

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.7970**
- 2. Temporary resource number: **1134Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Krasovic House**
- 6. Current building name: **Krasovic House**
- 7. Building address: **1134 Eilers Avenue**
- 8. Owner name: **Raymond and Josephine Krasovic**
- Owner organization:
- Owner address: **1134 Eilers Ave
Pueblo, CO 81006**

Parcel number: **1501424010**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 checked="" type="checkbox"/> Individually eligible | <input 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**
SE 1/4 NE 1/4 SE 1/4 SE 1/4 of section **1**
10. UTM Reference Zone: **13**
Easting: **534342** Northing: **4233272**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
Year: **1994**
12. Lot(s): **Lots 21 and 22, Block 1**
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: **1157 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Window/Glass Block
21. General architectural description:
Oriented to the west, this one-story Ranch home features a square plan. The home is constructed of blonde, Roman brick. All of the trim is wood, painted tan. The hipped roof has overhanging eaves and is covered in asphalt composition shingles.

The primary entry is nearly centered on the façade underneath a recessed front porch. This porch, reached via three concrete steps, features decorative metal railings, surround, and supports, painted tan. The inside door is lightly stained wood, with a square, metal grate covering the fixed-pane opening near the top. A small wooden cross hangs from the bottom of this grate. The combination storm door has a fixed lite in the upper portion. The bottom of the storm door has a tan-painted kickplate and decorative metal work with a "K" covering the screen. There is a (likely replacement) porch light near the upper corner of the front door. The house number, "1134," runs diagonally and appears north of the

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front door immediately above the small, black, metal mailbox. North of the house number is a rectangular, vertically oriented opening with a brick sill and filled with three glass blocks. A large, rectangular, horizontally oriented picture window is centered between the front door and the northwest corner of the façade. The southwest corner of the façade features a projecting bay with a corner window. The window has a brick sill. The façade portion of the window has a rectangular, horizontally oriented, fixed-pane flanked by a narrow operable casement opening. Between the front porch steps and the corner window, a drainpipe runs from the gutter, along the surface of the south bay, and away from the house. A three-course band of decorative brickwork (barely visible behind the shrubbery) runs along this part of the façade and is located immediately above the concrete foundation.

A large deciduous bush near the northwest corner and the gate of the adjoining (1130 Eilers Avenue) home both obscure the view of house's north elevation. A tall, integrated chimney extends above the roofline near the northwest corner of the building. A single window opening, near the northeast corner, is partially visible. It appears to be rectangular, horizontally oriented, with two lites. There also is a window at the northwest corner, but it is located behind a bush.

The driveway runs from Eilers Avenue along the south elevation of this home. The other portion of the southwest corner window continues onto this side of the building. Like the façade part, it features a rectangular, horizontally oriented, fixed pane flanked by a narrow operable casement opening. There is a secondary entry. The inside door was not visible from the public right-of-way, but the storm door appears to match the front door. A drainpipe appears between the corner window and this side door. A decorative terra cotta sun is hung on the house surface west of the door. There also is a (likely replacement) porch light near the side door. East of the side door is a rectangular, vertically oriented opening with a brick sill and filled with glass block. There is a metal ventilation fan within the glass block portion of this window opening. Near the southeast corner of the house is a rectangular, horizontally oriented window with two-lites, one operable and the other fixed pane. The decorative brickwork band above the foundation, visible on the façade, continues onto this elevation.

A concrete wall with breezeblock detail runs along the alley and obscures the view of the east (rear) elevation. It appears the house has a rear porch with brick supports running along the entire width of the home. There are at least two rectangular window openings with brick sills, both appearing under the eaves, on this side of the building.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The property at 1134 Eilers has a concrete sidewalk and walkway leading to the front door. There is a driveway on the southern side of the property line that leads half way into the lot but lacks a garage. The front yard contains well-manicured grass and one tree. The rear yard has a poured concrete walkway to the alley, three trees, and well-manicured grass.

