

Resource Number: 5PE.555
Temporary Resource Number: FN2

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.555
2. Temporary resource number: FN2
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Amherst Block/ Amherst Building
6. Current building name: Rocky Mountain Realty/Mortgage Solutions
7. Building address: 201 N Main St
8. Owner name and address: Amherst LLC, 1605 Lynda Lane, Pueblo, Colorado, 81008

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W
NW ¼ of NE ¼ of SE ¼ of NE ¼ of section 36
10. UTM reference (NAD 83)
Zone 13 ; 534240 mE 4235740 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): 14-16 Block: 32
Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary includes the building and surrounding parcels (Nos. 536171056, 536171054) on which it is located.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 175 x Width 120
16. Number of stories: 3
17. Primary external wall material(s): Brick
18. Roof configuration: Flat roof
19. Primary external roof material: Synthetic roof
20. Special features: Decorative cornice, decorative terra cotta, chimney,

21. General architectural description:

5PE.555 is a three story, two-part vertical commercial block with an L-shaped footprint located on the corner of N Main St. and W 2nd St. The footprint wraps around two sides of the earlier Mechanics/Masonic Building (5PE.556) located to the northeast. Two light wells are located against the shared party walls with the Mechanics/Masonic Building although aerial imaging and Sanborn Fire Insurance Maps indicate that the more easterly of the two does not extend beneath the second story.

Materially, 5PE.555 is supported by an internal steel frame and clad with brick masonry on a post-and-beam foundation. This is topped by a flat roof, except at the building's most northeasterly corner where a fourth story mechanical room for the building's elevator is covered by a hipped roof. A tall brick chimney with a double flue extends from the interior joint of the "L" an additional two stories above the roofline. Despite the complexity of this plan, from street level 5PE.555 reads as a simple rectangular mass with two primary walls or facades fronting N Main St. and W 2nd St. These facades are divided into bays with three along the eastern N Main St. side and seven along the southern W 2nd St side. At the ground story, each bay is delineated by banded terra cotta pilasters or decorative cast-iron pilasters between which are a combination of shop fronts and blank walls. Above this, a blank entablature originally used for signage provides a base for Doric pilasters to frame the bays of the second and third stories. Though non-structural, these pilasters "support" an entablature above the third story consisting of a thin architrave, blank frieze, and decorative cornice all capped by a low parapet with merlons. Unlike the ground story, the upper stories of the street-facing facades are clad in a delicate gray pressed brick with architectural detailing articulated in red sandstone or terra cotta including capitols, lintels, sills, relief panels, architraves, and belt courses. These upper stories are accessed through a discreet entrance on the north (right) side of the east wall as well as the west (left) side of the south wall while the building's most visible entrance is a storefront recessed into the southeastern corner at the intersection of Main St. and 2nd St. A modern compatible concrete Corinthian column is located at the ground story corner in front of the entrance to support the stories above and a flag pole is located on the roof of this same corner.

East Wall

The three bays on the ground story of the eastern wall are articulated by decorative cast-iron pilasters and bookended by the concrete Corinthian column at the building's southeast corner and an original cast iron modified Doric column at the northeast corner. The southernmost ground story bay contains the curving wall of a recessed entry and storefront (currently occupied by Rocky Mountain Realty). This is made up of an aluminum-framed window wall divided by vertical members into five segments and then halved by horizontal members. The lower portion of the central vertical segment is occupied by a single full-glass door with flanking side lights. Above this, a paneled bulkhead loosely imitates the size and position of storefront's original clerestory windows. The remaining two northern bays are occupied by additional storefronts recessed into the building to create a single unified porch beneath the upper stories. The storefront occupying the central bay (currently untenanted) is composed of its own aluminum-framed window wall beneath an extended bulkhead that supports an open-sided slope awning. The window wall is set above a stallriser and is divided by vertical members into four vertically-orientated rectangular fixed windows. To the north of this is placed a full glass aluminum double door topped by a single fixed transom. The storefront to the north of this (also unoccupied and perhaps internally connected to its neighbor) is similarly arranged but contains only three fixed rectangular windows and a single door. Finally at the northernmost end of the building is the deeply recessed entry providing resident access to the upper stories. This is comprised of a single full glass aluminum door with a single left-hand side light topped by a rectangular transom which in turn is topped by an original clerestory window ornamented by a grid of small leaded glass squares. Above all of this, the building's second and third story bays are identically composed. The second story of each bay contains three double hung sash windows with transoms that are dressed with exaggerated terra cotta lintels ornamented further by scrolled brackets. Above these are an additional set of three single hung sash windows with transoms. These are slightly taller in height than those beneath them. All of the windows throughout the second and third stories have been replaced by modern white vinyl equivalents. At the base of each pilaster is located a torch-style sconce with a frosted globe top though the fixtures on both corner pilasters are missing these globes.

South Wall

In contrast to the ground story of the eastern wall, the bays on the ground story of the southern wall are all divided by banded red terra cotta pilasters. The westernmost bay is divided between a discreet resident's entrance to the stories above the building as well as an original tripartite shopfront with a central recessed entry door. The resident's entrance is composed of a half glass metal entry door topped by a transom in turn

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topped by a square clerestory window. The shopfront occupying the rest of the bay contains four plate glass windows symmetrically arranged around a wooden half glass door capped by a transom. All of these windows are placed above short paneled stallrisers with two set flush with the exterior wall and two forming the walls of the recess. Above each of the four windows and the door, is a fixed plate glass clerestory lacking its original art glass.

