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## Historic Preservation Commission

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211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

### HPC-24-05

August 21, 2024

**To:** Historic Preservation Commission  
**From:** Wade Broadhead, Senior Planner  
**Through:** Scott Hobson, Acting Director of Planning and Community Development  
**Location:** 115 E. Routt Avenue  
**Applicant:** Scott McMillan, Pueblo Divine Science Church  
**Owner:** Pueblo Divine Science Church  
**Year Built:** 1884, addition in 1927  
**Legal Description:** Lot NWLY 113 ft of 29 to 31 ad SELY 23 feet of 31 plus all of 32, Block 124, South Pueblo  
**Zone District:** R-5, Multiple Residential and Office Zone District

#### Synopsis

The applicant is requesting local landmark designation for the Church of the Holy Trinity located at 115 E. Routt Avenue located in the Mesa Junction neighborhood. According to Section 4-14-8 of the Pueblo Municipal Code, a building, object, monument, structure or site may individually be designated as a Landmark if it has distinctive character and meets the criteria listed in the code. Scott McMillin submitted the application and is representing the Pueblo Divine Science Church, the owner of the property. The applicant hopes to obtain State Historical Fund grants for repairs after designation.

The application cites significance under three criteria in the PMC historic preservation code, (1a, 2a, and 2c discussed below), history and architecture. The application states that the structure represents one of Pueblo's significant early churches and the development of South Pueblo as well as representing the work of Pueblo Architect Walter DeMordaunt and showcasing the Gothic Revival Style. The nomination only applies to the 1884 church and addition and excludes the rectory owned by the church next door at 305 Broadway Avenue.

#### Background

The Pueblo Historic Preservation Commission considers landmark designation applications eligible if they meet two of the three criteria referenced above. This application's justification of facts proposes the historical significance meets criteria 1a, 2a, and 2c.

The applicant nominated the subject property for landmark designation per the requirements contained in Section 4-14-8, Chapter 14 – Historic Preservation Code, Title IV – Building Regulations, of the Pueblo Municipal Code. The Historic Preservation Commission may approve this application if it serves the goals of the historic preservation code. A building, object, monument, structure, or site may individually be designated as a Landmark— or one or more buildings, objects, monuments, structures, or sites which are united by past events or aesthetically by plan or physical development may be designated as a Historic District— if they have distinctive character and meet the following criteria:

1. Special historic or prehistoric interest or importance:
  - a. Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or Nation; or is associated with the life of a person significant in the past; or
  - b. Has the site of a historic event with a significant effect upon society; or
  - c. Exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.
2. Special architectural, engineering, or aesthetic interest or importance:
  - a. Portrays the environment in an era of history characterized by a distinctive architectural style; or
  - b. Embodies those distinguishing characteristics of an architectural-type or engineering specimen; or
  - c. Is the work of a designer whose individual work has significantly influenced the development of the City; or
  - d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.
3. Special geographic interest or importance:
  - a. by being part of or related to a square, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif, or
  - b. owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City.

The application was prepared by Scott McMillian, member of the church and retired professor of historic preservation and building trades at CSU Ft. Collins.

**1A Have Direct Association with the historical development of the city, state, or nation.**

The application states that the 1884 church is one of the oldest churches still in use in South Pueblo and Mesa Junction and an important part of the urban development of this area. The church contains a significant addition from 1927 when numbers grew at the church and in the neighborhood, and the Mesa Junction neighborhood began to fill out with homes and businesses. The Pueblo Divine Science still maintains the original use and serves parishioners from Pueblo and surrounding communities.

**Staff finds that the site does have direct association with significant development of the city due to its early construction and continued use and expansion that mirrored larger citywide demographic trends.**

**2A Embody distinguishing characteristics of an architectural style or type**

The church represents a good example of the architectural style Gothic Revival. The 1884 original church is one of the earliest still extant examples of Gothic revival on a church building characterized by the large lancet windows, steep rooflines with parapeted gables. The lancet windows and steep roofs are character defining features. Gothic revival building could be made from wood, brick, or stone, but were in decline by the 1880s and many early buildings have since be destroyed or heavily modified.

