

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.5677**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Day-Preston House**
- 6. Current building name: **Hill, Jo Anne E., House**
- 7. Building address: **426 W 14th Street**
- 8. Owner name: **Jo Anne E. Hill**
- Owner organization:
- Owner address: **426 W 14th St**  
**Pueblo, CO 81003**

Parcel number(s):

**525411006**

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**  
**NE 1/4** of **NE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533891** Northing: **4236713**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 8: 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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,524 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Chimney**  
**Porch**  
**Window/Glass Block**
21. General architectural description:  
**Oriented to the north, this house rests on a concrete foundation, almost entirely obscured behind light-green-painted stucco. Basement windows have been filled in with glass blocks. A concrete stairwell approaches the basement west of center on the rear (south) elevation. It is enclosed with sheets of corrugated metal. The same light-green stucco clads the exterior walls. Windows are generally 8-light casement, with white-painted wood frames and thin surrounds. They generally appear in bands. Most other windows are 6-over-6-light, double-hung sash, with white-painted wood frames. Opening in the gables are 1-beside-1-light, sliding-sash windows, with aluminum frames. The window in the north-facing gable has a round-arch transom. Beneath this window is a large, single-light picture window. Surrounding these two windows are decorative wrought-iron surrounds in a grape-vine motif. A 1-over-1-light window, with white vinyl frames, opens in the west elevation of a front-gabled bay protruding from the east end of the front (north) façade. A small, round-arch, fixed-frame window opens on the east end of the façade. The principal doorway opens just west of this window, beneath a round arch. It hosts a white-painted, vertical plank door, with a single light, opening behind an aluminum-frame storm door. Approaching it is a two-step brick stoop. Another doorway opens west of center in the rear (south) elevation. It hosts a 3-panel, 4-light, glass-in-wood-frame door, painted white, opening behind an aluminum-frame storm door. Approaching it is a 6-step concrete stoop, with pipe railing. A front-gabled hood, on knee**

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brackets, shelters the gable. Gray asphalt shingles cover the cross-gabled roof and the shaped rafter ends are exposed. A front-gabled dormer protrudes from the west-facing slope. An engaged, red-brick hearth and chimney protrudes from the north end of the east elevation.

22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**

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 a mixture of small and large, one- to three-story houses and commercial buildings, with some residential and medical-related buildings towering many stories above the rest of the landscape. Setbacks from West 14th Street are generally the same on this block. Directly north across West 14th Street from this property is the Rosemount Mansion, one of the largest houses in Colorado. This property is situated on the southeast corner of West 14th Street and North Greenwood Street. Grass covers the strip separating the pink sandstone sidewalk from the streets. A planted-grass yard, with mature landscaping, covers the property. Enclosing the back yard is a chain-link fence.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the southwest corner of the property, fronting North Greenwood Avenue. Oriented to the west, this building rests on a concrete slab. Light-green stucco clads the exterior walls. Dominating the front (west) elevation is a steel, 16-panel, overhead-retractable garage door, painted white. Gray asphalt shingles cover the front-gabled roof, and light-green-painted wood fascia and soffit box the eaves.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1942**

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Everett H. Day**

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 1942. An analysis of the style, materials, and historical records corroborates this date. According to an 1893 Sanborn map, this lot originally hosted another dwelling, also addressed as 426 West 14th Street. While this building has had no notable additions, the stucco wall cladding is not original and several windows have been replaced. These modifications were most likely made after 1970.**

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**

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

35. Historical background:

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This house was constructed in 1942 on the site of a previous dwelling, dating to before 1893. The first owner and resident of this newer house was prominent Pueblo merchant Everett H. "Daisy" Day and his wife, Alice Day. Everett Day was born in Stanton, Kansas, on September 13, 1874. He attended a business school in Lawrence, Kansas, working in retail establishments there until moving briefly to Idaho. Day then moved back to Linden, Kansas, and, later, to Pueblo, where he joined the staff of the legendary Crews-Beggs Dry Goods Company as vice president and advertising manager.