24. Associated building, features or objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1960** Actual Estimate

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

26. Architect: **None**

Source of Information: **Ray Krasovic**

27. Builder: **Ray Krasovic**

Source of Information: **Ray Krasovic**

28. Original Owner: **Ray and Josephine Krasovic**

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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Source of Information: Ray Krasovic

29. Construction history:

Ray and Josephine Krasovic built the home at 1134 Eilers Avenue, which was constructed in 1960 on a lot they purchased for \$800. The house cost \$15,000, with Ray and his friends responsible for the construction work. Krasovic modified the house plans, making the home smaller, because Josephine was sick at the time, and he didn't want her to have to clean so much space. Apparently, he adjusted the existing plans as he built the home.

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:

Ray and Josephine Krasovic are the original and current owners of the home at 1134 Eilers Avenue. Krasovic was born in 1926, and his wife was born five years later. He grew up on Egan Avenue, in Pueblo's Bojon Town, and remained at that home until he moved into this house on Eilers Avenue. Krasovic's mother, born in Slovenia, was sixteen years old when she married. She worked at the Nuckolls meatpacking plant and died of a heart attack at thirty-eight, leaving Ray's grandmother to care for him. As a child, during the Great Depression, Ray wore striped clothes that made him look like a member of a prison gang. Krasovic started his education at Edison School, then went to St. Mary's Catholic School, Keating Middle School, and finally, Central High School. He referred to his time in the military as his "last school." He worked at CF&I's nearby Minnequa Steelworks from ages sixteen to eighteen, making eighty cents an hour. He gave his earnings to his father and grandmother.

Ray remembers growing up in the neighborhood playing marbles. Egan Avenue was a "mixed" thoroughfare, with Slovenians living on the 1100 block and Italians residing on the 1200 block. The kids from these two ethnic groups sometimes would have rock fights, but eventually everyone became friends and got along. Krasovic played baseball at St. Mary's/Eilers Ball Field; both the Walter's Brewers and a Sweeney Field Mill-sponsored team played at the same park. He also recalls the sound of accordions ("button boxes") wafting across the neighborhood. His family made much of their own food, ethnic Slovenian dishes and pastries. He stayed home from school when they slaughtered a hog.

Krasovic was a brick mason and learned his trade as an apprentice at the Pueblo Airbase, just after World War II. This profession was, according to Krasovic, "something I had to do, not (that I) wanted to do." He recalls, "I never had one complaint (with my work)." He worked on projects around the region, including some in Trinidad, La Junta, and on the Benedictine Abbey in Cañon City. He also served as brick mason for many schools and churches in Pueblo. He completed the brickwork on several of the homes in the Zupan Subdivision along Eilers Avenue as well as brickwork for garages that were added later.

The Krasovics were married in 1953. Josephine was ethnically Spanish (from Spain) and the intermarriage caused some problems. The couple was not allowed to attend St. Mary's Church, in the Grove neighborhood, so they attended either St. Anthony's or Mt. Carmel instead. Josephine moved "up to the mesa" from the Grove when she married Ray.

36. Sources of information:

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Krasovic, Ray and Josephine. Personal Interview. 4 April 2012.
Pueblo County Assessor (online).

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 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.

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39. Areas of significance: **Architecture**
Ethnic Heritage/European
40. Period(s) of Significance: **1960; 1960-1964**
41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is associated with Ray and Josephine Krasovic, the original and current owners of the home. The Krasovics, married in 1953, are a relatively rare "mixed" couple in the survey area; Ray is Slovenian and Josephine is Spanish, although the couple carries on many Slovenian traditions associated with that ethnicity's food and customs. Character-defining features of the house include the large picture window, blonde brick, and recessed primary entry within the front porch. Like many of the homes on this block, it features ornamental ironwork and decorative brickwork along the foundation. This property does not possess sufficient significance to be considered individually eligible for listing on the National Register of Historic Places or the Colorado State Register of Historic Properties. However, the home is individually eligible as a Pueblo Landmark. The property has a direct association with the development of the postwar Zupan Subdivision (local criterion 1a), is directly associated with Pueblo's Slovenian-American community (local criterion 1c), possesses many of the distinctive characteristics of the Ranch building type (local criterion 2a), and includes the brick masonry work of local craftsman Ray Krasovic (local criterion 2b).