**Staff finds the site eligible under 2A as it exemplifies the Gothic Revival architectural style.**

**2C. Is the work of a designer whose individual work has significantly influenced the development of the City.**

The original building was built by a “Mr. Coy” and the architect is unknown. The 1927 addition was designed by Walter DeMordaunt, (1894-1962), a Pueblo architect. DeMordaunt was one of Pueblo’s most significant architects and his career ranged from the 1920s to the 1960s. He served under William Stickney, designer of Pueblo City Hall for a short time before starting his own firm. DeMordaunt designed all types of structure including homes, as well as many governmental buildings across southern Colorado from Salida to Alamosa. DeMordaunt designed the Star Journal Model home and the Pueblo YWCA building, both listed on the National Register of historic places. Other projects were the Mineral Palace Band Shell, The Keating School, Bessemer and Carlisle Schools, numerous buildings at the Colorado State Hospital, and most of the early Safeway grocery stores in Pueblo. DeMordaunt also specialized in alterations to existing historic buildings including churches and schools. City Staff has a complete project list from 1926 to 1963 for Walter DeMordaunt that was sent from his former employee in 1983 who states DeMordaunt was less concerned with style than structure in the letter.

**Staff finds that the church’s association with Walter DeMordaunt, one of Pueblo’s most prolific architects, qualifies it for criteria 2C.**

**Integrity**

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication “How to Apply the National Register Criteria for Evaluation:”

- (1) Location – The place where the historic property was constructed or the place where the historic event occurred.
- (2) Design – the combination of elements that create the form, plan, space, structure and style of a property.
- (3) Setting – the physical environment of a historic property.
- (4) Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- (5) Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- (6) Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time.
- (7) Association – the direct link between an important historic event or person and a historic property.

The church exhibits a high degree of integrity. Few modifications have been made to the structure itself since 1952. The 1884 primary building is still easily visible as is the 1927 addition. Furthermore, the setting and feeling have been changed slightly by an adjacent four-story building, but the church sits in its original location and the neighborhood is still predominately mixed use. Materials and workmanship that are still clearly visible and represent a character defining feature of the church, first the heavy stone construction representing Gothic Revival style and then the 1927 brick addition representing a generic English abbey. The interior of the sanctuary is stucco with exposed wooden beams and cross members as well as a pipe organ that was installed in 1927. Most all original details and architectural elements are intact and visible.

## **Changes to the Building and Property**

The 1927 addition changed the original building significantly, including the main entryway, but this nomination and period of significance is for 1952, when all the recent modifications had been completed. The previous congregation removed the stained-glass windows in 1946 and replaced them with amber fiberglass. The pilasters on the 1884 building were replaced with concrete buttresses to help stabilize the building before 1952.

## **Zoning District**

The site and immediate surrounding area are zoned R-5, and the surrounding neighborhood is largely zoned R-5 with a mix of small businesses, apartments, and single-family homes. The Pueblo Community Health Center is located adjacent to the property and is zoned S-1; parking for this use takes up most of the adjacent lots to the north, south, and west.

## **City's Comprehensive Plan Compliance**

The Holy Trinity Church is located in the Urban Neighborhoods future land use area according to the Pueblo Regional Comprehensive Plan adopted in July of 2022. Urban Neighborhoods are characterized by single family detached and attached homes, duplexes and townhomes with supporting land uses such as accessory dwelling units; small scale commercial; retail and services; parks; schools; libraries; community gardens; and other complimentary uses. According to the Comprehensive Plan, Urban Neighborhoods are generally built before 1950 and are centrally located neighborhoods. The church has no plans for expansion but wishes to restore their existing historic building which will not conflict with the comprehensive plan.

The Regional Goals and Policies section of the Comprehensive Plan addresses historic preservation efforts in the City. *Policy 4.1.3 Inventory of Cultural Resources* encourages the expansion the Pueblo Inventory of Cultural Resources and the measurer of success on page 54 encourages an increasing trend in local landmarks. Landmarking Holy Trinity Church directly addresses this policy in the Pueblo Regional Comprehensive Plan with respect to planning and historic preservation by landmarking buildings and assisting citizens to gain access to state preservation funding.

