

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.5828** Parcel number(s):
- 2. Temporary resource number: **525420001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **North Side Groceteria; Potter's Pharmacy; Bi-Rite Groceteria; North Side Arapahoe Grocery**
- 6. Current building name: **Hanger Prosthetics and Orthotics**
- 7. Building address: **1213 N Elizabeth Street**
- 8. Owner name: **Janelle Hall**
- Owner organization:
- Owner address: **3416 St Clair Ave**
Pueblo, CO 81005

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **NW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533751** Northing: **4236595**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 1, 2, 3, and 4, less the west 6 feet of Lot 4; Block 42**
Addition: **County Addition** Year of addition: **1869**
13. Boundary description and justification:
The boundary, as described above, contains but does not exceed the land historically associated with this property.
Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **5,400 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Concrete/Concrete Block
18. Roof configuration: **Flat Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **n/a**
21. General architectural description:
Oriented to the east, this building rests on a concrete foundation. The walls consist of red, raked bricks, except for the rear (west) elevation, which has red-painted concrete blocks. Gray-painted sheets of plywood cover the upper portions of the front (east) façade, wrapping around the northeast and southeast corners. The same material also covers a protruding bulkhead sheltering a doorway in the west end of the south elevation. Windows are generally 2-light casements, with aluminum frames. However, a band of single-light, plate-glass windows, sheltered beneath a red canvas awning, dominates the center of the façade, offset north of center. The principal doorway opens north of center within this band of windows. It hosts a plate-glass door. A khaki-painted metal slab door opens in the north end of the rear (west) elevation. The south elevation hosts 2 doorways. At the center of the elevation is a plate-glass door, with an aluminum frame. Approaching it is a concrete stoop, with steps along the south and a ramp ascending from the east. The west end of the same elevation has an identical door, but also features a sidelight to the north. A 2-step concrete stoop, with wrought-iron railing, approaches the doorway from the east. This doorway is sheltered by the bulkhead, which rests on steel supports. Asphalt covers the main flat roof.
22. Architectural style: **No Style**
Other architectural styles:
Building type:
23. Landscape or special setting features:

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This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest one- and two-story houses and a compact commercial district at the intersection of North Elizabeth and West 13th streets. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the southwest corner of North Elizabeth and West 13th streets. Separating the streets from the sidewalks is a packed-earth strip, planted with junipers. A macadam parking lot dominates the southern and western portions of the parcel.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1930**
Source of Information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

26. Architect: **unknown**
Source of information:

27. Builder: **unknown**
Source of information:

28. Original Owner: **unknown**
Source of information:

29. Construction history:

According to Pueblo County Tax Assessor records, this building was constructed in 1965. However city directory listings for this address date to 1930, and the building appears on a 1951 Sanborn map, suggesting a 1930 date of construction. This building was originally a 2-unit commercial building. However, between 1940 and 1945, it became a single storefront. A seam in the masonry walls of the side elevations suggests that the building also received an addition to its rear elevation. The building was again undergoing a remodeling at the time of this survey.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Grocery Store**
32. Intermediate use(s): **Grocery Store**
33. Current use(s): **Clinic**
34. Site type(s): **Prosthetic and Orthotic Clinic**
35. Historical background:

This 2-unit commercial building was constructed around 1930 and was addressed as 1213 North Elizabeth Street and 1215 (later 1231) North Elizabeth Street.

The original occupant in the 1213 unit was the North Side Groceteria, a grocery store. The occupant of 1215 (1231) was originally Potter's Pharmacy. However, between 1940 and 1945, Potter's Pharmacy moved across the street, to 1214 North Elizabeth Street. This allowed the grocery store to expand and occupy both storefronts.

By 1950, the grocery store was known as the Bi-Rite Groceteria and, by 1955, the North Side Arapahoe Grocery.

John T. and Janelle Hall purchased this property in 1984. Janelle Hall became the sole owner in 2002. The current tenant is Hanger Prosthetics and Orthotics.

36. Sources of information:

Pueblo County Office of Tax Assessor. Property information card [internet].

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Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

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 distinguished entity whose components may lack individual distinction.
- 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.

Pueblo Standards for Designation:1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. History Have direct and substantial association with a person or group of persons who had influence on society.2a. Architecture Embody distinguishing characteristics of an architectural style or type; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. Architecture Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation;2d. Architecture Portray the environment of a group of people or physical development of an area of the city in an era of history characterized by a distinctive architectural style.3a. Geography Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Commerce**40. Period of Significance: **ca. 1945-1955**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under National Register criterion A (Pueblo Local Landmark criterion 1A) for its association with the development of retail businesses in Pueblo's largely residential North Side Neighborhood. It is also significant as one a handful of small grocery stores that once served this neighborhood. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1930 and extensively modified around 1945, this building exhibits a moderate level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. An addition and other modifications have altered much of the 1930s feel of this building. However, the store retains many its 1950s-era details. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need dataLocal landmark eligibility field assessment: Individually eligible Not eligible Need data45. Is there National Register district potential? Yes No

