

Resource Number: 5PE.1200
Temporary Resource Number: FN9
412-414
OAHPI403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHPI 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.1200
2. Temporary resource number: FN9
3. County: Pueblo
4. City: Pueblo
5. Historic building name: Unknown (other surveys have referred to this building as the T.J. Downen (sometimes J.J. Downen) Building. Downen however only lived in the building for a five year period more than 21 years after its latest possible construction date. For these reasons and the lack of historical sources referring to a "T.J. Downen Building," the name is considered incorrect and likely unsuitable for the building.)
6. Current building name: Copy(s) in a Flash/Digital Office Solutions
7. Building address: 412-414 N. Santa Fe Ave
8. Owner name and address: Clayton H. & Sharon E. Austin, 3113 Skyview Ave., Pueblo, CO 81008

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 64W
NW ¼ of SW ¼ of NW ¼ of NW ¼ of section 31
10. UTM reference (NAD 83)
Zone 13 ; 534375 mE 4235994 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): 3 Block: 22 Addition: Pueblo Year of Addition: 1870
13. Boundary Description and Justification: Boundary includes the building and surrounding parcel (No. 431216004) on which it is located.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 62 x Width 31
16. Number of stories: 2
17. Primary external wall material(s): Brick
18. Roof configuration: Flat roof
19. Primary external roof material: Synthetic
20. Special features: None

21. General architectural description:

5PE.1200 is a two-part, two story commercial block located along N Santa Fe Ave. Constructed of brick masonry with a flat roof, the building is set midway along the block and shares a party wall with its neighbors to the north and south. The western street-facing wall is divided between a commercial ground story occupying approximately one-third of the wall's surface area and residential upper story occupying the remaining two-thirds. The ground story contains two storefronts flanking a principle entryway which leads to the building's upper story. The entry is composed of a plate-glass door surrounded by split face masonry. To the north (left) side of this, a storefront is recessed on an angle with two aluminum-framed plate-glass window panels set next to a full-glass aluminum-framed door topped by a vented transom. The south (right) storefront is identical to the north except for an additional display area on the door's other side composed of aluminum-framed plate-glass panels set above a dwarf wall clad in split face masonry.

Immediately above the storefronts, the remaining two-thirds of the wall is clad in tooled stucco with visible bulges indicating the presence of concealed architectural features. The middle third of the building is blank except for two light-box signs positioned over each storefront advertising the businesses within. The upper third contains five evenly spaced horizontally-orientated rectangular windows. The northernmost two windows and southernmost window all appear to be wood-framed double-hung sash windows. The remaining two appear to be fixed vinyl units. The remainder of the wall is blank, except for metal flashing capping the wall's parapet.

The building's rear east wall is stepped back from those of its neighbors, creating a large rear courtyard between it and the alleyway edging the lot's east boundary. The wall itself rises two stories above ground level, however small recessed courtyard dug along the northeastern corner of the wall provides lighting to a daylight basement. This is accessible through a modern 6-panel door beneath a small awning and lit by a small, fixed rectangular windows placed level with the ground. The entire wall is covered in stucco and split vertically by a projecting wooden stairway which provides access to an entry on the second story. The southern (left) half of the ground story is made up of a modern six-panel door beneath a small awning and an oval window set into a vertically-orientated rectangular frame. The north (right) half of the story contains an identical window, as well as, a bank of electrical meters placed above the basement window. The second-story entry is comprised only of a modern 6-panel door set beneath a small exterior sconce. Two sash windows are bookended by two fixed windows.

The building's roof is covered by four banks of solar panels that are partially visible above the parapet from the street level.