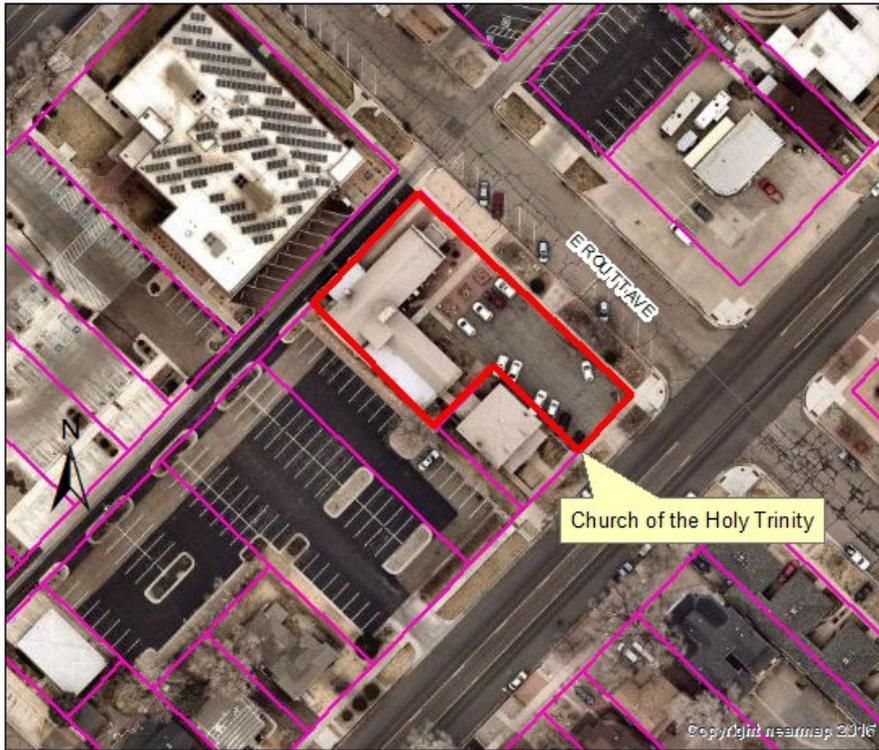
## **Recommended Action:**

If the Historic Preservation Commission finds the property meets the eligibility criteria, they may forward a recommendation of approval to the Planning and Zoning Commission to designate The Holy Trinity Church as a local Pueblo landmark as staff finds that it meets criterion 4-14-8, (a)(1) and 4-14-8 (a)(2b).

## **Exhibits**

- A. Maps
- B. Photographs
- C. Application signature sheet and OpenGov document, full nomination is attached via PDF.

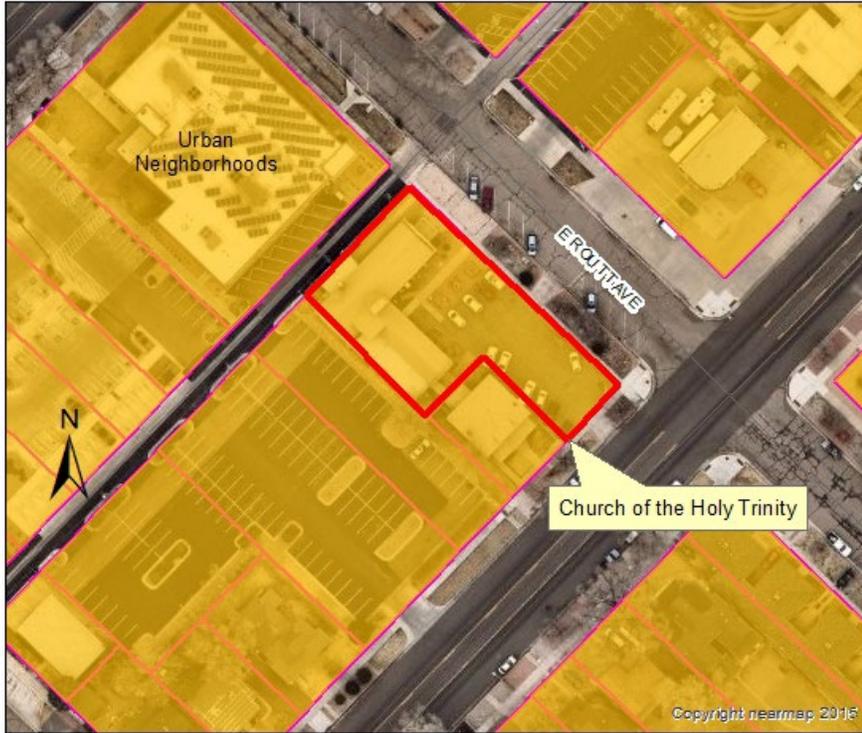
**EXHIBIT A. MAPS**



**A1. Aerial image of the property**



**A2. Zoning map of the property**



**A3. Comprehensive Plan Map**

**EXHIBIT B. SITE PHOTOGRAPHS**



**Proof of posting**



**Overview from front façade showing parapeted**





**Overview of the small chapel.**



**View of the chapel and rear corner**

## EXHIBIT C. APPLICATIONS AND ATTACHEMNTS

5/15/24, 11:14 AM

24-99



City of Pueblo PLACE

5/15/2024

**24-99**

Historic Preservation  
Commission

Status: Active

Submitted On: 5/15/2024

**Primary Location**

115 E ROUTT AVE  
PUEBLO, CO 81004

**Owner**

PUEBLO DIVINE SCIENCE  
CHURCH  
115 E ROUTT AVE PUEBLO ,  
CO 81004-2116

**Applicant**

Scott McMillan  
 719-371-7123  
• scottmcmillin@hotmail.com  
 115 E. Routt  
Pueblo, CO 81004