The next bay east of this is nearly identical in arrangement to its neighbor though wider due to the absence of the resident's entrance. Here, the central entry is made up of a full glass wooden double door though the original transom above has been replaced by a panel punctured with two louvered vents. Above the transom and the plate glass; however, the original art glass clerestory has been retained. In the following bay to the east, the original storefront has been almost entirely removed. In its place, a modern set of wooden double French doors have been placed with a six light vinyl window to its left and a large doorway to its right leading into an antechamber for residents of the "Amherst Lofts" above. Above these apertures, a clerestory echoes the tripartite division beneath it and though the left two windows have been covered, the right window above the doorway retains its original art glass. A small open-sided waterfall awning is positioned immediately above the doorway.

Even further east, the next bay to the right is split in two with its right half filled by original pressed bricks painted brown and its right half cut open to create a small angled storefront recessed into the building. This is comprised of a large square aluminum-framed plate glass window and a full glass wood door topped by a transom. A sandstone belt course separates these lower portions of the section from a clerestory above which is made up of four square wood-frame windows; two art glass windows in the center which are bookended a two-light window on either side. East of this, the third bay from the southeast corner of the building is similar to its westerly neighbor with a horizontal belt course separating a lower section from a clerestory. Here however, this lower section is largely filled with painted pressed brick punctured by a single modern full glass metal door. The clerestory above this is tripartite with a central square art glass panel flanked by the frames of two additional square windows. That to the right appears to be a fixed wood-framed fixed while that to the left seems to have been half blinded leaving only the right half of this originally square window glazed with its own fixed wood-framed window. Finally, the second to the last bay from the corner is part of the same internal store which is accessed from the recessed corner entry. Because of this, it contains no entry of its own but instead shows a tripartite window wall consistent with that visible in the recessed entry. A large bulkhead is covered by an open-sided slope awning.

Unlike the east wall with its neat grid of window triplets, the bays of the south wall contain groupings of three and four windows depending upon slight variations in the width of each bay. Counting from the west corner of the building and moving east, each bay has consistent groupings of three except for the third and fourth which contain groupings of four. The fourth centermost bay is also equipped with a steel "pull-down" ladder fire escape. Aside from the variation in window numbers, treatment of the third through seventh bays is identical to the treatment of those on the east wall with pressed gray brick, architectural detailing, and window transoms. Notably, however, the first and second bays show some slight variations to the others, and a seam is visible in the brickwork between the second and third bays.

Treated identically, both the first and second bays manifest a nearly indistinguishable composition to the rest of the building with double height Doric pilasters delineating each bay and supporting an entablature topped by a parapet. Also like the rest of the building, triplet groups of double hung sash windows with transoms provide light into the interiors of the second and third stories. Unlike the rest of the building, however, the windows of the second and third stories are all equally sized and each of them is topped by a subtle flat arch articulated in the masonry. Further, directly beneath the belt course of the third story windows, each bay possesses a long terracotta tablet ornamented with two high relief vegetative swags not found anywhere else on the building.

West Wall

The western wall of 5PE.555/the Amherst block is not a formal façade like the south and east walls and is constructed from a more modest red brick topped by a parapet and without any formal ornamentation. A shared party wall with the single story building to the west leaves only the upper two stories of the building exposed. These are pierced by six windows on the second story and six on the third. These vary in size but are uniformly modern white vinyl double hung sash units capped by a masonry retaining arch. Six apertures are located between the top of the third story and the parapet for either ventilation or drainage. A fading "ghost sign" advertising a former hotel at the site is located near the top of the southwest corner.

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North Wall

Like the west wall, the north wall is constructed from red brick and opens onto a rear alley. A steel industrial door opens off the rear alley topped by a masonry relieving arch. Above this, both the second and third stories each contain five modern double hung sash windows vertically aligned with each other. Though rectangular, these are capped by masonry relieving arches. A steel fire escape with a drop-down ladder is bolted in the center of the wall connecting the second and third stories.

Interior and party walls.

5PE.555/The Amherst Block contains additional walls inaccessible to this report's surveyors. These include freestanding east-facing walls that look almost immediately onto the Mechanics/Masonic building as well as additional walls within the building's two light walls. Aerial imagery indicates that these walls are also constructed of red brick and contain multiple modern white vinyl double hung sash windows though the arrangement of these windows is unclear and will require private access to the building to view.

22. Architectural style/building type: Classical Revival, Early twentieth century commercial
23. Landscaping or special setting features: 5PE.555/The Amherst Block is edged on two sides by a pedestrian sidewalk and a third 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: Fire escapes, exterior light sconces, flag pole

