

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_\_ Determined Eligible- NR
  - \_\_\_\_\_ Determined Not Eligible- NR
  - \_\_\_\_\_ Determined Eligible- SR
  - \_\_\_\_\_ Determined Not Eligible- SR
  - \_\_\_\_\_ Need Data
  - \_\_\_\_\_ Contributes to eligible NR District
  - \_\_\_\_\_ Noncontributing to eligible NR District



**I. IDENTIFICATION**

- 1. Resource number: **5PE.4977** Parcel number: **1501425001**
- 2. Temporary resource number: **1129Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Zaitz House**
- 6. Current building name: **Lehew-Zaitz House**
- 7. Building address: **1129 Eilers Avenue**
- 8. Owner name: **Joann Lehew & Richard Zaitz**
- Owner organization:
- Owner address: **1129 Eilers Avenue  
Pueblo, CO 81006-1007**

- |   |  |  |                                     |  |
|---|--|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment:        | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment:        | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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**II. GEOGRAPHIC INFORMATION**

9. P.M.: **6th** Township: **21S** Range: **65W**  
C 1/4 NE 1/4 SE 1/4 SE 1/4 of section 1
10. UTM Reference Zone: **13**  
Easting: **534298** Northing: **4233071**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**  
Year: **1994**
12. Lot(s): **Lots 1 and 2, Block 2**  
Addition: **Cyril Zupan** Year of addition: **1943**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- Metes and bounds exist

**III. ARCHITECTURAL DESCRIPTION**

14. Building Plan (footprint, shape): **Square Plan**  
Other building plan descriptions:
15. Dimensions in feet: **994 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**Oriented to the east, this one-story Ranch home features a square plan and rests on a concrete foundation. The home is faced in red brick with a three-course decorative element in blonde brick running in centered bands above the concrete foundation. All of the trim is wood, painted white. The cross-gabled roof has slightly overhanging eaves and is covered in asphalt composition shingles.**

**The primary entry is centered on the façade within the recessed front porch near the intersection of the side- and front-gabled portions of the house. The concrete porch is reached via three concrete steps centered on the façade. Both the porch surface and steps are painted dark green with its concrete foundation painted white. The porch features black wrought iron railings and a corner support. The inside front door appears to be stained wood with an oval fixed pane window centered in the upper portion of the door. The white (wooden or metal) storm door has a twelve-light opening at the top and a paneled kickplate near the bottom. There is a porch light south of the front door. A square picture window**

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appears further to the south on the façade. This opening is centered on the façade between the primary entry and the southeast corner of the house. There are two white metal drainpipes, one at the southeast corner of the house and the other on the southeast corner of the front-gabled bay at the northeast corner of the facade. This part of the home features a pair of centered double-hung windows with a brick sill. The house number "1129" appears on the fascia board above the front steps.

The north elevation of the home, along Agram Avenue, features three windows. All of them are rectangular, double-hung. The middle opening, nearly centered on this side of the house, is slightly smaller than the two flanking windows. There are three aluminum slider windows along the foundation, offering light into the full basement. A small louvered vent, painted white with a light brick sill, appears in the gable peak. There are metal downspouts painted white at both the northeast and northwest corners of the house.

The south elevation has two rectangular window openings. The one nearer the rear of the house is vertically oriented and double-hung. Near the southeast corner of the house there is a pair of double-hung windows. A square air conditioning unit obscures the lower portion of this window unit. A small louvered vent, like the one on the north elevation, also appears in the gable peak on this side of the house.

The west (rear) elevation of the home has a centered secondary entry located under a shed roof supported by oversized wooden brackets. A security light is located immediately above this door. The interior wooden door has six panels and is painted white. The white (wood or metal) storm door has a combination opening. The entry is reached via a simple concrete stoop painted green. Windows flank the rear entry. To the north there is a rectangular, vertical, double-hung opening. South of the door there is a pair of rectangular, double-hung windows. There is a utility meter north of the back door and electrical lines run from the top of this meter to the pole at the rear of the site along the alley. Two aluminum slider windows appear within the concrete foundation. The home has a short brick chimney.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is situated on a rectangular lot located at the northwest corner of Eilers and Agram avenues. A centered, paved sidewalk leads from Eilers Avenue to the front door of the house and continues around the southeast corner of the residence toward the back yard. The site features grass lawns in the front and rear. There is access to a paved slab at the rear of the home along Agram Avenue. The property is sited on a lot with an elevation of approximately 4761 feet above mean sea level.

24. Associated building, features or objects:

Shed

A small, square, north-facing shed is located along the alley near the southwest corner of the lot. The accessory building has tan, likely vinyl, siding and a front-gabled roof. Two dark brown doors are centered on the shed's façade. A louvered vent appears in the gable face.