In 1912, he and A.C. Jones, also of the Crews-Beggs Dry Goods Company, decided to open their own store. They initially purchased the former B&O Dry Goods Company, located at Second and Main. They remained there until 1914, when Day-Jones opened one of the finest department stores in Colorado in the Opera Block, at the corner of 4th and Main. It consisted of 2 floors and a basement full of merchandise. Unfortunately the flood of June 1921 severely damaged the store, and the Opera House block fire of February 28, 1922, destroyed what remained of the business.

Undaunted, Day-Jones reopened at 109 West 3rd Street, later moving to the 100 block of West 4th Street. With completion of the Colorado Building in 1925, Day-Jones opened a new specialty store, with Everett Day operating the basement men's clothing department and A.C. Jones overseeing the first floor women's department. In 1951, the store moved again, to 508 North Main Street. At that time, A.C. Jones retired. Everett Day sold his interests in the business in 1954, at which time he joined his son, Max Day, in acquiring the Blue Star Finance Company. They operated the business as the Max Day Agency, located at 710 West 4th Street.

Everett Day was also an accomplished sportsman—a particularly adept fisherman. He was a championship golfer and won many trophies for his skill at trap and skeet shooting.

On November 18, 1896, Everett Day married Alice Sharp at Paoli, Kansas. Max Day was their only child. Following Alice Day's death on August 23, 1946, Everett, who himself was in failing health, moved in with his son, at 320 Carlisle. At about 5 a.m., on Sunday, August 21, 1955, Everett Day committed suicide.

Purchasing this house in 1946 was Pueblo attorney James William Preston, who remained here until his death 2 decades later. He was born on March 1, 1876, at Nepeanee, Ontario, Canada. His father, D.H. Preston was King's Counsel in the Dominion. He graduated from the University of Toronto in 1896, thereafter practicing law with his father and John M. Waldron in Denver. He was admitted to the Colorado bar in August 1899 and, until 1902, was associated with the firm of Waldron & Devine. He then joined the firm of Devine & Dubbs in Pueblo, where he was made a full partner. The firm changed its name to Devine, Dubbs & Preston and, later, to Devine, Preston & Peterson.

James Preston specialized in corporate law, serving as regional attorney for the Missouri Pacific Railroad. He served on the boards of directors of the Southern Colorado Power Company and the American Crystal Sugar Company.

On June 5, 1909, James Preston married Edith L. Forbush, of Massachusetts. They had three children, James F. Preston, David A. Preston, and Catherine J Parkins. The elder James Preston died on June 14, 1966.

Norma and A.P. Dantz, and Ruby D. Fletcher purchased this property in 1969, selling it to Terry Niccoli and K.L. Palica in 1981. Euphrates and Jo Anne E. Hill purchased the house and lot from the Foster Mortgage Corporation in 1985. Jo Anne Hill continues to reside here.

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.

"E.H. Day, Retired Merchant, Dies Sunday At Home Of Son." Pueblo Chieftain, 22 August 1955, p. 1.

"Preston (James William)" [obituary]. Pueblo Chieftain, 15 June 1966, p. 6B.

"James William Preston" In Colorado and Its People: A Narrative and Topical History of the Centennial State, vol. III, L.R. Hafen, 188. New York, Lewis Historical Publishing Co., 1948.

