

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.517.16 | Parcel number(s): | |
| 2. Temporary resource number: | 016 | | 525319011 |
| 3. County: | Pueblo | | |
| 4. City: | Pueblo | | |
| 5. Historic building name: | Overton-King House; McLagan, George, House; Pressey, Sumner W., House | | |
| 6. Current building name: | Meganity, Gail W., Apartments | | |
| 7. Building address: | 713 W 11th Street | | |
| 8. Owner name: | Gail W. Megenity | | |
| Owner organization: | | | |
| Owner address: | 1404 N Chuckwagon Ln
Pueblo West, CO 81007 | | |

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **SE 1/4** of **NE 1/4** of **SW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533553** Northing: **4236426**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 11 and 12; Block 1**
Addition: **Craig's Addition** Year of addition: **1871**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,652 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Chimney
Porch
Tower
Roof Treatment/Finial
21. General architectural description:
Oriented to the south, this house rests on a foundation of rough-faced, white-painted, random sandstone ashlar, with 2-light, wood-frame hopper basement windows. A watertable of dressed, pink sandstone separates the foundation from the exterior walls. A concrete stairwell along the north end of the east elevation provides access to a basement apartment. A structure comprised of translucent, fiberglass walls and an arched, rolled-asphalt-covered roof, protects the stairwell. A red, pressed brick veneer, with thin mortar, clads the exterior walls. Belt courses protrude at levels corresponding to the sills and lintels of the windows. The bricks in a string course corresponding to the lintels are set at an angle. White-painted stucco covers two additions constructed across the rear (north) elevations. The eastern addition is a single story and features a shed roof. The front-gabled western addition is two-stories high. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. Windows piercing the upper half-story level of the octagonal tower on the southwest corner feature 15-light upper sashes. Most windows piercing the brick portions of the house feature sandstone sills and lintels. However, some windows, particularly those opening on the north end of the brick portion of the west elevation, have flat arches above them. Dominating the first story of the front (south) façade is a large, round-arch window. The archivolt,

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constructed of pink, sandstone blocks, features a bottom edge carved to resemble a braided vine. Carvings of azaleas grace the springers. A small, 1-beside-1-light, sliding-sash window, with an aluminum frame, appears in a front-gabled dormer emerging from the south-slope of a gabled-roof form near the north end of the brick portion of the west elevation. A broad, hipped-roof porch spans the entire front (south) façade and wraps around the southeast corner, nearly spanning the entire east elevation as well. This porch features a wood floor and beadboard ceiling. The supports are white-painted, wood, Tuscan columns. Between them is a white-painted, wood balustrade. A dentiled cornice protrudes from beneath the boxed eaves of the porch. The porch is approached on the east end of its south side via wood steps. Above the steps, a pediment protrudes from the porch roof, supported on each side by paired columns. The main entrance is actually located on the north end of the brick portion of the east elevation. It features a 2-panel, 1-light, glass-in-wood-frame door, opening behind an aluminum-frame storm door. Above the doorway is a single-light transom. The door and transom frame are constructed of quarter-sawn oak. Two more doorways are located on the rear (north) elevation of the western addition. Both doors are white painted. The eastern door has four panels, while the western door is constructed of vertical planks. Front-gabled structures protruding from the center of the south- and east-facing slopes of the main, hipped roof, are essentially wall dormers. Each is faced in alternating blocks of dressed sandstone. Marking the junction of the dormer and the second-story lintels are sandstone blocks carved with oak or acanthus leaves. Both of these dormers feature sandstone gable projections. Gray, interlocking asphalt shingles cover all roof surfaces. White-painted wood fascia and soffit box the eaves. A tall, red brick chimney emerges from the southwest corner, behind the tower.

22. Architectural style: **Late Victorian**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. A grass strip separates the pink sandstone sidewalk from the street. This property is located on the north side of West 11th Street, an east-west-oriented thoroughfare. It is situated between 705 West 11th Street, to the east, and 715 West 11th Street, to the west. A generous planted grass yard surrounds the house. Hedges delimit the east and south side of the property, while a wrought-iron fence lines the west side. A gravel parking area is located behind (north) of the house, accessed via an east-west-oriented alley. A dome-shaped oven or incinerator is located at the north edge of property.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

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

27. Builder: **Andrew J. Overton**
Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

28. Original Owner: **Andrew J. Overton**
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 records and other sources, this house was constructed around 1900. An analysis of the form, style, and materials corroborates this date. Two notable additions protrude from the rear (north) elevation. The western addition appears to date to the 1930s, when the owner converted this house into apartments. The eastern addition appears to date to the 1940s. A photograph from a 1981 survey reveals that the façade of this building has not been altered since that time.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

Pueblo North Side Neighborhood Survey

Sorted by Resource Number

Historitecture, L.L.C. * PO Box 419

Estes Park, CO 80517-0419 * (970) 586-1165

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31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Residence, Apartment**
35. Historical background:

This house appears to have been constructed just prior to 1900 by Andrew J. Overton, an early Pueblo real estate developer and contractor (as well as an ice dealer and prospector). The first resident was Hosea B. King and his family, who rented the house. King was president and general manager of the H.B. King Commission Company, a wholesale grocer and supplier, and vice-president of the Spanish Peaks Coal Company. King was born in October 1858 in Iowa. His wife, Myra B. King, was also born in Iowa, in August 1865. They were married around 1884 and had two daughters, Ethel B. and Jessie B. King. The Kings shared this house with a number of individuals, including Joseph M. and Susan V. Douglas, Myra King's parents, and her brother, Ebenezer E. Joseph. The Kings hosted two boarders, Bertha Bramard and Nellie L. Hill, as well as a domestic servant, Hilda (or Tilda) Garlatson.

Prior to 1909, George McLagan, president of the Bank of Commerce, purchased the house as his residence. He was born around 1860 in Minnesota. His wife, Wood McLagan, was born in Texas around 1863. They had a daughter, Hazel. The family resided here with two live-in domestic servants, Justine Brosky and Alexander Robinson.

Around 1919, Sumner W. Pressey purchased the house and resided here with his wife, Lula, and sons Wadsworth, Charles, and Richard. Sumner was born in New Hampshire in 1884. He attended Cañon City High School and graduated in 1905 from Washburn University in Topeka, Kansas, where he was captain of both the baseball and track teams. He immediately moved to Pueblo where, in 1906, he established the Pressey Fruit and Produce Wholesale Company, which operated until 1930. In the wake of Pueblo's devastating 1921 flood, the governor commissioned Pressey to direct cleanup and rescue operations until National Guard officers arrived from Denver. From 1930 until 1946, he was a private operator in the oil drilling industry. Then, in 1946, he established S.W. Pressey and Son, Inc., a firm that distributed oil-drilling equipment. Pressey was a member of the committee that organized the Pueblo Chamber of Commerce. He held prominent leadership roles in a number of civic and fraternal organizations, including the Rotary, Masons, Shriners, Rose Croix, and DeMolay. He was a member of First Baptist Church. The Pressey family resided here until just prior to 1930. They later moved to 2830 High Street. Sumner Pressey died on January 27, 1964.

The Presseys appear to have been the last single family to occupy the home. Like many of the large houses in this neighborhood during the Great Depression, a subsequent owner divided the building into apartments. By 1935, it had gained the name Azalea Apartments. The owner from around 1940 through 1955 was Charles F. Adcox, who resided in one of the units with his wife, Susie E. Adcox. Charles came to Pueblo in 1915. He was owner of Triangle Auto Electric. Charles and Susie had one son, Charles E. Adcox, and were members of Park Hill Baptist Church. The Adcoxes remained here until they sold the building in 1956. Charles died on September 8, 1980, and Susie on June 3, 1987.

Purchasing the property was Allen Bright, who owned it until 1974, when Gail W. Megenity bought it. She continues to own the property and operate it as an apartment building.

36. Sources of information:

"Charlie F. Adcox" [obituary]. Pueblo Star-Journal, 10 September 1980, p. 10B.

"Susie E. Adcox" [obituary]. Pueblo Chieftain, 4 June 1987, p. 6D.

"S.W. Pressey, 80, Succumbs; Civic and Business Leader." Pueblo Chieftain, 29 January 1964, p. 6B.

"Pressey (Sumner W.)" [obituary]. Pueblo Chieftain, 29 January 1964, p. 6B.

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

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

U.S. Census of 1880. Pueblo, Pueblo, Colorado; Roll: T9_92; Family History Film: 1254092; Page: 250.2000; Enumeration District: 93; Image: 0507.

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U.S. Census of 1900. Pueblo, Pueblo, Colorado; Roll: T623 128; Page: 5A; Enumeration District: 97.

U.S. Census of 1900. Pueblo, Pueblo, Colorado; Roll: T623 128; Page: 8B; Enumeration District: 93.

U.S. Census of 1910. Precinct 4, Pueblo, Colorado; Roll: T624_124; Page: 8B; Enumeration District: 156; Image: 689.