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1953**  Actual  Estimate

Source of Information: **Pueblo County Assessor (online)**

26. Architect: **None**

Source of Information: **Oral interview with original owner**

27. Builder: **Joe Tezak**

Source of Information: **Oral interview with original owner**

28. Original Owner: **Anne E. and Frank L. Zaitz**

Source of Information: **Pueblo County Assessor (online)**

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29. Construction history:

According to Pueblo County assessor records, this building was constructed in 1953. An analysis of the style, building materials, and other historical records corroborate this date of construction. The home was constructed by Joe Tezak, who completed the carpentry work, and Harold Edwards, who completed the brick work. According to the original owner, the brick was procured from Summit Brick in Pueblo.

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

### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate uses(s):    **Domestic/Single Dwelling**

33. Current uses(s):         **Domestic/Single Dwelling**

34. Site type(s):    **Single-family domestic residence**

35. Historical background:

The Zaitz family is the original owner of the house at 1129 Eilers Avenue. Ann Zaitz, who was born in 1929, still resides at the home. Ann and her husband, Frank, had four children (and one miscarriage). Frank, who was a warrant officer during World War II, worked as a machinist at CF&I's nearby Minnequa Steelworks. He passed away in 1969 from a blood disease. Their daughter Valeria died in 1983 at the age of eighteen. Daughter Janie is developmentally disabled, lives at home, and works at Pueblo Diversified Industries (PDI).

For forty-one years (1969–2010), Ann worked at St. Mary Help of Christians Catholic Church, located immediately west of this house. She was responsible for cleaning the church, rectory, and school. Her duties included all cleaning at these facilities—washing windows, polishing knobs, sweeping outside, and removing snow. Ann also is well-known in the neighborhood for how clean she keeps her home and yard; she sweeps her sidewalks early every morning and, until recently, mowed her own grass.

*Ann shared the following memories about her life and the neighborhood:*

- She and Frank were married on a Saturday morning and had their wedding party/reception at her mother's home in Avondale.
- The house was built on the site of a former (baseball) ballpark.
- When they first moved into the home, nearby Agram Avenue was used as a "Lovers' Lane."

36. Sources of information:

**Ancestry.com.**  
**Pueblo County Assessor (online).**  
**Zaitz, Ann (and Janie). Personal Interview. 4 September 2013.**

### VI. SIGNIFICANCE

37. Local landmark designation:     Yes     No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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- A. Associated with events that have made a significant contribution to the broad patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 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.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Architecture**  
**Ethnic Heritage/European**

40. Period(s) of Significance: **1953; 1953-1964**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

Eilers Neighborhood Story and Community-Built Survey

**HISTORITECTURE**

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A member of the Slovenian Zaitz family has owned this house since its construction in 1953 and original owner Ann still resides here. She had a longtime association with St. Mary's parish, working as a cleaner at the church for over thirty years. Architecturally, the home is a modest example of a Ranch type house. Character-defining features include its square plan and large picture window. Similar to other homes on the block, this house is constructed of brick and features decorative ironwork for porch surrounds, rails, and supports. This property does not possess sufficient significance to be considered individually eligible for listing on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Pueblo Landmark.

43. Assessment of historic physical integrity related to significance:

This home 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. There are no apparent or documented exterior additions or notable modifications. This building retains sufficient physical integrity to convey its significance.

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:  Individually eligible  Not eligible  Needs data  Previously listed  
 State Register eligibility field assessment:  Individually eligible  Not eligible  Needs data  Previously listed  
 Local landmark eligibility field assessment:  Individually eligible  Not eligible  Needs data  Previously listed

45. Is there National Register district potential:  Yes  No  Needs Data

Discuss: **The Eilers Neighborhood Story and Community-Built Survey project identified an eligible National Register Historic District that includes the Cyril Zupan subdivision and the Diocese of Pueblo property (St. Mary's Church, St. Mary's School, and associated buildings) to its west. This area is important for its association with Catholic priest Father Cyril Zupan, Ethnic history (Slovenian), Community Planning and Development, and Architecture. The period of significance for the district is 1921–1964.**

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. Digital photograph file name(s): **eilersave1129 - 1.tif through eilersave1129 - 5.tif**  
 Digital photographs filed at: **Robert Hoag Rawlings Public Library**  
**100 E. Abriendo Avenue**  
**Pueblo, CO 81004-4290**

48. Report title: **Eilers Neighborhood Story and Community-Built Survey**

49. Date(s): **10/22/2013**

50. Recorder(s): **Mary Therese Anstey**

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 181095**  
**Denver, CO 80218-8822**