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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: **1942**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 mid-20th-century development of Pueblo's North Side Neighborhood, when small houses such as this one filled many of the remaining lots. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the English-Norman Cottage style. However, the levels of architectural and historical significance 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 in 1942, this house 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. The stucco cladding has concealed character-defining features while the replaced windows have removed features or introduced unhistorical elements. Nonetheless, the building retains its basic form and other character-defining features. 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

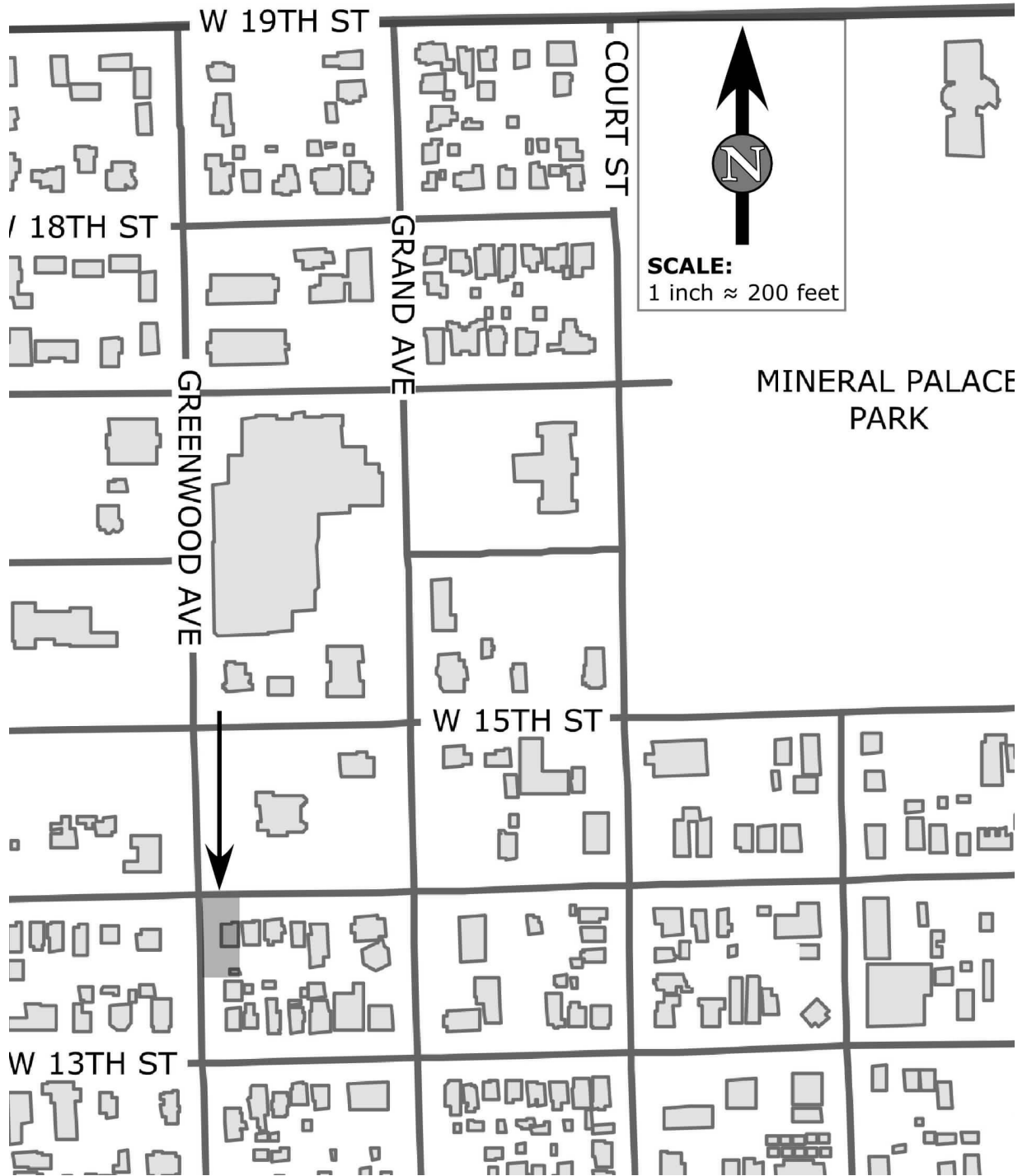
## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): 14thstw426**
- 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): **07/12/05**
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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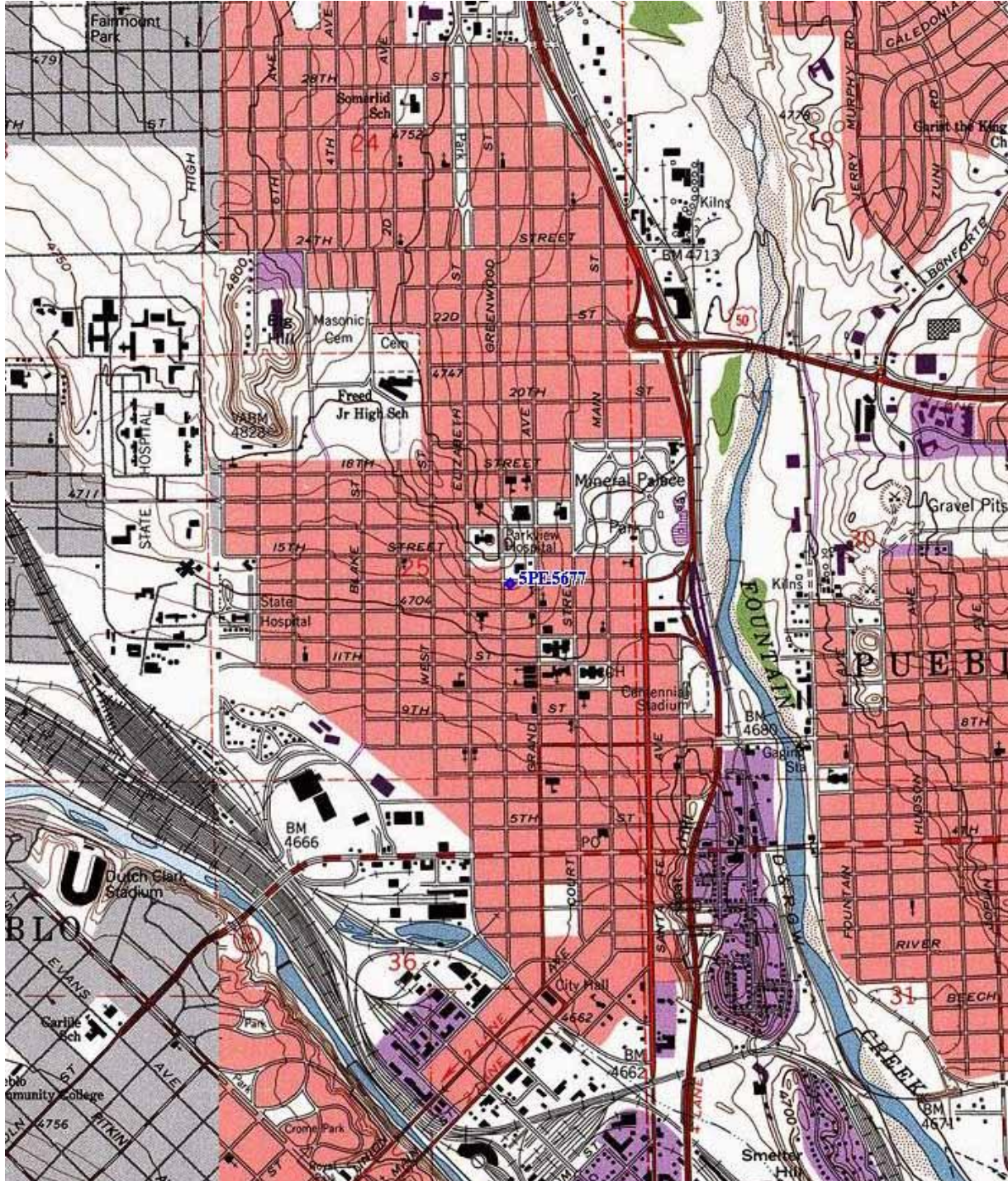
#### SITE SKETCH MAP





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## LOCATION MAP



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