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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: **Social History**
Architecture
40. Period of Significance: **Social History, ca. 1900-ca.1930; Architecture, ca. 1900**
41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under National Register Criterion A (Pueblo Local Landmark Criterion 1A--history) for its association with the development of Pueblo's North Side Neighborhood, reflecting a period when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. The house represents the rise of an influential merchant-entrepreneur class that chose to reside in this neighborhood. The building housed several prominent Pueblo families: the Kings, McLagans, and Presseys. Moreover, it reflects the Great Depression-era, when economic constraints forced many owners of large houses in this neighborhood to convert them into apartments. The house is significant under National Register Criterion C (Local Landmark Criterion 2a--architecture) as an intact example of a late Victorian-era style. Character-defining features include a multi-gabled roof, asymmetrical massing, brick and stone ornamentation, a wraparound porch, a short tower, and classical details (such as Doric columns and a dentiled cornice). It is also unusual that a house of this size and architectural sophistication, a showpiece of the period, occupied a mid-block parcel rather than a corner lot. The property is also significant under Local Landmark Criterion 2a (important individuals) for its association with three prominent Pueblo businessmen and entrepreneurs, Hosea B. King, George McLagan, and Sumner W. Pressey. The levels of architectural and historical significance, combined with physical integrity, are 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, and as a City of Pueblo Landmark. It is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, the building on this property 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. Extensive additions have been made to the rear (north) elevation of this house. However, these additions are isolated solely to the rear of the building and do not impact the character-defining features of the original building; they are nearly invisible when viewed from West 13th Street. As well, the additions themselves were constructed within the period of significance and help express the changes this building underwent as a result of the economic realities of the Great Depression.

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): 11thstw713
- 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): **04/28/05**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, L.L.C.**
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

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53. Phone number(s): **(970) 586-1165**

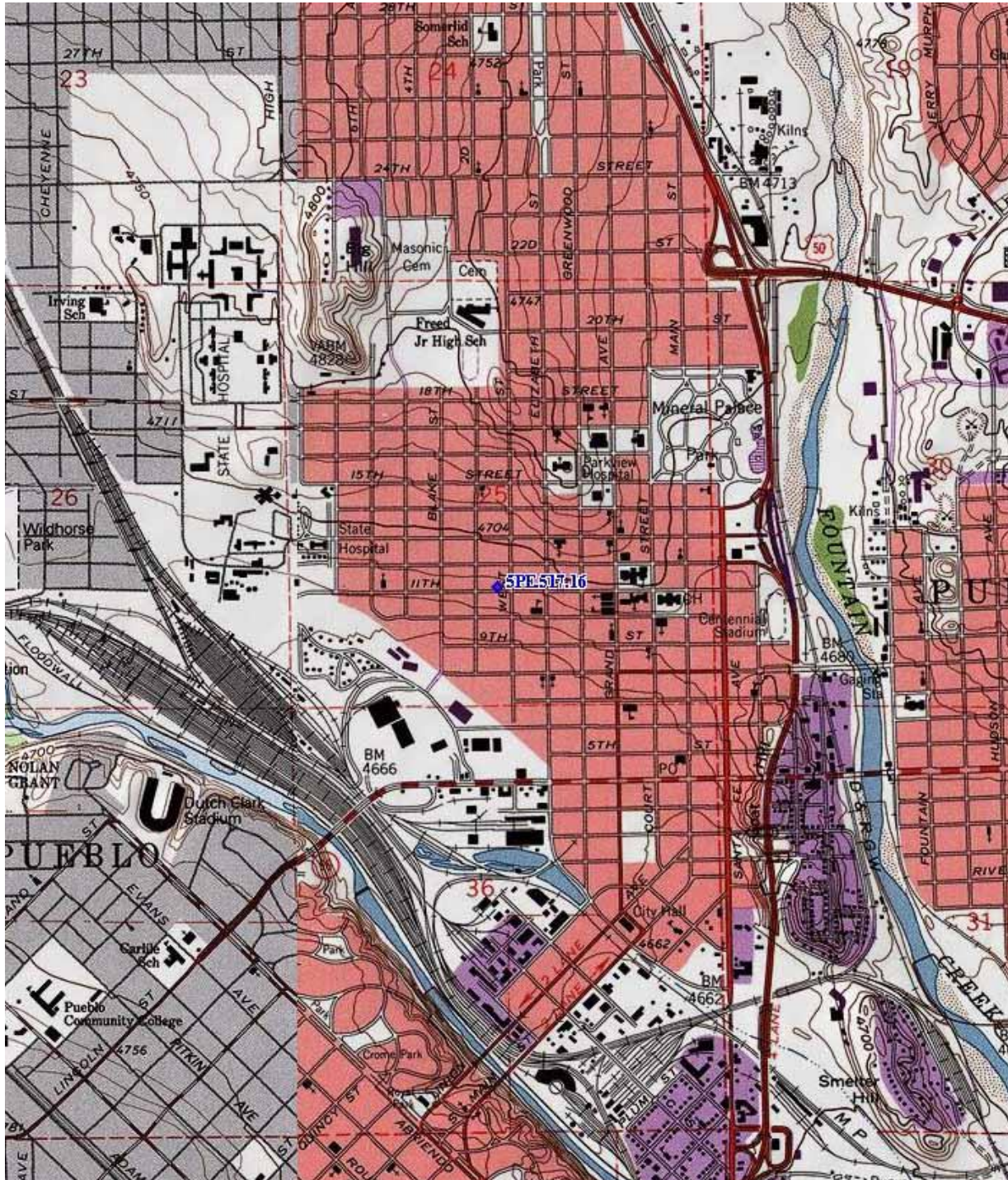
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SITE SKETCH MAP



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LOCATION MAP



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