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1902-1906 Estimate: Actual: ___
Source of information: NOTE that state records disagree over the construction date of the Amherst Block with some stating 1902, others 1905-1906, and still others agreeing on a 1906 date. Architectural and documentary evidence indicates the building was constructed in two parts: one before the publication of the 1904 Sanborn Fire Insurance Maps and one after. Because of this and the disagreement in construction dates, the date of construction has been altered to a range. The 1902 date is found here: History Colorado 2001 Cooper, Francis W. Electronic document, https://www.historycolorado.org/sites/default/files/media/document/2017/Architects_cooper.pdf, accessed December 22, 2019. Sources listing other dates include these: 1905. *Pueblo Chieftain* 12 November. Pueblo; Moore, Janet, Edward J. Simonich, Don R. Vest, 1998 Colorado Historic Resources Study, Historic Building/Structure Form, 5PE.2268. History Colorado
26. Architect: Francis Woodworth Cooper
Source of information: 1905 *Pueblo Chieftain* 12 November. Pueblo; Moore, Janet, Edward J. Simonich, Don R. Vest, 1998 Colorado Historic Resources Study, Historic Building/Structure Form, 5PE.2268. History Colorado.
27. Builder/Contractor: Kean & Mallaby/Frank Taylor
Source of information: 1905 *Pueblo Chieftain* 31 December. Pueblo; 1917 The Contractor Personally. *The Contractor* 24(4):88; Moore, Janet, Edward J. Simonich, Don R. Vest, 1998 Colorado Historic Resources Study, Historic Building/Structure Form, 5PE.2268. History Colorado.
28. Original owner: George Henry Whitcomb
Source of information: 1902 *Pueblo Chieftain* 20 April. Pueblo; 1998 Historic Building/Survey Form for 5PE.555, Colorado Historic Resources Survey.
29. Construction history (include description and dates of major additions, alterations, or demolitions): 5PE.555 or the Amherst Block (sometimes "Amhurst") was constructed between 1902 and 1906 on what was a prominent site in downtown Pueblo by George Henry Whitcomb for \$100,000. The building was designed by notable local architect Francis W. Cooper who had also been commissioned to design the neighboring

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Mechanic/Masonic Block (5PE.556) which was constructed earlier from 1890 to 1891. Architectural, structural, and documentary evidence indicate that the building was constructed in two portions. Aerial imagery shows that the L-shaped plan of the building is divided between the stem and arm of the "L" with a short parapet. The street-facing facades of these two sections show marked differences in their ornamentation, window shapes, and a seam is visible between the second and third bays of the southern wall. Judging from the 1904 Sanborn Fire Insurance Map, the west portion of the building was constructed first—perhaps in 1902 based upon one date provided by secondary sources. This map shows the footprint of this modern western portion of the building and notes that it is three stories with an internal structure of iron posts. The 1904 maps show that to its east, sits a single-story structure with wooden posts that presumably was demolished to make way for the construction of the building's second portion probably around 1905 or 1906 according to secondary sources. An original elevation of the building reproduced in its lobby notably shows only this second portion of the building though unfortunately, it is undated. Inventory forms from the Colorado Office of Archaeology and Historic Preservation indicate that as constructed, the entire Amherst Block had a marble corner entrance and steel ceilings with an internal iron frame. According to evidence found in historic photographs and postcards, four globe light sconces were added to second story of the Main St. façade between 1905 and perhaps 1915 (see below) and the ground story door was added along the W 2nd St. façade in the fifth bay from the west.

By 1930, some of the sconces had been removed and some of the storefronts along the Main St. façade had been altered with raised stallrisers. The status of the W 2nd St storefronts is unclear.

By 1948, photographic evidence shows that the recessed corner entrance had been enlarged and its original plate glass windows replaced by an aluminum framed window wall. The masonry column supporting the building's upper stories was covered or replaced by a support clad in a glossy stone or glass.

Later, by the 1960s, the ground story of the building had been dramatically altered with the replacement of each storefront along N Main St except for the residential/hotel entrance on the north end of the façade. At this time, the two storefronts in the northernmost second and third bays had been recessed into the building. At an unknown time between 1930 and the 1960s, a large sign was hung off the southeastern corner of the building between the 2nd and 3rd stories.

From the 1960s to the mid-1990s, the external appearance of the building seems to have been little changed. Beginning in the late 1990s, the building was rehabilitated and attempts made to make its altered storefronts more compatible with its historic character. To this end, the veneered corner column was removed and replaced with a short Corinthian column on a small podium. The window wall behind the column was also replaced using a coated metal for the vertical and horizontal members to reduce the wall's visual distraction. Original cast iron elements on the W 2nd St façade were uncovered at this time and modern single globe light sconces were returned to the locations of their historic predecessors. At this time, it appears that all of the building's original sash windows were replaced by modern white vinyl equivalents. Aside from altering the external appearance of the building, the rehabilitation also reconfigured its interior. The extent of these changes are unknown.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Business/Professional

32. Intermediate use(s): Business/Professional, Hotel, Department Store, Meeting Hall, Vacant

33. Current use(s): Business/Professional, Multiple Dwelling

34. Site type(s): Commercial

35. Historical background:

The site occupied by the Amherst Block is first recorded with improvements in the 1883 Sanborn Fire Insurance Maps which show a small ironclad store containing a cobbler on the corner of W 2nd St and Main St, two dwellings and a laundry building some ways down 2nd next to the "Mill Ditch," and a final dwelling just beyond the far end of a bridge spanning the ditch. All of these are still present in 1886 and have been joined by an additional dwelling next to that on the far side of the ditch. By 1889, this footprint remained unchanged although the ditch appears to have been removed.

Between 1889 and 1904, all of these buildings were demolished and replaced by the initial westerly segment

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of the Amherst Block and a single story brick store with a wood frame interior and ironclad façade along its Main St. wall. The precise construction dates of these buildings remain unclear; however, the initial segment of the Amherst Block was utilized as a millinery on the first story and a furniture store on the second and third stories. The use of the single story building is also unclear though it may have been formerly occupied by the Crew-Beggs Department store which was located at 2nd and Main in the late 1890s (Pueblo County Historical Society's Photograph Collection) and the Baldwin Drug Co. in 1899 (*Pueblo Daily Chieftain*, May 13, 1899).