22. Architectural style/building type: Nineteenth century commercial

23. Landscaping or special setting features: 5PE.1200 is edged on one side by a pedestrian sidewalk. The rear of its lot is edged by an alley. The building is located in an urban area surrounded by a combination of one-, two-, and three-story buildings, as well as open parking lots. Shade trees, streetlights, and other street furniture are placed throughout the pedestrian areas. A recessed basement courtyard is located to the rear of the building, as are mature shade trees.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1883 Estimate: Actual: _____

Source of information: Sanborn Fire Insurance Maps

26. Architect: Unknown

Source of information: N/A

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: Unknown

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Source of information: N/A

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

Documentation on the construction and subsequent changes to 5PE.1200 has remained scarce throughout the course of researching the building. Records from the Pueblo City–County Library and the City’s Sanborn Fire Insurance Maps indicate that the building was likely constructed between 1873 and 1883 as part of an early building boom along N Santa Fe Ave (Sanborn Map Company 1883:3; Pueblo City-County Library “View of Pueblo in 1873”). A rendering of the building’s west wall indicates that as constructed, 5PE.1200 showed elements typical of 19th-century commercial block architecture. Unlike the building’s currently modern configuration, the west wall of the block was evenly split, with its lower half occupied by elements of the ground story and its upper half occupied by elements of the second story. Both of these stories were vertically divided into five bays which were indicated by the five sections of a cast iron commercial front along the ground story. Like today, the central bay of this commercial front was occupied by a doorway leading up to the building’s upper story. This was composed of a double set of three-panel wooden doors topped by a large transom. Two bays to either side of this entry were each filled with a set of double three-quarters glass doors topped by their own hinged transoms. The final bays bookending this arrangement contained plate-glass panels extending nearly the full height of the story atop short stallrisers. Above this, the walls of the upper story were constructed from brick masonry and each of the lower bays were echoed in five equally spaced double-hung sash windows with ornamental arched hoods. Topping all of this, a bracketed cornice fronted a high parapet crowning the wall.

The building’s depiction in the 1883 maps indicates that its footprint has remained largely unchanged to the present-day with two stories of brick masonry walls and a wooden staircase projecting off its rear (since removed and replaced at least once). The map also depicts three small single-story frame buildings on the parcel, one of which is shown on later Sanborn maps to contain a stove (Sanborn Map Company 1883:3, 1886:5, 1889:8). This configuration remained consistent through 1889, however by 1904, the rear frame buildings and the staircase had been removed and replaced by a small collection of four frame buildings near the parcel’s southeastern corner, and a rear frame addition to the building clad in iron (Sanborn Map Company 1904:12).

Aerial imagery indicates that substantial portions of the building’s original configuration remained intact through the 1950s. By this time, it appears the original cornice had been removed and the brickwork perhaps painted a lighter color. Whether the shopfronts had been remodeled from their original configurations remains unknown. The 1951 Sanborn Fire Insurance Map shows that the iron clad addition to the building’s rear had been removed and replaced with a concrete block building constructed along the alley at the parcel’s northeastern corner.

At an unknown time, the concrete block building was removed from the parcel and a rear staircase restored in the same location. Prior to 1998, substantial changes were made to the building’s western wall. This included the total replacement of its ground-story commercial front with angled storefronts composed of aluminum-framed plate glass windows and doors and split face stone masonry cladding. The building’s second story windows were similarly replaced with their decorative hoods removed and three of the units replaced with flat-topped sash windows and two more with white vinyl casement windows. The remainder of the west and east walls were covered in a cladding giving the appearance of stone masonry. Between 1998 and 2003, this material was covered with a tooled stucco, which was also placed on the building’s rear. Between 2006 and 2011, a large solar array was installed on the building’s roof.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Specialty Store, Business/Professional

32. Intermediate use(s): Specialty Store, Business/Professional, Financial institution, Multiple dwelling

33. Current use(s): Specialty Store, Business/Professional, Multiple dwelling

34. Site type(s): Commercial

35. Historical background:

Little is known about the early history of 5PE.1200/ however the earliest records utilized for this project note its existence in 1883 (Sanborn Insurance Company 1883:3). The building was likely constructed during the decade prior, as part of a large building boom brought on by the 1872 arrival of the City’s first railroad (De

