

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.5635** Parcel number(s):
- 2. Temporary resource number: **525411010**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Meigs, Dwight C., House**
- 6. Current building name: **Kilpatrick, Yvonne Kaa, House**
- 7. Building address: **409 W 13th Street**
- 8. Owner name: **Yvonne Kaa Kilpatrick**
- Owner organization:
- Owner address: **409 W 13th St**
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 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 **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533930** Northing: **4236641**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 12: Block 25**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,062 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Horizontal Siding
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
Balcony
Chimney
Porch
Ornamentation/Decorative Shingles
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar. A red, pressed-brick veneer, with thin, red mortar, clads the exterior walls. False half-timbering, over horizontal wood siding, covers the south-facing gable. A large, 2-story canted bay protrudes beneath its own gabled roof from near the center of the east elevation. An engaged hearth and chimney consume the easternmost portion of the bay. Covering the gable over the bay are lavender-painted, variegated wood shingles. Enormous brackets, framing a sunburst pattern, rest on hung sandstone ledges and support the gable over the canted portions of the bay. Windows are generally 1-over-1-light, double-hung sash, with lavender-painted wood frames. They generally open between rough-faced, pink sandstone sills and flat arches. Windows in either face of the southeast-facing corner have corbelled cornices above them. A shed-roofed porch spans much of the front (south) façade. It features simple, white-painted, square supports with yellow-painted latticework friezes between them. A pediment protrudes above the porch roof on its western side. A yellow-painted sunburst pattern covers the face of the

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pediment. At its bottom corners are heavy, yellow-painted scrolled brackets. Approaching the porch, beneath the pediment, are 3 concrete steps. The principal doorway opens on the west side of the asymmetrical facade. It is a paneled, 1-light, glass-in-wood-frame door, painted white. It opens behind a white-painted, wood-frame storm door. A stained-glass transom is above the door. Another doorway opens above this one, in the second story. It provides access to a small, covered balcony above the porch. This balcony features a smaller pediment on turned, lavender-painted supports. It has a kneewall covered in variegated, purple-painted wood shingles. An integral porch within the northwest corner has been enclosed with white, horizontal, wooden composition siding. A 3-panel, 4-light, glass-in-wood-frame door opens on the porch's north elevation. An identical door opens on the east end of the rear (north) elevation. Gray, interlocking asphalt shingles cover the main, gable-on-hip roof and all other porch roofs. Lavender-painted wood soffit and purple-painted wood fascia, with projecting cornice, box the eaves.

22. Architectural style: **Late Victorian/Edwardian**

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. Most of the houses here have an unusually shallow setback from West 13th Street, the busy, principal east-west thoroughfare through this area. This property is situated on the north side of West 13th Street, between 405-407 West 13th Street to the east and 411 West 13th Street to the west. A planted-grass yard, with mature landscaping, surrounds the house. Encircling the backyard is a wood privacy fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the northeast corner of the property. Oriented to the north, the building rests on a concrete slab. Brown-red-painted, horizontal wood siding clads the exterior walls. Dominating the front (north) façade is a 16-panel, steel, overhead-retractable garage door, painted white. Gray-green asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:

Source of Information: **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.**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Dwight C. Meigs**

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 1900. However it appears on an 1893 Sanborn map. This house has not been significantly altered since its construction. The garage is of recent vintage, constructed after the period of significance (after 1955).

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Single Dwelling**

33. Current use(s): **Single Dwelling**

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Single Dwelling

34. Site type(s): **residence**

35. Historical background:

The first owner and resident of this house, completed around 1890, was Dwight C. Meigs, assistant cashier for the Pueblo Savings Bank. He resided here with sisters Isabelle and Anna S. Meigs. Sometime after 1914, Dwight Meigs moved to Denver. At that time, Anna and Isabelle moved to 215 West 11th Street. In 1919 the resident was M. W. Whitlow. Living here in 1925 was L.J. Nathan.

Around 1930, James Haller Risley purchased this property and resided here. He served as superintendent of Pueblo County School District No. 1 for a quarter of a century. Risley retired in 1946 and, shortly before that, moved to 314 West 18th Street. With his wife, Anna, James Risley had two daughters, Kathryn McCafferty and Virginia Bagnall. He died in February 1953.

Around 1950, Norman A. Miller purchased this lot and resided in the house. He remained here through at least 1960. Amelia Naomi Sears purchased the property in 1981, selling it to Catherine A. Bevans in 1986. Less than a year later, Bevans sold it to William R. Potestio. In 1989, Kenneth F. Greensweight purchased the property from the Otero Savings and Loan Association. Janet Greensweight sold the house and lot to Yvonne Kaa Kilpatrick, the current owner and resident, in 1996.

