, the property showcases the continuum of commercial development in a single building, from its use as a bus and rail depot to a financial institution.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 34, 35

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

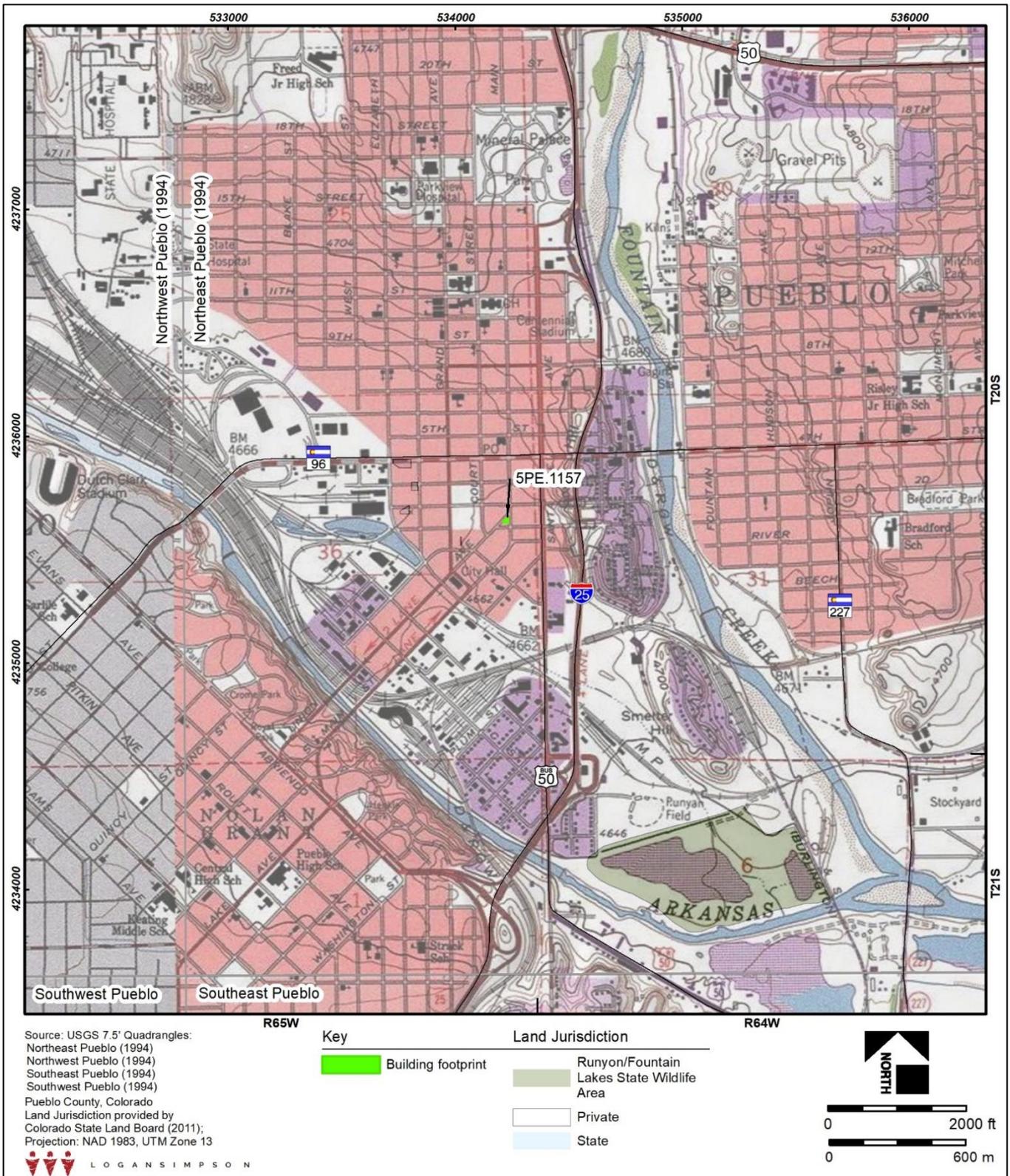
52. Address: 177 N. Church Avenue, Suite 607, Tucson, AZ, 85701