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Herrera et. al, Industrial Utopia 2011:20). By 1883, Sanborn maps note that the south storefront (412) was occupied by a bank while the north (414) was vacant (Sanborn Insurance Company 1883:3). By 1886, the bank still occupied 412, while a tailor had moved into 414, with offices located above both these businesses on the upper floor (Sanborn Insurance Company 1886:5). By 1889, offices were no longer confined to the building's second floor and now were located within both shop fronts. It remains unclear what the function of these offices were or whether Sanborn nomenclature had simply become less specific (Sanborn Insurance Company 1889:8). Regardless, by 1904 both storefronts were listed only as shops, although 412 may have been occupied by a different tenant since a rear, wood-framed extension clad in iron siding and containing a chimney was constructed (Sanborn Insurance Company 1904:12).

Though undated, an early illustration of the property shows its appearance and occupants sometime after 1883 when the Barndollar Bros. Bank occupied the storefront at 412. W.J. Barndollar was a banker, politician, businessman, and deputy county clerk who had opened a real estate business with his brother Ferdin in 1883 (Estes 2017). Barndollar constructed a large home nearby at 1906 Court St. (5PE.4205), but was murdered in 1896 during a robbery (Estes 2017). In the illustration, the storefront next to the Barndollar's business at 414 is occupied by W.W. & L. B. Strait who provided insurance, real estate, and loans. Strait also occupied the offices above (Pueblo City-County Library "Business Block on Santa Fe Ave"). W.W. Strait had been a resident of Pueblo since 1876 and was the proprietor of the popular Grand Central Hotel before engaging in a variety of other real estate speculations and investment schemes (*Pueblo Daily Chieftain* 1897). Strait was elected the local sheriff's office in 1881 (perhaps 1891?) where he served for two years before dying of "apoplexy" in Los Angeles (*Pueblo Daily Chieftain* 1897).

Beginning in 1915, city directories indicate a wide variety of residential and commercial occupants within the building (see full list below). Notable tenants included Civil War veteran and real estate investor T.J. Downen who lived in the building from 1914 to 1919. Between this time and the building's 1998 inventory, it continued to be used as commercial property with tenants including cobblers, electrical repair shops, and furriers. The upper story continued to be used as apartments (see the end of this document for a more complete collection of tenants). In 1998, the building's storefronts were occupied by a copy store (Copys in a Flash) at 414 and Cowtown Boots at 412. A temporary banner indicates that at the time, a two bedroom apartment was leasing in the residential units above (Moore et al. 1998:5PE.1200) By 2007, Cowtown Boots had been replaced by JoCi Jewelers which was replaced again between 2009 and 2012 by "Digital Office Solutions" (Google Maps). Today, Copy in a Flash and Digital Office Solutions both remain tenants of the building. Assessor files indicate that half of its floor space remains used for commercial purposes and half for residential (Pueblo County Assessor).

The Pueblo County Assessor's Office indicates that the building was owned for many years by Clayton H. and Sharon E. Austin, who purchased it from David Osnowitz and R. Stein at an unknown date for \$4,500 (Pueblo County Assessor). In May, 1981, the Austins sold the building for \$60,000 to Ramona and Christa Castillo. In 1987, the Castillos transferred the building to Avis A. Smith who sold it for \$25,000 to Louie D. Carleo. Notable for both his wide holdings and remodels to buildings throughout Downtown Pueblo (see Architectural Inventory Form for 5PE.2273), Carleo transferred ownership of the building to his LDC Santa Fe Family LLLP in December, 1998. Three years later, LDC Santa Fe Family sold the building back to its present owners Clayton and Sharon Austin for \$150,000 (Pueblo County Assessor).

36. Sources of information:

1897 *Pueblo Daily Chieftain* 19 September. Pueblo.

DeHerrera, Jeffrey, Adam Thomas, and Cheri Yost 2011 *Industrial Utopia: The History and Architecture of South Pueblo*. Historic context, City of Pueblo.