Due to the gap between the construction of the west and east portions of the building as well as differences in the handling of the street-facing facades, it remains unclear whether both portions were commissioned, designed, and built by the same individuals or not. Regardless, most literature on the block as a whole lists its original owner as George Henry Whitcomb (1842-1916), its architect as Francis Woodworth Cooper (1849-1934), and its builder as Kean & Mallaby.

Whitcomb remains a notable name in the history of Pueblo's early development as a successful businessman and real estate developer based in Massachusetts with significant holdings in Pueblo and Seattle, WA (1909 *Who's Who in New England*. A.N. Marquis, Chicago. 1000; "Whitcomb Building, Downtown Seattle, WA," Pacific Coast Architectural Database). Whitcomb constructed the Whitcomb Block (5PE.1198) nearby on 3rd and Main Streets in 1896, also using designs prepared by Cooper. It is likely the Amherst Block's geographically incongruent name may stem from Whitcomb's alma mater at Amherst College where he received his bachelor's degree in 1864 and master's degree in 1867.

Like Whitcomb, Cooper is also a prominent name in the early development of Pueblo with 24 separate buildings ascribed to him, many of which were commissioned by the city's leading families. Some sources note that the Amherst Block marks an important point in Cooper's oeuvre as his first building with an internal steel frame ("Amherst Building," Historic Preservation Certification Application, accessed in "Architectural Site Detail" for 5PE.555 in History Colorado Compass). Because of this, the block shows Cooper's transition towards the tenets of the Commercial Style with its wide window apertures for consumer displays. Though perhaps accurate, it should be noted that Cooper's Mechanics/Masonic Building (5PE.556) constructed in 1891 is recorded with internal "Iron Posts" in Sanborn Fire Insurance Maps as is the western section of the Amherst Building which was constructed later.

Nothing is known about Kean & Mallaby, although a 1907 article in the journal *The Contractor* listed significant local contractor Frank Taylor as responsible for the Amherst Building (*The Contractor* 1917:88). This notes that Taylor "erected the business block" in 1907 at a contract price of \$115,000 although it incorrectly lists the building's height as five stories making its other figures suspect. Other sources place the cost of the building at only \$100,000 (Historic Building/Survey Form for 5PE.555 1998:1)

While the western portion of the block was occupied by a millinery and furniture store during at least its first years of existence, the eastern portion of the block was utilized by more service-based tenants following its completion. An early photographic postcard dating between 1906 and 1910 (as judged by the exclusive use of horse-drawn buggies) shows the prominent corner store tenanted by the Mercantile National Bank with two smaller shops to its right: the C.H. David Co. (spelling unclear) and another illegible occupant. The floors above are clearly occupied as are the shops along W 2nd St. but the names of these entities remain indecipherable. Regardless, an early photograph dating between 1910 and 1915 shows the Mercantile National Bank still occupying its storefront, the shop to its right occupied by Calkins-White Furniture, and the furthest right shop occupied by Baldwin Drugs. To the right of the drugstore, the internal staircase leading to the upper floors is signaled by a sign reading "Amherst Building." Though window signs indicate the presence of tenants in these upper floors, the only legible sign is that of the Pueblo Moose Lodge No. 52 on the southeast corner of the third story. The Mercantile National Bank failed in 1915 making national news (Ward-Masias 2020). At the time, it was owned by Texan W.B. Slaughter with his son Coney C. Slaughter described as a cashier (Ward-Masias 2020).

By 1921, images showing the aftermath of the flood show the Mercantile National Bank had been succeeded by the Western National Bank and that Calkins-White had expanded into the former Baldwin Drugs shopfront. The Moose Lodge remained on the building's third story while the second story contained chiropractic doctors Wilson • Wilson as well as a dentist. Newspaper notices seeking a "lost jewel" similarly indicate that the Knights of Pythias operated out of the building's third story as well (*Colorado Daily Chieftain* 1921:15)

By the late 1920s, the Ritz Hotel had taken over some portion of the upper stories and Calkins-White had either closed or moved (perhaps a result of damage sustained during the flood). In its place, the Main St side's central storefront was taken over by a ticketing office for the Missouri Pacific railway lines and the northern most storefront was occupied by the Federal clothing store. In 1926, the building was purchased by E.C. Van

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Diast of Colorado Springs and between 1928 and 1930, a Sears & Roebuck store operated out of the building though the location of its sales floor remains unclear. Later in the 1930s, Federal had been replaced by Jeweler and lender "M. Rike." A decade later in 1948, M. Rike was still in business as Rike's, and Missouri Pacific Lines appears to have expanded to occupy the corner store which had been dramatically remodeled to appear more streamlined with plate glass windows. The Ritz Hotel and its sign were gone and replaced by the Reid Hotel with a far larger sign at the prominent southeast corner of the building.

In the 1950s, another photograph of N Main St indicates that the Reid Hotel had turned into the Vann Hotel and the central storefront along with Rike's had both been replaced by Karl's Shoes. The occupant of the corner storefront is unknown. By the 1960s, things had changed again; both the Vann Hotel and its sign were now gone, the corner store was occupied by Sir Robert's Clothes For Men and Karl's Shoe's had once again been split into the two shops. The central shop was occupied by Camera Craft while that to the right housed office equipment supplier Shopmier Fawcett. In a rare glimpse of the W 2nd St. façade, the small shopfront located in the bottom of the center bay was tenanted by what appears to be Pueblo Gun Rental.