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### Internal

**Case Number**

1

**Planner Assigned**

—

**Continuances**

—

**Number of Posters**

—

**Number of Postcards/Mailings**

—

**Newspaper Notice Cost**

—

**Public Notice Costs must be paid by:**

—

**Public Notice zoning poster must be displayed by:**

—

### HPC Hearing Information

**HPC Hearing Date**

—

**HPC Hearing Results**

—

5/15/24, 11:14 AM

24-99

Check box if hearing is a Special Requested  
Hearing

### Planning & Zoning Commission Information

P&Z Hearing Date

06/18/2024

P&Z Hearing Results

—

Check box if hearing is a Special Requested  
Hearing

### City Council Information

Council First Reading

—

Council Final Reading

—

Council Hearing Results

—

Effective Date

—

Ordinance Number

Recording Number

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### Application Information

Application Type\*

Historic Nomination

Residential or Non-Residential?\*

Non-Residential

5/15/24, 11:14 AM

24-99

Certificate of Compliance is for properties not located in HB zone district and are not contributing to National Historic District Register.

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## Nomination for Local Historic Designation

**Name of Property and/or Historic Name\***

Church of the Holy Trinity

**Present Use\***

Church

**Historic Use\***

Church

**Site Number (issued by State of Colorado)**

**Are you designating a historic district?\***

Yes

**Describe the approximate boundaries of the district\* ?**

Lot NWLY 113 Feet of 29 to 31 & SELY 23 Feet of 31 plus all of 32 Blk 124 South Pueblo

**What is the Applicant's Affiliation/Interest in Property\***

Member

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## Owner Consent to Designation

**Property Owner Signature\***

Scott McMillan  
May 15, 2024

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24-99



211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

**Nomination Application for Local Historic Designation**

Name of Property and/or Historic Name: Church of the Holy Trinity  
Name of Property Owner: Pueblo Divine Science Church  
Address of Property: 115 E. Routt, Pueblo, CO 81004  
Legal Description: Lot NWLY 113 Ft of 29 to 31 + SELY 23 Ft of 31 + All of 3  
Zoning: R 5 BLK 124 South Pueblo  
Present Use: Church  
Historic Use: Church  
Site Number (issued by State of Colorado): \_\_\_\_\_

**Owner Consent to Designation**

I (we), the undersigned, acting as owner(s) of, the property described in this application for landmark designation do, hereby, give my (our) consent to the designation of this structure as a Structure for Preservation.

Printed name (s): Richard Pryor - Pres., Ken Lewis - VPres, Cat Connor - Sec  
Address: Dorothy Maher - Member, Scott McMillin - Member  
305 Broadway Ave., Pueblo, CO 81004  
Telephone Number: 719-543-0812  
Email Address: www.PuebloDivineScience.org

Signature(s): Catherine Connor  
Scott McMillin, Kenneth Lewis, Richard Pryor, Dorothy Maher  
Date: \_\_\_\_\_

Applicant Name (if not the Property Owner): Scott McMillin  
Affiliation/Interest in Property: Church Board Member  
Address: \_\_\_\_\_  
Telephone Number: 719-371-7123 Email Address: scottmcmillin@  
hotmail.com  
Signature(s): Scott McMillin  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

