

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5829** Parcel number(s):
- 2. Temporary resource number: **525419014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Potter's Pharmacy**
- 6. Current building name: **Sign-A-Rama**
- 7. Building address: **1214 N Elizabeth Street**
- 8. Owner name: **Deborah and Charlie DeHarrera**
- Owner organization:
- Owner address: **2718 Colfax Ave**
Pueblo, CO 81003

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

Architectural Inventory Form

Page 2

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: **533738** Northing: **4236602**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots M & N; Elizabeth Place subdivision of the north half of Block 37**
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): **3,918 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Concrete/Concrete Block
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features:
21. General architectural description:
Oriented to the west, this commercial building rests on a concrete foundation. The building's exterior walls consist of brown-painted concrete blocks. However, a red, raked-brick veneer, interspersed with tan, raked bricks, clads the exterior walls of the north elevation and north half of the façade. Brown-painted stucco covers the southeast corner of the building. Windows in the north elevation are 1-beside-1-light, sliding sash, with aluminum frames and brick sills. The north end of the façade has a band of single-light, aluminum fixed-frame windows. The rest of the façade has large, plate-glass windows. The south half of the rear elevation has brown-painted, steel-framed casement windows. A white-painted steel slab door opens in the east end of the north elevation. The principal doorway opens in the north side of the façade. It is an aluminum-frame, plate-glass door. Sheltering it and the rest of the northwest corner is a blue canvas awning. A white-painted, single-panel door opens south of center in the facade. The southern 2 doorways are single-light, wood frame, with white-painted frames. A flat-roofed awning shelters these doorways and the southern half of the facade. A rubber membrane covers the shed roof. The northern portion of the facade has a shaped parapet. Extending from the center of the parapet is a standard supporting an old sign. The face of the sign has been painted over.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
Other architectural styles:
Building type:
23. Landscape or special setting features:

Architectural Inventory Form

Page 3

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 southeast corner of North Elizabeth and West 13th streets. Concrete and macadam cover the entire property.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1941**
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: **Clarence A. Potter**
Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

29. Construction history:
According to Pueblo County Tax Assessor records, this building was constructed in 1950. However city directory listings for this address date to 1941, suggesting a 1941 date of construction. The southern portion of the building is an addition dating to around 1950. As well, a discoloration in the bricks beneath the shaped parapet suggests that the principal entrance may have been situated at this location. The date of this modification is uncertain.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Specialty Store**
32. Intermediate use(s): **Specialty Store**
33. Current use(s): **Specialty Store**
34. Site type(s): **Sign Shop; Retail Stores**
35. Historical background:

This 3-unit commercial building was constructed in 1941. The building began as a single, large storefront for Potter's Pharmacy, which moved here from across the street, at 1215 (also addressed as 1231) North Elizabeth Street. The original manager was Clarence A. Potter, succeeded by Harold F. Dickerson around 1950. The drug store remained here through at least 1965 and boasted a lunch counter.

Around 1950, 2 smaller storefronts were added to the south of Potter's Pharmacy. They were addressed as 1212A and 1212B North Elizabeth Street. Tenants included J.C. Hayse's Barber Shop (1950); Art's Barber Shop (1955); Leonard A. Kuykendall's shoe repair store (1950); and North Side Shoe Repair and Cleaners (1955-1960).

Duncan Henrickson purchased this property from Ruth E. Dickerson in 2000. Deborah and Charlie DeHerrera, the current owners, acquired the store and lot from Henrickson in 2003. The anchor storefront (1214) houses their business, Sign-A-Rama.

36. Sources of information:

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

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

Architectural Inventory Form

Page 4

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.