Estes, Tamara 2017 "Historic Homes of Pueblo – Part One." *Territorial Daughters of Colorado: Southern Chapter*. 26 February. <https://www.southerncoloradoterritorialdaughters.org/genealogy-and-history/historic-homes-of-pueblo>, accessed December 18, 2019.

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

Pueblo City-County Library, 1934-1958 "Pueblo Aerial Views." Pueblo City-County Library, Pueblo. <http://cdm16620.contentdm.oclc.org/cdm/search/collection/p16620coll3>, accessed December 16, 2019

Pueblo City-County Library, n.d. "Business Block on Santa Fe Ave." Pueblo City-County Library, Pueblo.

Pueblo County Assessor's Office

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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: _____

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.1200 is located within Pueblo's original town plat and remains one of the older commercial buildings still extant within the city's downtown. Before alterations to its east and west walls, the building possessed the characteristics of a two-part commercial block in the Nineteenth Century Commercial style with a prominent cornice, full-height shopfronts, and hooded sash windows along its second story. Currently, it serves as an example of twentieth century attempts to modernize the building through substantial changes to its shopfronts, fenestration, and cladding. These changes have been replicated in numerous buildings across Pueblo's downtown however in most circumstances, these alterations do not possess the requisite age to qualify them for historic listing under their own merits. Because of its lack of historic integrity when compared to its original form, 5PE.1200 is recommended not individually eligible for listing on the National, State, or local historic registers/inventory.

43. Assessment of historic physical integrity related to significance: Little if any external historic fabric relating to the 19th century construction of 5PE.1200 remains present on the building's visible walls. The street-facing west wall has been substantially reconfigured with modern angled shopfronts, split-face masonry cladding, aluminum-framed window walls, and a plate glass door. Above this, the original fenestration along the second story has been entirely removed and substantially smaller windows of varying types have been set in the locations of historic units. Stylistic ornamentation as well as the building's original wall surface have been covered over in a heavy stucco finish. Many of these same changes have also been made to the building's alley-facing eastern wall. This wall possesses nothing of its original fenestration and is likewise finished in heavy stucco. Solar panels visible from street level have been added to the roof of the building and a modern wooden external staircase extends perpendicular from its rear wall. These alterations have dramatically impacted the historic integrity of 5PE.1200 and it no longer retains its integrity of design, materials, workmanship, or feeling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

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Eligible _____ Not Eligible Need Data _____

45. Is there National Register district potential? Yes No _____

Discuss: 5PE.1200 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, 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.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 36, 37