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.

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.

"Risley (James Haller)" [obituary]. Pueblo Chieftain, 3 February 1953, p. 3.

"Meigs (Isabelle)" [obituary]. Pueblo Chieftain, 29 February 1928, p. 4.

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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: **Architecture**40. Period of Significance: **ca. 1890**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. It is also associated with Pueblo's professional middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Edwardian 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 or the Colorado State Register of Historic Properties. However, because of its high integrity, it should be considered individually eligible 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 1890, this house exhibits a high 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. This house has not been significantly altered since its construction. The building retains sufficient physical integrity to convey its 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): 13thstw409
 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): **06/21/05**
 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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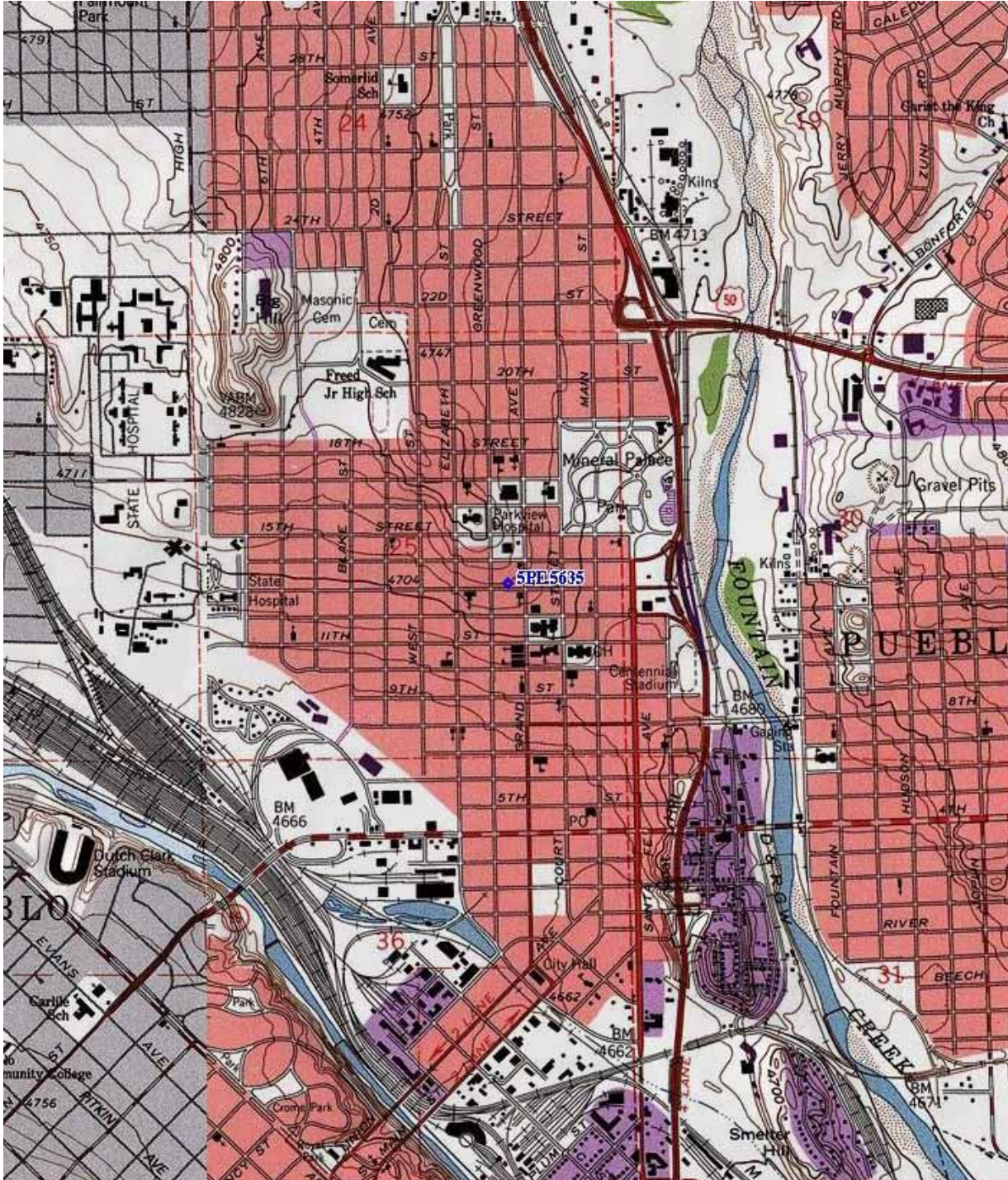
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SITE SKETCH MAP



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LOCATION MAP



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