A "spectacles shop" called Eye Pieces had opened in the corner storefront by 1971. Both Camera Craft and Shopmier Fawcett remained in business though the status of the Pueblo Gun Rental remains unclear. A comparison of a 1971 photo to that of one from the 1960s shows that the position of the drapery in the upper two stories was uniformly unchanged perhaps indicating these stories to be vacant at this time. This remained true in 1981 when a historic resources survey photographed the building. At this time, the same three tenants remained in occupancy along N Main St. though a photograph from the same year indicates that Eye Pieces changed their name to Plaza Eyeware. In 1998, another historic resources survey shows that Plaza Eyeware was still the building's anchor tenant in the corner storefront. All others remain obscured or indecipherable.

According to County Assessor documents, in 1996 the Amherst Block and the adjacent Butler Building were purchased by a subsidiary of Foundation Health Systems (FHS) with the intention of rehabilitating the properties for their expanding workforce (Emery 1999). With precedents throughout the downtown, the project was partially funded from an existing half-cent sales tax and was largely accomplished by architect Richard Cherry (Norton 2000). Unfortunately before completion of the project, flagging profits compelled FHS to close the subsidiary company in 1999. This forced the cessation of any further work on the building and initiated an effort to liquidate FHS assets throughout the city (Norton 2000)

Around 2002, the Amherst Block was purchased by Ida and Gary Anzuini who were and remain a prominent name in the development and rehabilitation of downtown Pueblo. Articles about the couple note their active participation in the creation of the Arkansas River Walk among other projects. After their purchase of the Amherst Block, the couple announced a major rehabilitation of the Amherst Hotel Building though it remains unclear how much of this rehabilitation had already been undertaken by FHS and Richard Cherry (Darrow 2010). To this end, the corner storefront was remodeled with a new support column and window wall as were the building's other modern shopfronts. What are thought to have been the original windows were replaced by modern vinyl equivalents and the plans of the second and third stories were reconfigured to convert these spaces to 17 condominium lofts. Though the Anzuini's expected these units to sell in the subsequent three years, they successfully sold all the units in under 12 months. Buyers noted they were drawn to the project for its urban location and high value compared to Denver or Colorado Springs (Plunkett 2005)

In 2012, the northern most storefront along N Main St. was vacant, the center storefront contained the Sage Art Academy, and the corner store contained a mortgage and financial services office (Google Streetview). Those storefronts along W 2nd St. appear to have either been vacant or occupied by temporary art displays (some suggest that these store interiors were removed to make way for an internal parking garage. This is supported by commercial real estate photos of the building, but not confirmed). Three years later, the storefront containing the Sage Art Academy was for sale and Rocky Mountain Realty had replaced the financial services center. The W 2nd St. storefronts were still vacant (Google Streetview).

Today, the tenants of the ground story remain unchanged from 2015 with Rocky Mountain Realty still anchoring from the building's corner storefront and all others remaining vacant and for sale.

36. Sources of information:

1899. *Pueblo Daily Chieftain* 13 May. Pueblo.

1901. *Pueblo Daily Chieftain* 9 February. Pueblo.

1902 *Pueblo Chieftain* 20 April. Pueblo.

1905. *Pueblo Chieftain* 12 November. Pueblo.

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1917 *The Contractor Personally*. *The Contractor* 24(4):88.

1921. *Colorado Daily Chieftain* 5 November:15. Pueblo.

Darrow, Dennis. 2010 Developer wins top award from U.S. Hispanic Chamber. *Pueblo Chieftain* 17 September. Pueblo. <https://www.chieftain.com/article/20100917/BUSINESS/309179895>, accessed 13 December, 2019.

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Emery, Erin. 1999 Qualmed's departure leaves Downtown Pueblo smarting. *Denver Post* 4 July. Denver. <https://extras.denverpost.com/business/biz0704.htm>, accessed 15 December, 2019.

History Colorado 2001 Cooper, Francis W. Electronic document. https://www.historycolorado.org/sites/default/files/media/document/2017/Architects_cooper.pdf, accessed December 22, 2019.

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

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VI. SIGNIFICANCE

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

Designating authority:

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: Architecture, Commercial Development

40. Period of significance: 1902–1967

41. Level of significance: National _____ State _____ Local

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42. Statement of significance: 5PE.555/The Amherst Block has been evaluated three times for National Register eligibility; twice in the field (1981, 1998) and once officially (1982). Despite these actions, the building has continued to stay unlisted. Since its construction, the 5PE.555 has remained an important component of the commercial viability of downtown Pueblo. It has hosting a variety of commercial and residential tenants including department stores, fraternal lodges, transportation offices, and hotels. Additionally, 5PE.555/The Amherst Block was designed by one of Pueblo's most prominent and prolific architects of the late 19th and early 20th century; Francis Woodworth Cooper. Cooper was the architect of many other prominent Pueblo buildings nominated to the NRHP including the Mechanics/Masonic Building (5PE.556), the Asbury White House (5PE.4200), the Bowen Mansion (5PE.493), or the Henkel-Duke Building (5PE.580).

The Amherst Block is nonetheless unique within Cooper's oeuvre because it shows the architect's first use of an internal steel frame marking one of the earliest—if not the earliest—uses of this technology in downtown Pueblo. The Amherst Block is thus transitional, showing Cooper's development from the solid massing of the Richardsonian Romanesque style into the Early Twentieth Century Commercial style. The building also shows the elegant handling of classical ornamentation and motifs that characterize Cooper's work.