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

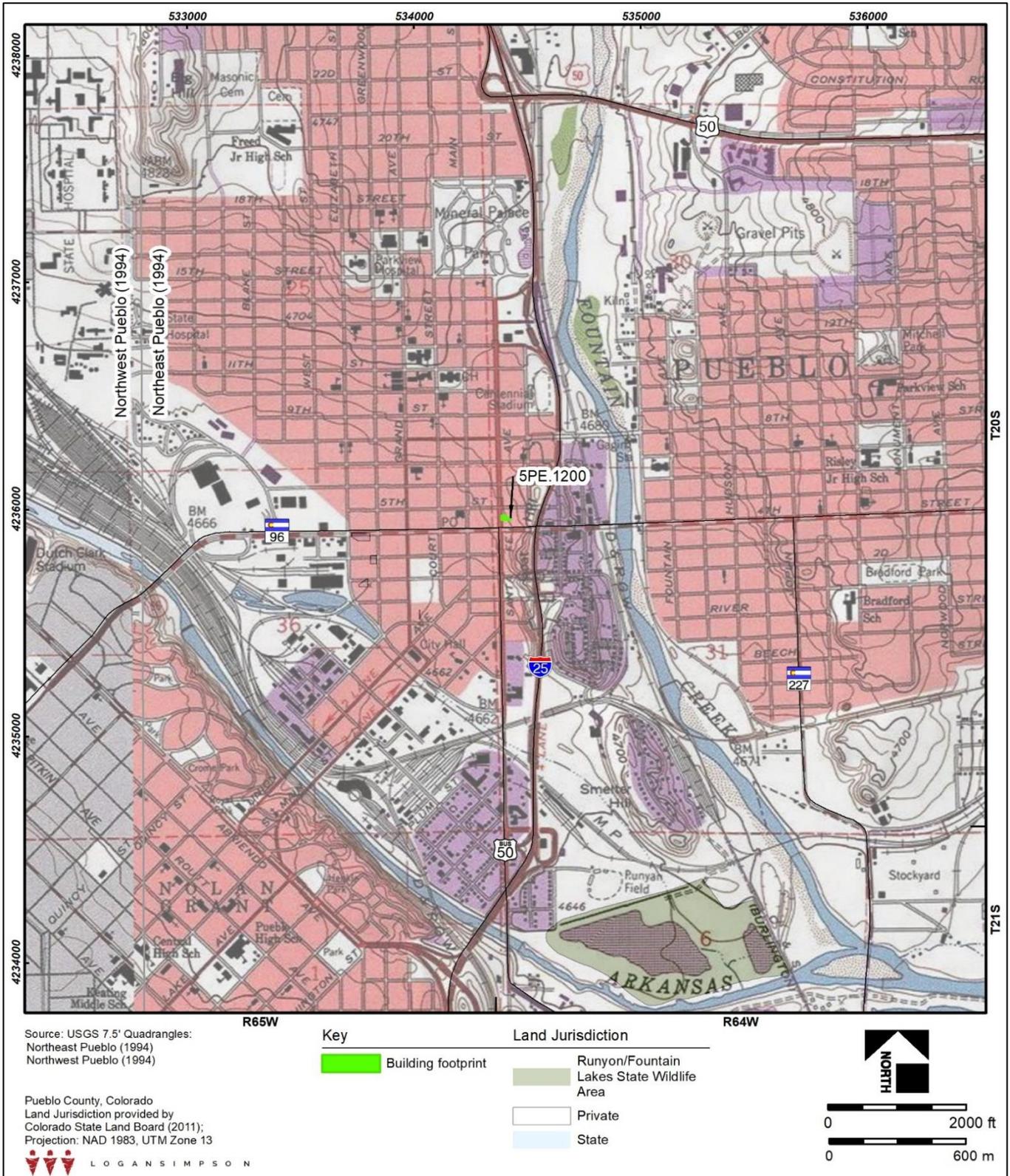
52. Address: 177 N. Church Avenue, Suite 607, Tucson, AZ, 85701

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: USGS 7.5' Quadrangles:
 Northeast Pueblo (1994)
 Northwest 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

