

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	SEP 18 1979
DATE ENTERED	OCT 15 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Newman Block

AND/OR COMMON

Newman Building, Kiva Building

LOCATION

STREET & NUMBER

801 - 813 Main Avenue

__ NOT FOR PUBLICATION

CITY, TOWN

Durango

__ VICINITY OF

3

CONGRESSIONAL DISTRICT

STATE

Colorado

CODE

08

COUNTY

La Plata

CODE

067

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(s)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

CO-JAC, A Partnership

STREET & NUMBER

556 Main Avenue

CITY, TOWN

Durango

__ VICINITY OF

STATE

Colorado 81301

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

La Plata County Assessor (Indexed by Legal Description)

STREET & NUMBER

1060 E. Second Avenue

CITY, TOWN

Durango

STATE

Colorado 81301

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (33/04/0026)

DATE

Ongoing

__ FEDERAL STATE __ COUNTY __ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located in the busy 800 block of Main Street in downtown Durango, the Newman Building is a single, semi-detached structure rectangular in shape, three stories in height, and designed in the Richardsonian Romanesque style of architecture. The primary building materials are brick and sandstone. The main or east facade has six bays, those at the street level forming a late nineteenth century commercial front, those at the upper levels forming narrow windows. The south facade has five bays at the street level and twelve on each of the two stories above. The roof is flat.

The secondary features give the structure its characteristic style. The walls rise from a full basement and create a visual delight as courses of heavy, squared rubble alternate with narrow stringcourses. This treatment deemphasizes the height of the building, and with the vigorous texture of the masonry and other ornamentation, combines to bring life to what might otherwise be a static structure. Entry occurs through doors in the east and south facades. For the most part the windows are two-sashed and double-hung. The fenestration on the first and third floors has radiating sandstone voussoirs. The fenestration in the second story is rectangular, a narrow sandstone stringcourse marking off the transoms and a block of heavy rubble forming the lintel above; a sandstone entablature runs across the south and east facades forming the sills. At the roof line the building has an attractive cornice and is crowned by a decorative parapet. On the south facade are two trophy-like ornaments beneath which are two large brackets extending down from the cornice to provide a frame for a block which is lettered NEWMAN BLOCK. And finally, on the southeast corner of the building is a great spire which supports a flagpole.

Part of the interior retains its original fabric; part has been altered in the passage of time. The interior structure is basically of wood joist bearing from exterior masonry to a column and beam system starting from the main floor level up through the roof structure. A system of masonry stacked vaults extends up from the basement level to the third floor. Much of the wood used is Chicago pine and red oak. Much of the original equipment has been refurbished, including all the transom apparatus and the brass fire equipment. The oak banisters and staircases have also been refinished, and the original wainscoting of pine wood has been carefully painted. The two skylights capping the third floor create a flood of light in the upper story, and the recent repair of the equipment necessary for their opening has made them completely functional once again. During restoration in 1978 the owners made every effort to return the building to the glory it had known in the 1890s.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
—PREHISTORIC	—ARCHEOLOGY-PREHISTORIC	—COMMUNITY PLANNING	—LANDSCAPE ARCHITECTURE	—RELIGION	
—1400-1499	—ARCHEOLOGY-HISTORIC	—CONSERVATION	—LAW	—SCIENCE	
—1500-1599	—AGRICULTURE	—ECONOMICS	—LITERATURE	—SCULPTURE	
—1600-1699	X ARCHITECTURE	—EDUCATION	—MILITARY	—SOCIAL/HUMANITARIAN	
—1700-1799	—ART	—ENGINEERING	—MUSIC	—THEATER	
X 1800-1899	X COMMERCE	—EXPLORATION/SETTLEMENT	—PHILOSOPHY	—TRANSPORTATION	
—1900-	—COMMUNICATIONS	—INDUSTRY	—POLITICS/GOVERNMENT	—OTHER (SPECIFY)	
		—INVENTION			

SPECIFIC DATES ca. 1891 - present BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE

The Newman Block is significant for its association with Charles Newman, an important businessman and politician in southwestern Colorado, and for its architectural features which reflect the adaptation of Richardsonian Romanesque ideas to Durango. The structure itself has played an important role in the commercial development of the region.

Charles Newman's ties to southwestern Colorado ran far deeper than the construction of the building that bears his name. He arrived in Colorado in 1873 and with two partners founded a drug business called Newman, Chestnut and Stephens, which eventually opened stores in Silverton, Alamosa, Animas City, Durango, and in Chama, New Mexico. Newman was also interested in mining and in the late 1870s located the Swansea mine near Rico, Colorado. In 1878, however, Newman became a pioneer settler in Durango, a town founded that year largely because the site was surrounded by mines, coal beds, lime rock, and iron ore, all of which made it an ideal commercial center for the San Juan region. Durango prospered and so did Newman. He became politically active, served in the state senate, and commissioned the construction of what became the Newman Block. Ironically, he opened the building in 1893, the year that saw the silver crash which destroyed the prosperity of many mines.

Despite the impending economic problems, the Newman Block was to have a successful future. The first primary tenant was the Smelter National Bank, which celebrated its grand opening on February 1, 1893. Though thought to be unassailably strong, the plunge in silver prices crippled the bank, but it struggled along through at least one reorganization until it failed in 1897, another year of financial crisis. Later the Durango Trust opened offices in the Newman Block. After the Great Depression, Twentieth Century Fox purchased the structure, opened the Kiva Theatre, and rented a small corner to a druggist. Eventually, the building was sold to the present owners who began a major, but sensitive restoration.

From an architectural perspective the Newman Block is unique as the only structure in Durango done in the Richardsonian Romanesque style of architecture. Who designed the building is unknown, but it seems likely that Newman commissioned an architect in a larger city, most likely Denver, where men like Frank E. Edbrooke and William Lang were designing red sandstone buildings in this particular style. All that is known beyond this is that the builders used Dolores sandstone obtained at Ramsey's quarry.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Mines and Mining Men of Colorado, Denver: Canfield, John G., 1893.

Durango Herald and Solid Muldoon, Durango, Colorado, January 1, 1893.

King, George and Associates, Architects. A Renovation of the Newman Building, Durango, Colorado, n.d.

10 GEOGRAPHICAL DATA

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 0.11

QUADRANGLE NAME Durango West, Colorado

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1 3	2 4 4 5 8 0	4 1 2 8 7 9 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies City Lots 1 and 2 of Block 50, City of Durango and is roughly 50 by 100 feet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Kerry Coy, Secretary; Gary Hammons, General Manager; Shirley Ann Sheets & Robert Newman Sheets, Consultants

ORGANIZATION CO-JAC DATE May 16, 1979

STREET & NUMBER 556 Main Avenue TELEPHONE (303) 259-0531

CITY OR TOWN Durango STATE Colorado 81301

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *William C. Johnson* DATE August 30, 1979

TITLE State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

John A. Skell DATE 10-15-79

KEEPER OF THE NATIONAL REGISTER

ATTEST: *William H. Bratton* DATE 10-10-79

CHIEF OF REGISTRATION