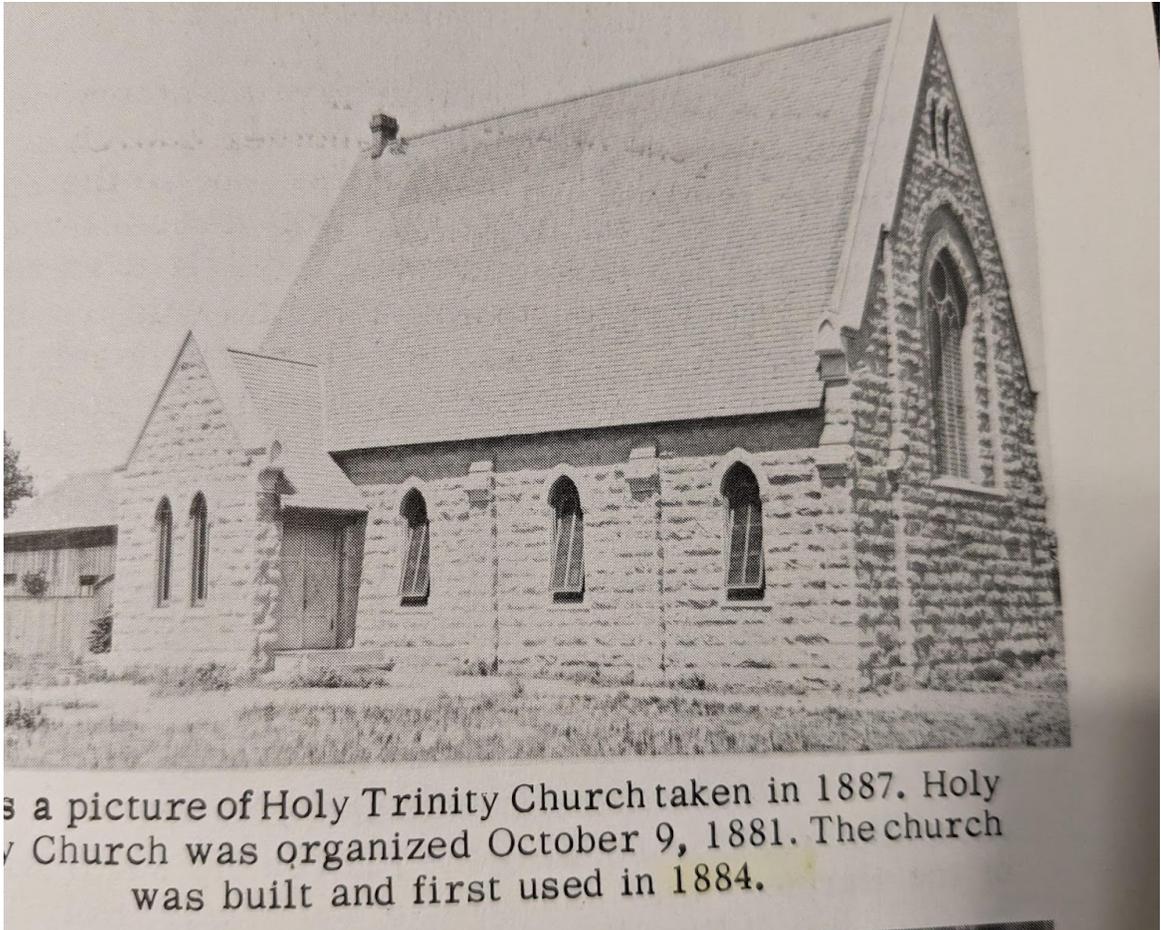
**For designating a historic district, please see Appendix E.**

**Office Use Only**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Checked for completeness by: \_\_\_\_\_ Date: \_\_\_\_\_

- Accepted  Accepted with conditions  Rejected



## **Building History of the Church at 115 East Routt, Pueblo Colorado**

The church which is known today as Pueblo Divine Science Church turned 150 years old in 2023. From its beginning in 1883 until 1946 it was known as Holy Trinity Church. Since 1952 it has been called the Pueblo Divine Science Church. The history of the church goes back to the beginning of the city of Pueblo, Colorado.

The city of Pueblo boomed with the coming of the railroad to the region. Before that it was a cowtown and a frontier trading post. The area where the church is located is South Pueblo where the streets are aligned with the railroad.

The town of South Pueblo was founded as a result of the coming of the Denver and Rio Grande Railroad. The Central Improvement Company, an adjunct of the Rio Grande Railroad Company, purchased the great Nolan Grant, made by the Mexican Government in 1843, which originally contained four hundred thousand acres. In July 1870, The title of this grant was confirmed by Congress to Nolan's heirs who sold forty-eight thousand acres to Charles Goodnight and others, who intern sold it to the Rio Grande. In October of 1872, work began on the first buildings in South Pueblo. Now two incorporated town(s) existed, divided by the Arkansas River, and rivalry and division began and grew, the impact of which was felt for many years. Later, even more division was to be evidenced, for the incorporated town of Central Pueblo was organized in 1882; and, still another, Bessemer, the child of Colorado Fuel and Iron Company (first known as the Colorado Coal and Iron Company,) emerging to life in 1880. In 1886, the three Pueblo town(s) combined, and in 1896, Bessemer was annexed to the City of Pueblo under an act of the General Assembly of the State of Colorado.  
(Daney 23)

The site for the church was purchased by Col. Strait and Mr. J. B. Orman for \$400 from Colorado Coal and Iron Company. The same lots 29-32 at the corner of Routt and Broadway consist of the church property today. Another building formerly known as the Pueblo Conservatory of Music also sits on lots 29&30 and is a separate property from the church property. The Conservatory of Music faces Broadway while the church faces Routt.