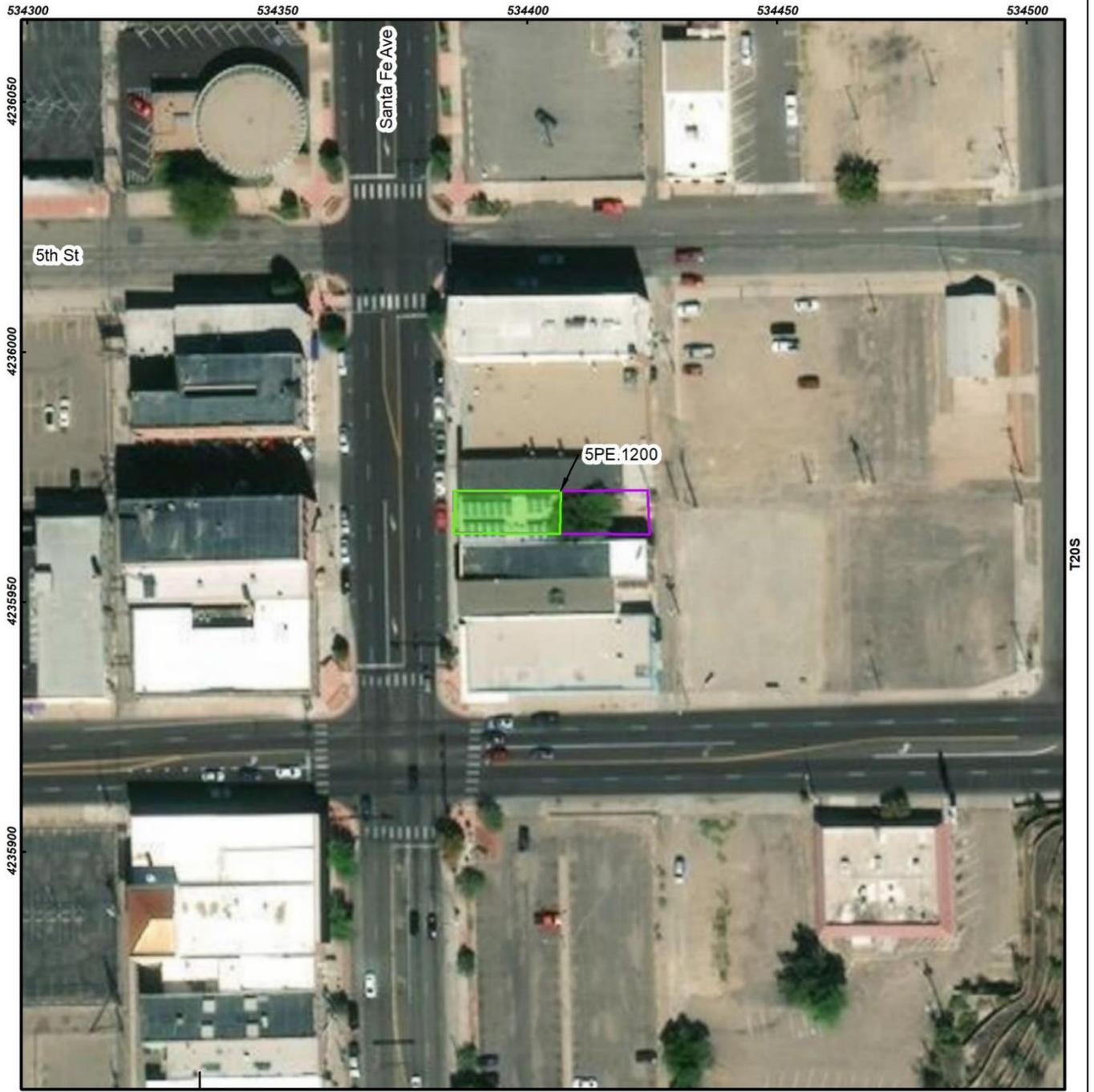
Runyon/Fountain
Lakes State Wildlife
Area