Architectural Inventory Form

Page 5

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; or

1b. History

- Be the site of a significant historic event; or

1c. 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; or

2b. Architecture

- Be a significant example of the work of a recognized architect or master builder, or

2c. 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, or

3b. Geography

- Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or

3c. 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: **Architecture**
Commerce40. Period of Significance: **Architecture, ca. 1945; Commerce, ca. 1945-1955**41. Level of significance: National: State Local

Architectural Inventory Form

Page 6

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 the principal drug store serving this neighborhood. The building is architecturally significant under criterion C (Pueblo Local Landmark criterion 2A) as a example of the Commercial Style with influences of the Mission style. 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 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. Additions and changes to the façade have eliminated some character-defining features. Yet other important details remain intact. 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 data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. 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): elizabethstn1214
- 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**

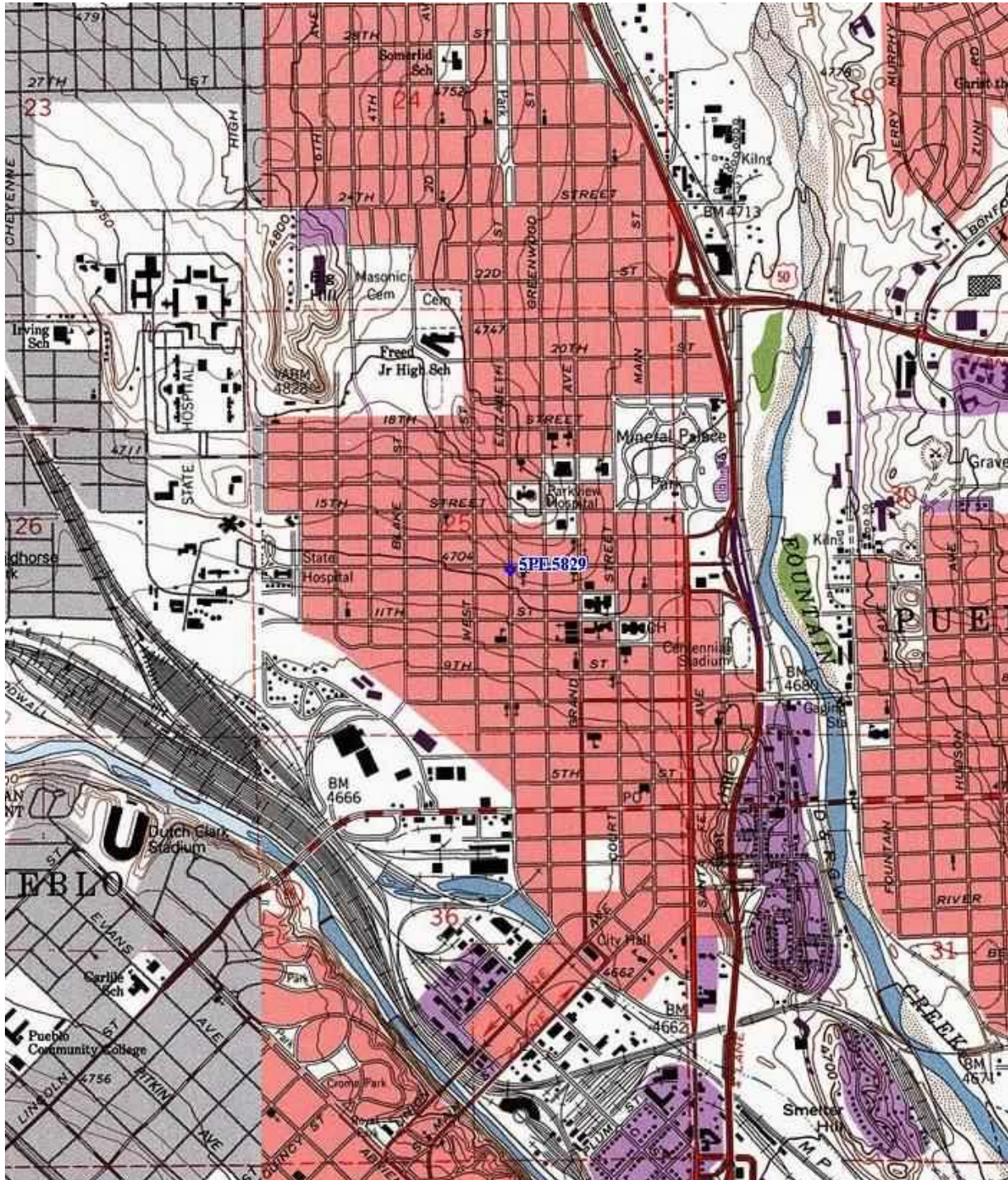
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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