53. Phone number(s): **303-390-1638**

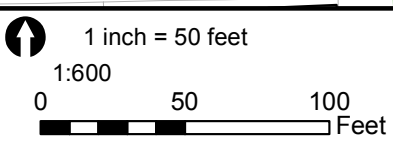
Eilers Neighborhood Story and Community-Built Survey

**HISTORITECTURE**

# Architectural Inventory Form

## SKETCH MAP

# 1129 Eiler's Ave



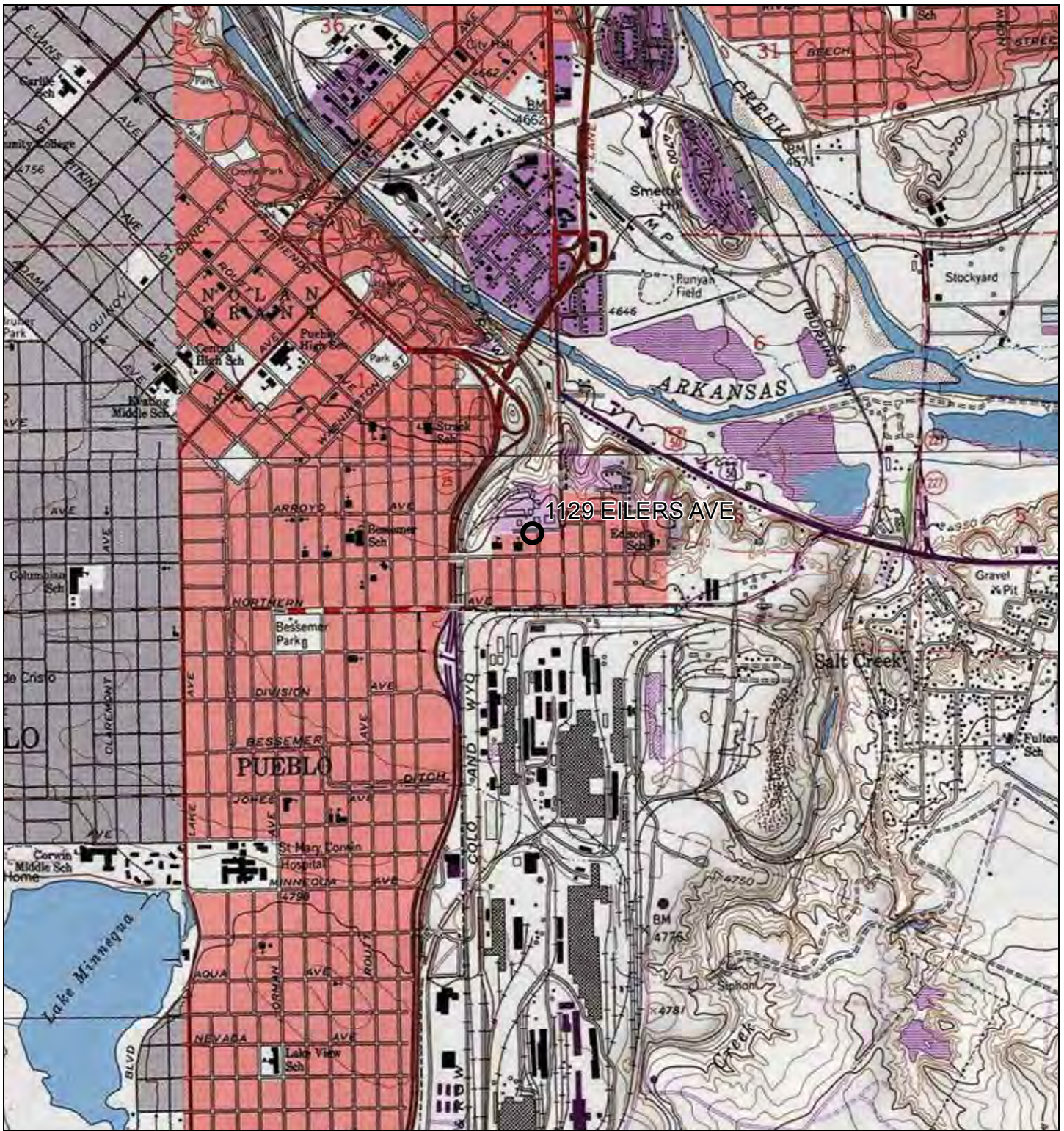
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 Prepared by: Robert De Plencia





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## LOCATION MAP



Source: U.S. Geological Survey 7.5' Southeast Pueblo - 1994