Private

State



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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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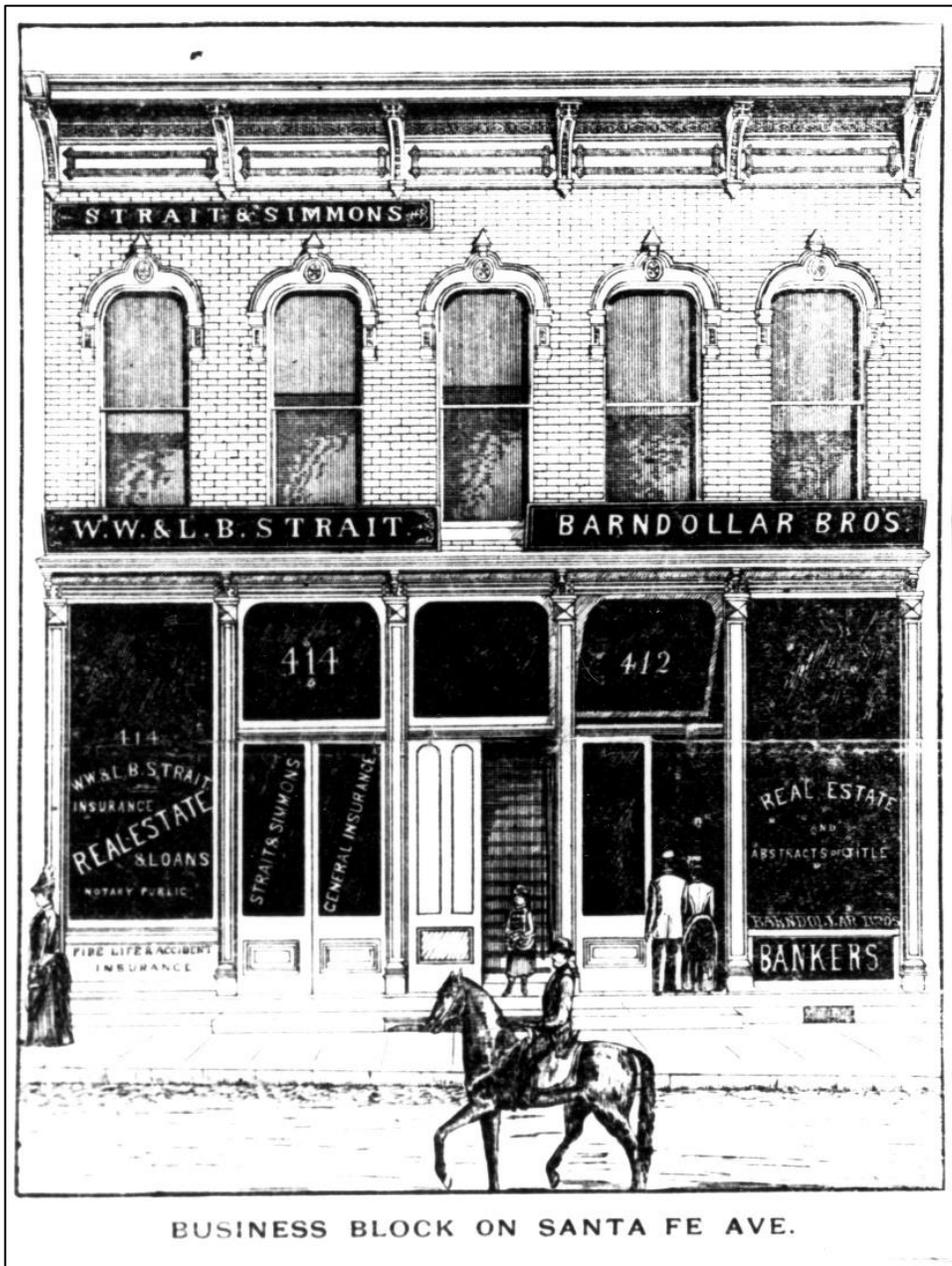
412-414 N. Santa Fe Ave. facing east showing western wall.

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412-414 N. Santa Fe Ave. facing west showing eastern wall. Courtesy of the City of Pueblo.

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Business Block on Santa Fe Ave showing 5PE.1200. Date unknown. Courtesy of the Pueblo City-County Library. Identifier No. Ph-P-683-19-010.

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Detail of "Aerial View of Downtown Pueblo." See 5PE.1200 highlighted with white arrow. Photo dated to 1958. Courtesy of the Pueblo City-County Library. Identifier No. PCCLD-Ph-P-01-13-008.



Detail of "Aerial View of Downtown Pueblo." See 5PE.1200 highlighted with white arrow. C. 1950s. Courtesy of the Pueblo City-County Library. Identifier No. PCCLD-Ph-P-01-11-003.