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

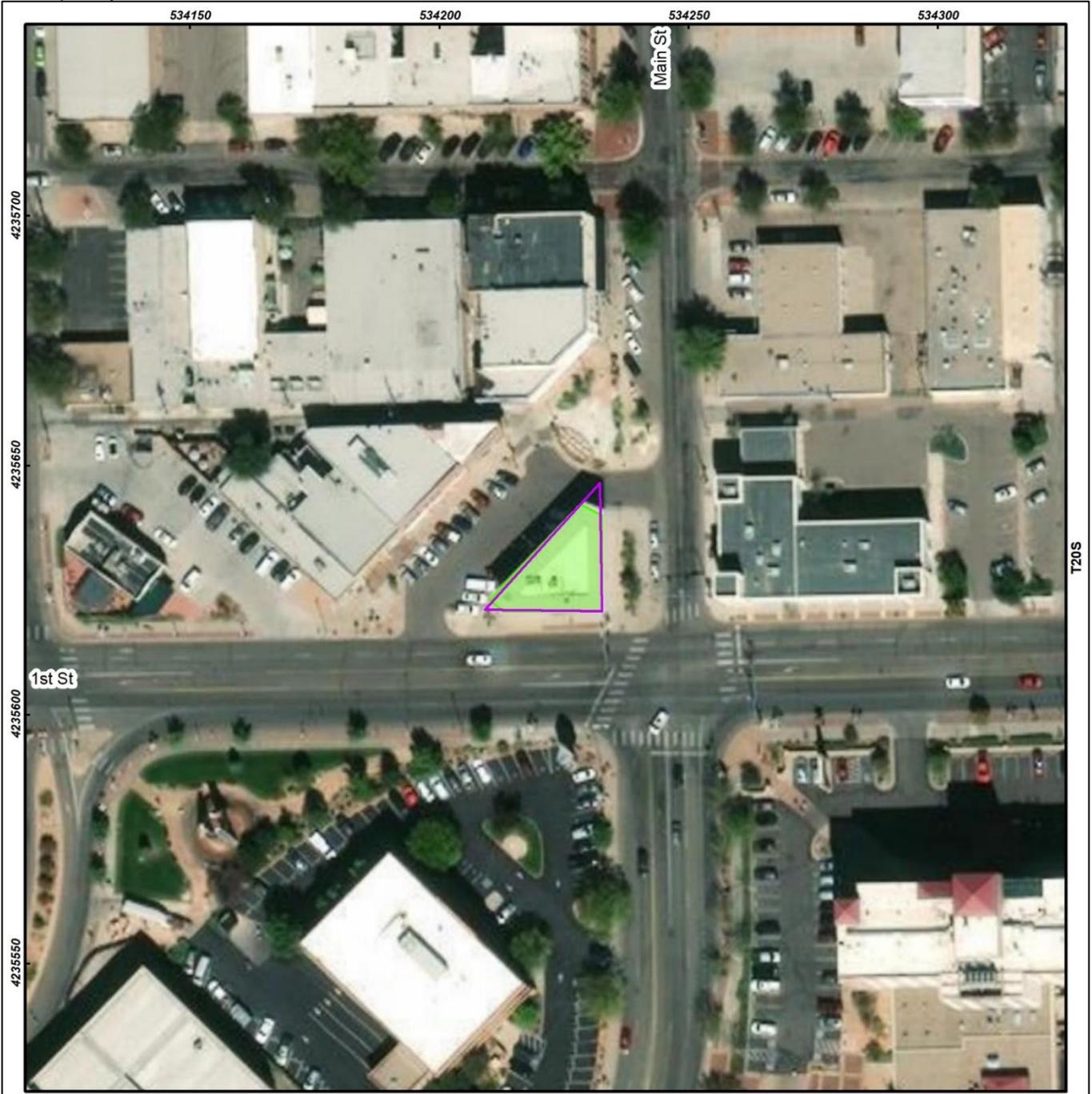
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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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101 N. Main Street, direction facing southwest and showing northwest wall. Image courtesy of Google Maps.



101 N. Main Street, direction facing west-southwest and showing east wall.

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101 N. Main Street, direction facing north and showing south wall. Image courtesy of Google Maps.



101 N. Main Street, Direction facing south and showing north and east walls. Image courtesy of Google Maps.

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Triangle Block during the aftermath of the 1921 flood. Facing west-southwest and showing northwest wall. April, 1921. Courtesy of the Pueblo Historical Society

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101 N. Main St facing southwest and showing south wall and entry. C. 1977. Courtesy of the Pueblo City-County Library. Identifier No. Ph-P-662-16-009.