Discuss: **Pueblo's North Side Neighborhood represents the evolution of the city's professional middle and upper classes. Its diversity of architectural styles and forms directly represents the city's changing economic and cultural climates. As well, the neighborhood is distinctive because it appears to have evolved independently of the area's dominant industry, steel manufacturing.**

If there is National Register district potential, is this building contributing: Yes No N/A 46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos****File Name(s): elizabethstn1213**

Negatives filed at: **Special Collections
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290**

48. Report title: **Pueblo North Side Neighborhood Survey**49. Date(s): **08/10/05**50. Recorder(s): **Adam Thomas**51. Organization: **Historitecture, L.L.C.**52. Address: **PO Box 419
Estes Park, CO 80517-0419**53. Phone number(s): **(970) 586-1165**

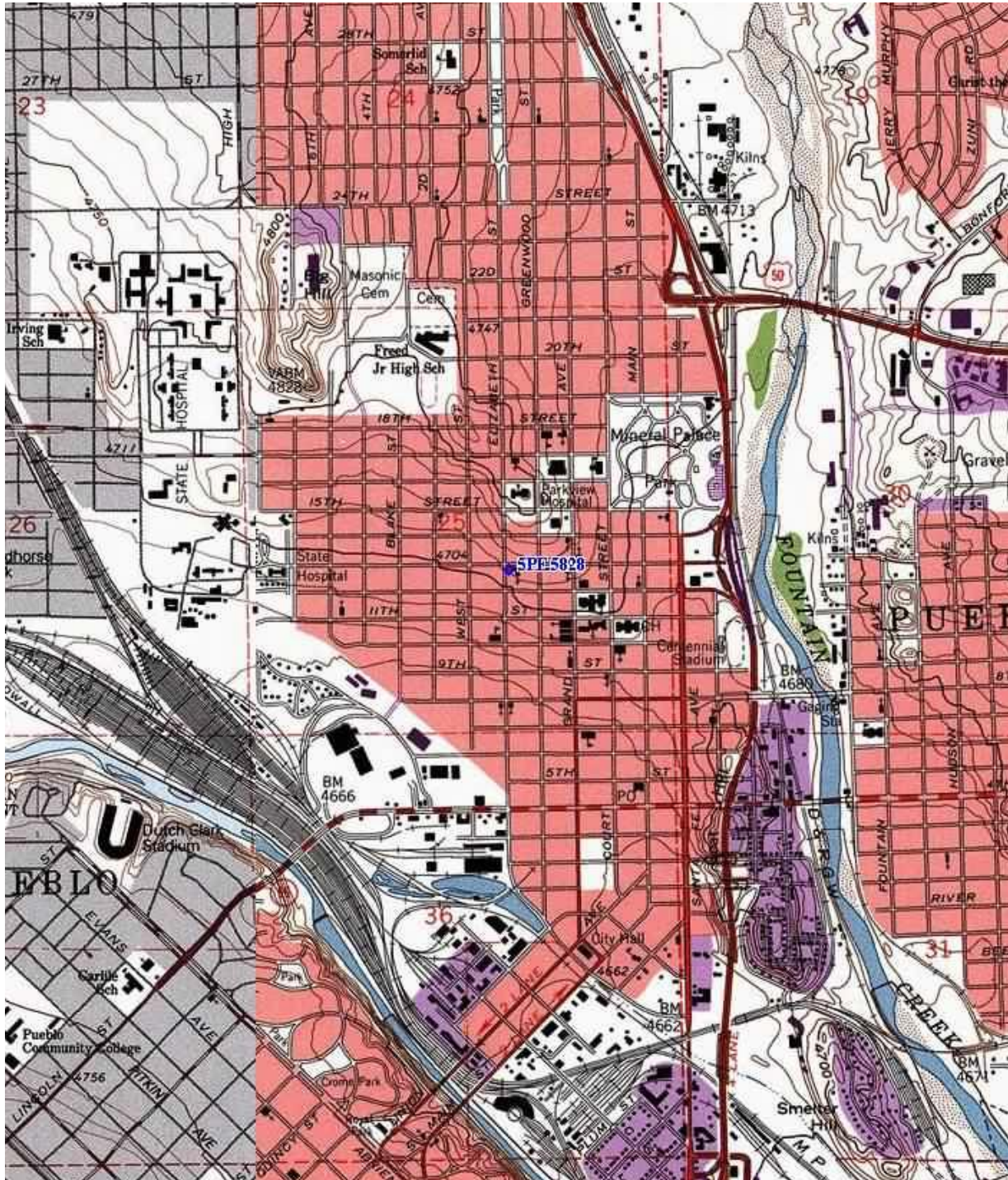
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)