Despite alterations to the building during the course of its history, the Amherst Block retains the integrity to show the significance of both its commercial and architectural history. Because of this, Logan Simpson recommends the Amherst Block as eligible for the National Register of Historic Places and the State Register of Historic Properties under Criteria A and C. Logan Simpson also recommends that 5PE.555/the Amherst Block be placed on the local Pueblo landmark register.

43. Assessment of historic physical integrity related to significance: Over the 110 year history of the Amherst Block's existence, a number of alterations have been made to the building. Nearly all of these have been confined to the Block's first-story storefronts. Of the five original storefronts, three have been substantially altered and an additional storefront has been created in a formerly blank masonry wall. Furthermore, the building's original wooden double hung sash windows have been replaced by single hung white vinyl replacements mimicking the form of the originals. Despite these changes, the building's masonry envelope is substantially intact and appears almost identical to its depiction on postcards and photographs dating from the early 20th century. Similarly, a 2002 rehabilitation of the building successfully reduced the visual intrusion of the altered storefronts by returning an ornamental column to the building's prominent corner entrance and replacing the aluminum members of a modern window wall with brown coated members. Taking all of these changes into account, the Amherst Block still retains its integrity of location, design, setting, materials, workmanship, feeling, as well as association and readily conveys its part in the commercial development of Pueblo and its design by architect Francis Woodworth Cooper.

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.555/The Amherst Block is in proximity to a number of other 19th-century and 20th-century commercial buildings surveyed for this project. Per SWCA's (2018) 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 Pueblo'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: 32, 33

Negatives filed at: Logan Simpson

48. Report title: Historic Downtown Property Survey, City of Pueblo, Pueblo County, Colorado

Resource Number: 5PE.555

Temporary Resource Number: FN2

49. Date(s): June 26, 2019

50. Recorder(s): J. Levstik, R. Pavel, K. McKinney, L. Emerson Guettinger

51. Organization: Logan Simpson

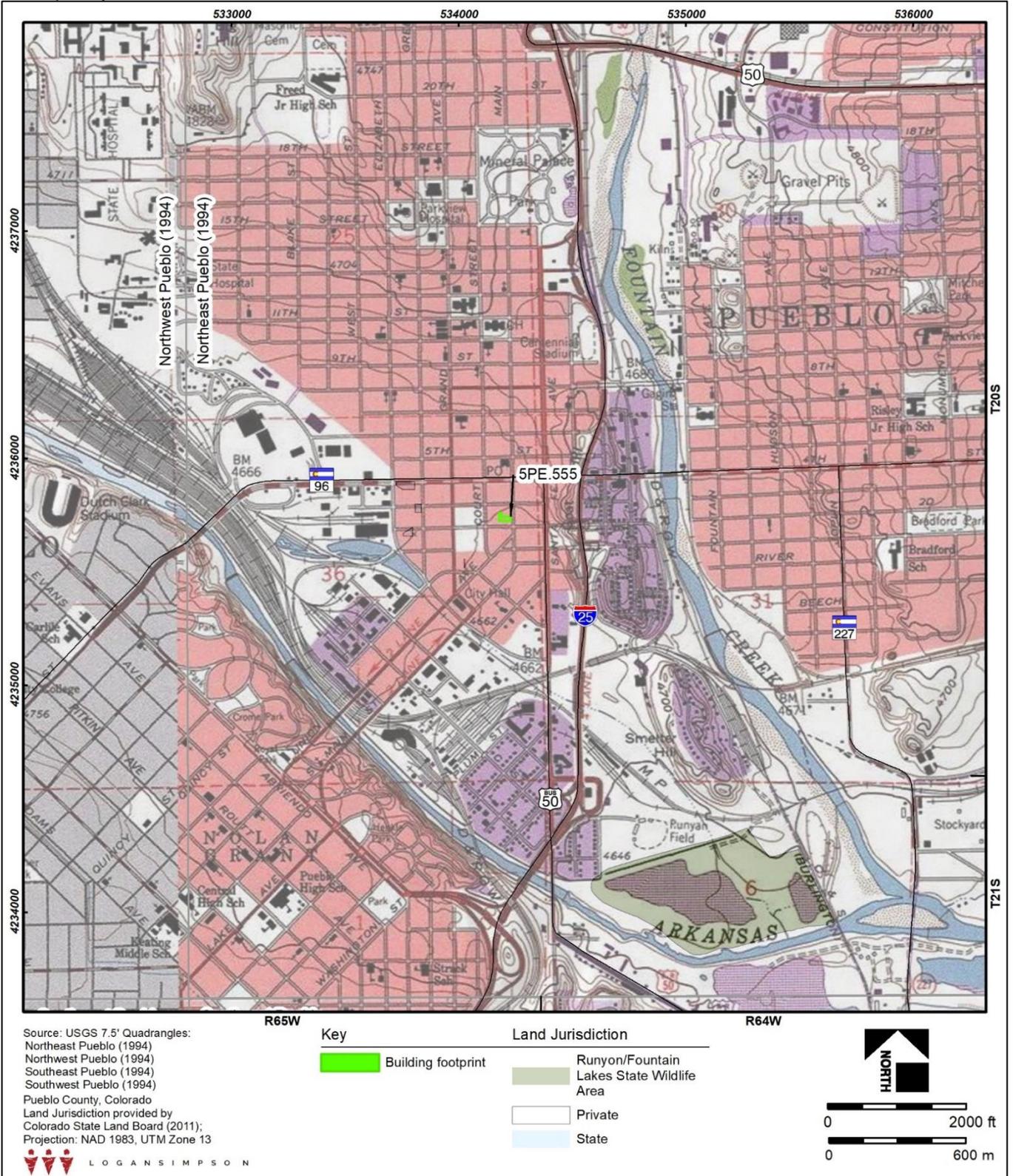
52. Address: 177 N Church Avenue, Suite 607, Tucson, AZ, 85701