A construction contract was let to a Mr. Coy in 1882 for a sum of \$2,480 with the work to be completed only as far as the money on hand would go. The cornerstone of the church is dated May 10, 1883.

Palm Sunday of 1884 was a triumphal one for on this day the first service was held in the newly constructed church. The building was not complete, but it was roofed and floored and could be used even if the rough stone walls were unfinished within. In 1884, the church stood aloof and alone on the untilled prairie, there being but three houses in the block at this time. The windows, with the exception of the stained glass memorial window, were clear glass. The seats were painted kitchen chairs, and lamps hung from the roof beams.

(Daney 64)

In December of 1884 a contract was let to plaster the interior. Because the original construction agreement was to complete as much as the initial sum of money would cover.

In 1885 a vestry room was added to the church. The vestry room is seen in the early photograph of the church captured in 1887.

South Pueblo and Bessimer were separate towns from Pueblo until consolidated into Pueblo in 1886. Although these communities are all in the same city their unique character is very apparent to this day. Especially South Pueblo where the street grid is aligned with the railroad instead of the North-South alignment of the rest of the city. In the late 19th century Pueblo was growing rapidly due to railroads and the steel industry. The church known as Holy Trinity Episcopal church also grew and in 1897 doubled its size with the addition of Saint Andrews Hall. Also in 1897 Father Oliver, the first rector of Ascension Episcopal Church, was buried under the altar of Holy Trinity Church.

Keeping the stone building, with its soaring ceiling, warm in the winter was a problem at the turn of the century and it still is today. In 1901 the heating system was changed from steam to ducted hot air. Today the sanctuary has a steam heating plant that is idle due to leaking radiators and the cost of firing the boilers.

The 1905 Sanborn map shows the church with its additions and another building (Pueblo Conservatory of Music) on the same lots. The Conservatory of Music is a separate piece of property from the church.

In 1913 the church was partially closed for repairs and windows. It is possible that stained glass windows were installed then; although the reference book did not specify the type of windows. In the mid 20th century Holy Trinity and ascension churches merged and the old church on Routt was sold to the Divine Scientists. It is possible that the stained glass was removed then. Since 1952, and currently, the windows in the sanctuary are covered with amber fiberglass.

1927 brought another major change to the church. Under the direction of architect Walter DeMordant the church was redesigned to resemble an English Anglican chapel. To facilitate the change the sanctuary seating was reversed from facing north to face south. The construction cost was \$30,000 funded in part by the sale of the mission church in Bessemer, Saint James. Also in that year a pipe organ was installed.

By 1948 it was discovered that the east wall was out of alignment and the roof had a sag. This was two years after Holy Trinity had merged with Ascension Episcopal church.

Holy Trinity was sold to the Divine Scientists on June 30, 1952, for the sum of \$35,000. The money went toward the cost of the new educational building next to Ascension Church. The new owners repaired the sagging walls with concrete flying buttresses. The interior of the building was remodeled in that sanctuary and chancel were replaced by a speaker's podium. The altars, all Church ornaments, including the Andrea del Sarto reredos paints, and the stained glass memorial windows were removed and stored in the basement of ascension church until such time as other uses could be found for them in the new educational building' in the chapel of

Parkview Episcopal Hospital, and later in the new chapel Saint Peter the Apostle, which was to be established in the future.

Father Oliver's body was removed from its burial place under the spot where the old altar had been before Holy Trinity had been remodeled back in 1927. The contractor was forced to drive a tunnel under a section of Holy Trinity. According to the *Pueblo Chiefton*, "after a week's work a rotted wooden casket with silver handles was found. Human bones and a silver cross were in the casket. The remains were moved to Roselawn Cemetery," This former rector of the Church of the Ascension who had died in 1897, had requested his body be interred in Holy Trinity. He believed at the time of his death that Holy Trinity would be permanent.

(Daney 128)

The concrete buttresses on the walls of the old stone church were not flying as stated above but are certainly in harmony with the Gothic Revival style. Since 1952 little has changed in the appearance of the building.

## References

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