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Pueblo City Directory entries for 412–414 N. Santa Fe Ave, 1914–1957

Name of Business and/or Tenants	Directory Year
T.J. Downen (412), G.W. Johnson (414), W.T. Hickman (414½)	1914
T.J. Downen (412), Schultz Engraving Co. (412½), Johnson's Cigar Store (414), Walls' Frogless Swtch (414), Mary Hickman (414 ½)	1915
T.J. Downen (412), Schultz Engraving Co. (412 ½), Johnson's Cigar Store (414), Walls' Frogless Switch (414), Mary Hickman (414 ½)	1916
T.J. Downen (412), Schultz Engraving Co. (412½), Johnson and Raymond (414), Mary Hickman (414½)	1917
T.J. Downen (412), Schultz Engraving Co. (412½), Colo-Wyo Potash Co. (414), Mary Hickman (414½)	1919
Swastika Inv. Co. (412), C.W. Miller, Standard Plumbing & Htg. Co. (414), Mrs. Mary Hickman (414 ½)	1921
City Shoe Factory (412), Standard Plumbing Co. (414), Mrs. Mary Hickman (414½)	1923
City Shoe Factory (412), American Sign & Elec. Co. (414), Mrs. Mary Hickman (414½)	1925
Alex Clark shoe repair (412), Vacant (412½), Red Griesemer Elec. Co. (414), A.L. Nelson radios (414), Mrs. Mary Hickman (414½)	1927
Alex Clark shoe repair (412), Vacant (412½), Red Griesemer Elec. Co. (414), A.L. Nelson radios (414), Mrs. Mary Smith, W.G. Smith (414½)	1929
Vacant (412, 413, 414), A.L. Nelson radios (412½), Mrs. Mary Smith (414½)	1930
Contractors Supply Co. Inc. roofers (412), Nelson Radio Co. (412½), Pueblo Pkg. House Market Pueblo Fur Co. (414), Mrs. Mary Smith (414½)	1931
Nelson Radio Co (412); Vacant (412½); Pueblo Fur Co. (414), Vacant (414½)	1932
Nelson Radio Co (412); Vacant (412½); Pueblo Pueblo Fur Co. (414), Vacant (414½)	1933
Nelson Radio Co (412); Floyd D. Johnson (412½);	1935

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Pueblo Fur Co. (414), Edward G. Miller (414½)	
Elec. Ser. & Radio Co. (412); Floyd D. Johnson (412½); Pueblo Fur Co. (414), Mrs. Edna Singleton (414½)	1938
Elec. Ser. & Radio Co. (412); Floyd D. Johnson (412 ½); Pueblo Fur Co. (414), Vacant (414½)	1939
Alex Lucero, Theo D. Crites (412½); Pueblo Fur Co., Floyd D. Johnson, Floyd P. Johnson, (414), Rachel A. Chambers, Jesse L. Dungan, Walter F. Thompson, Kenneth O. Tobey, George H. McCall (414½)	1942
Dorie T. Crites, Elton G. Long (412½); Pueblo Fur Co., Floyd D. Johnson, (414), Rachel A. Chambers, Esequiel Cordova, Jas. Collins, Roy O. Schlosser, Dallard H. Holcomb (414½)	1943
Pueblo Fur Co. Apts., Jas. W. O'Brien, Frank Gash (412½); Pueblo Fur Co., Floyd D. Johnson, (414), Rachel A. Chambers, apartments (414½)	1945
Pueblo Fur Co. Apts. (412½); Pueblo Fur Co., Floyd D. Johnson, (414), Mrs. Evelyn E. Peterson furnished rooms. (414½)	1946
Pueblo Fur Co. Apts. (412 ½); Pueblo Fur Co., Floyd D. Johnson, (414), Mrs. May I. Wallace apts. (414 ½)	1948
Pueblo Fur Co. Apts. (412½); Pueblo Fur Co., Floyd D. Johnson, (414), Vacant (414½)	1950
Pueblo Fur Co. Apts. (412½); Pueblo Fur Co., Floyd D. Johnson, (414)	1952, 1954-1955
Juan's Studio of Beauty (412); Apts. (412½); David Jewelry (414)	1956-1957