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

Resource Number: 5PE.555
 Temporary Resource Number: FN2



Source: USGS 7.5' Quadrangles:
 Northeast Pueblo (1994)
 Northwest Pueblo (1994)
 Southeast Pueblo (1994)
 Southwest Pueblo (1994)
 Pueblo County, Colorado
 Land Jurisdiction provided by
 Colorado State Land Board (2011);
 Projection: NAD 1983, UTM Zone 13

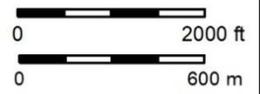


Key

Building footprint

Land Jurisdiction

- Runyon/Fountain Lakes State Wildlife Area
- Private
- State



Resource Number: 5PE.555
Temporary Resource Number: FN2

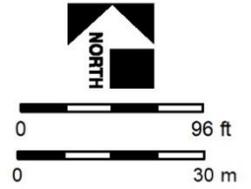


Source: DigitalGlobe Aerial Imagery (2018)

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



Key
Building footprint
Parcel boundary



Resource Number: 5PE.555
Temporary Resource Number: FN2



201 N Main Street, facing west showing east wall. Courtesy of Google Maps.

Resource Number: 5PE.555
Temporary Resource Number: FN2



201 N Main Street, facing northwest showing south and east wall.



201 N Main Street, facing north showing south wall. Courtesy of Google Maps.

Resource Number: 5PE.555
Temporary Resource Number: FN2

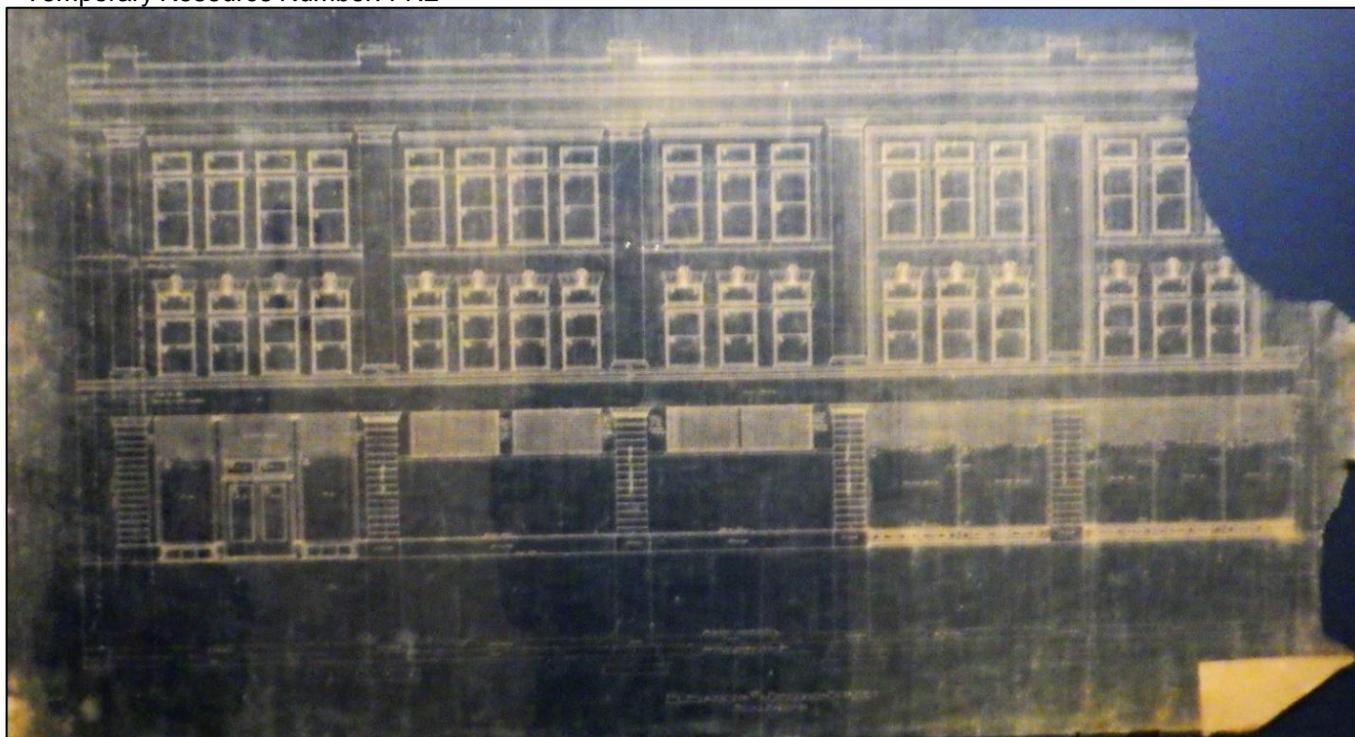


201 N Main Street, facing northeast showing south wall and portion of west wall.



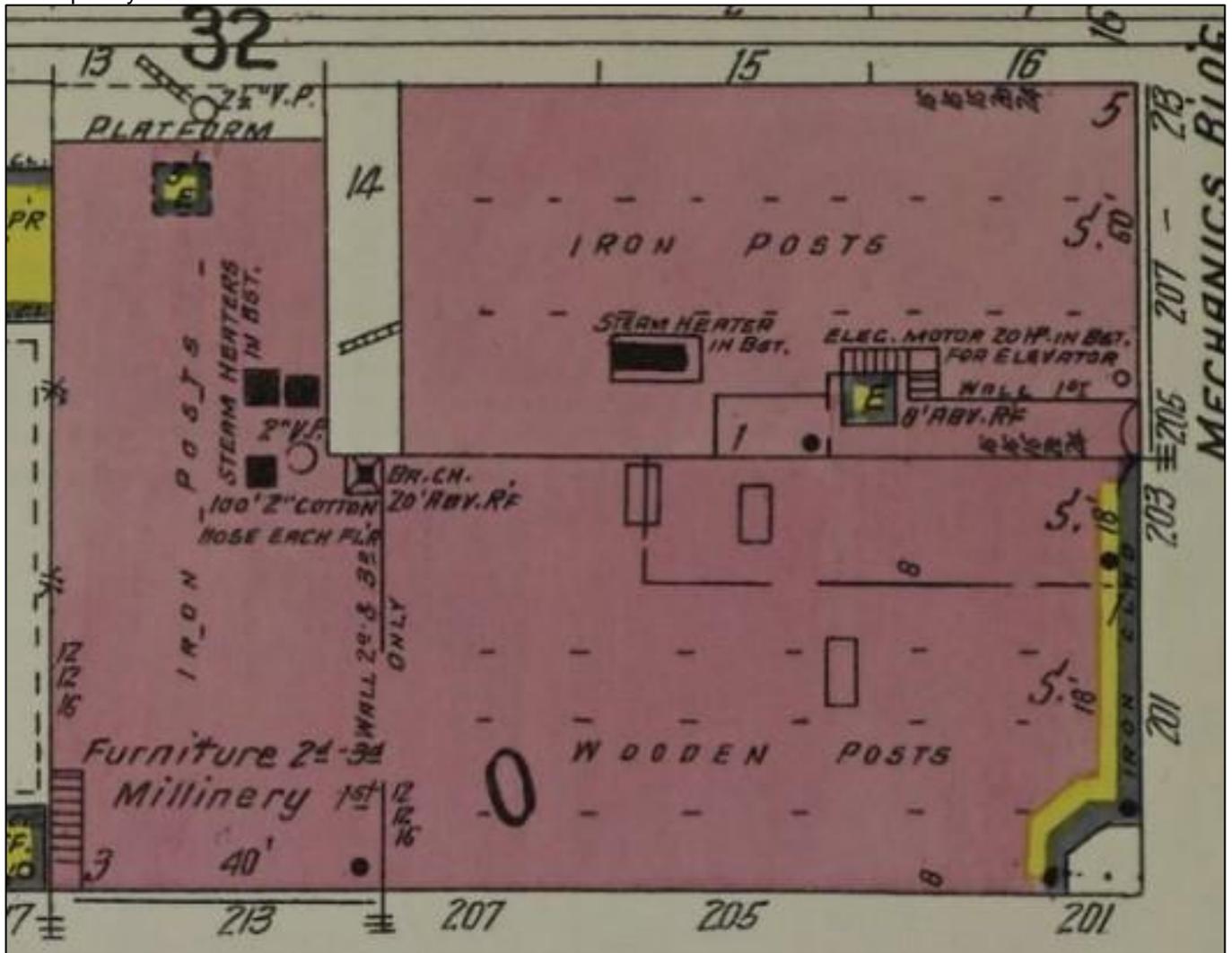
201 N Main Street facing east showing west wall. Courtesy of Google Maps.

Resource Number: 5PE.555
Temporary Resource Number: FN2



Original elevation drawing of the W 2nd St. wall. Courtesy of the Amherst Building Home Owner's Association.

Note: the north alley was not accessible for photographs.



Detail of building site footprint from the 1904 Sanborn Fire Insurance Map. Note that the footprint on the left is a three story building with iron posts while that on the right is a single story building with wooden posts and a cast-iron façade. Courtesy of the Library of Congress.

Resource Number: 5PE.555
Temporary Resource Number: FN2



“Main Street.” Postcard of North Main St probably dating between 1906 and 1910 due to the extensive use of horse-drawn buggies. Courtesy of the Pueblo City-County Library. Identifier No. Ph-P-662-22-002.

Resource Number: 5PE.555
Temporary Resource Number: FN2



Amherst Building following flood, 1921 Flood. Image courtesy of Pueblo County Historical Society. No identifier.

Resource Number: 5PE.555
Temporary Resource Number: FN2



"Main Street." Photograph of Amherst Building. Record dates photo to 1915 but presence of Sears & Roebuck sign dates photo to 1928 or 1929. Courtesy of the Pueblo City-County Library. Identifier No. Ph-P-662-02-002.

Resource Number: 5PE.555
Temporary Resource Number: FN2



"Main Street." Note corner sign and remodeled storefronts. August 10th, 1948. Courtesy of the Pueblo City-County Library. Identifier No. Ph-P-662-17-003.

Resource Number: 5PE.555
Temporary Resource Number: FN2



Amherst Building ca. 1960s. Courtesy of the Pueblo City County Library. Identifier No. Ph-P-662-15-001.