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. No alterations were mentioned during the oral history interview with owners Ray and Josephine Krasovic. 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): **eilersave1134 - 1.tif through eilersave1134 - 4.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**

Eilers Neighborhood Story and Community-Built Survey

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

51: Organization: **Historitecture, LLC**

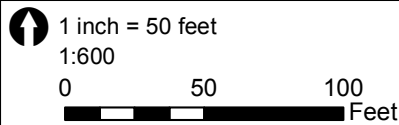
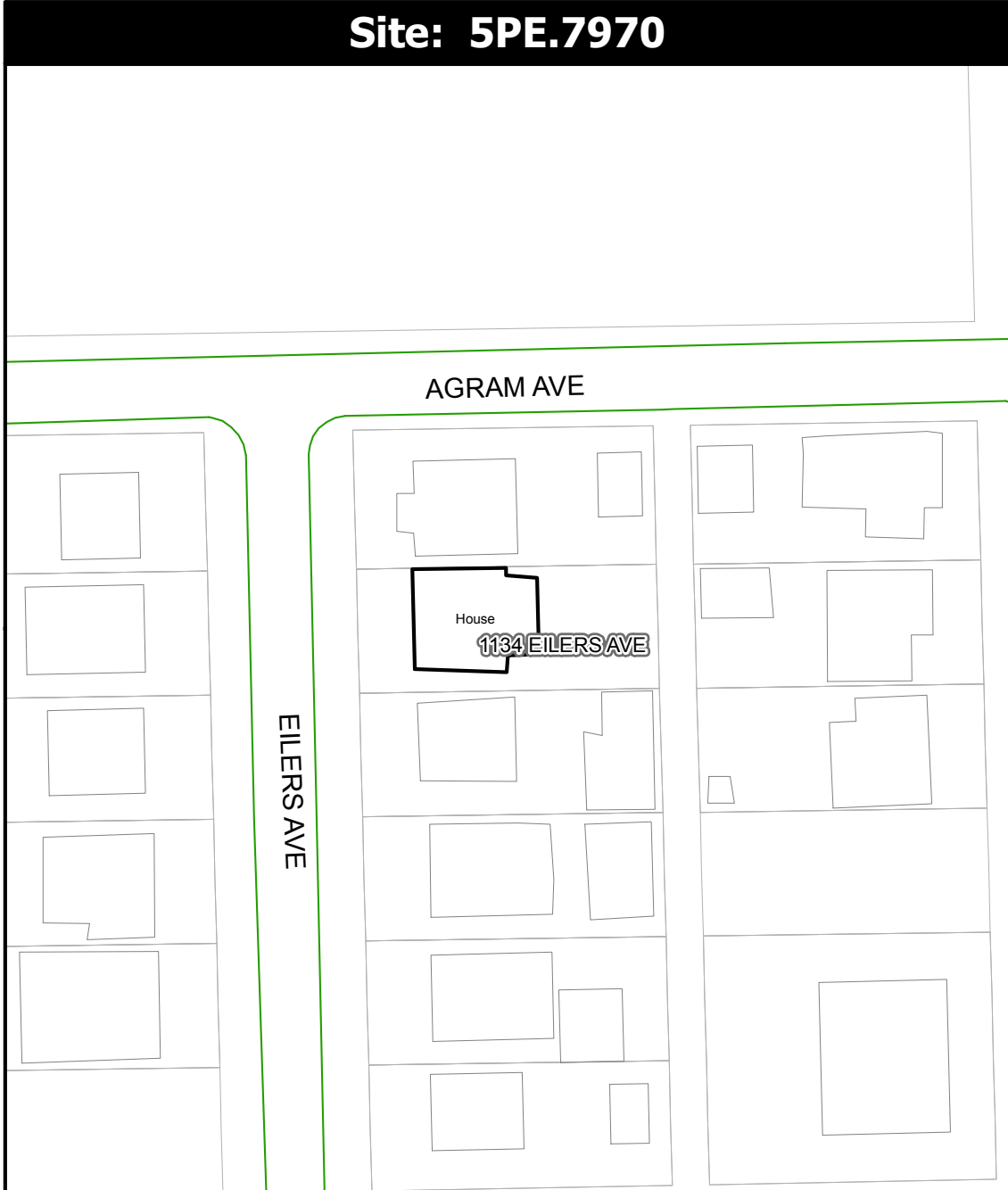
52: Address: **PO Box 181095
Denver, CO 80218-8822**

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

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SKETCH MAP

Site: 5PE.7970

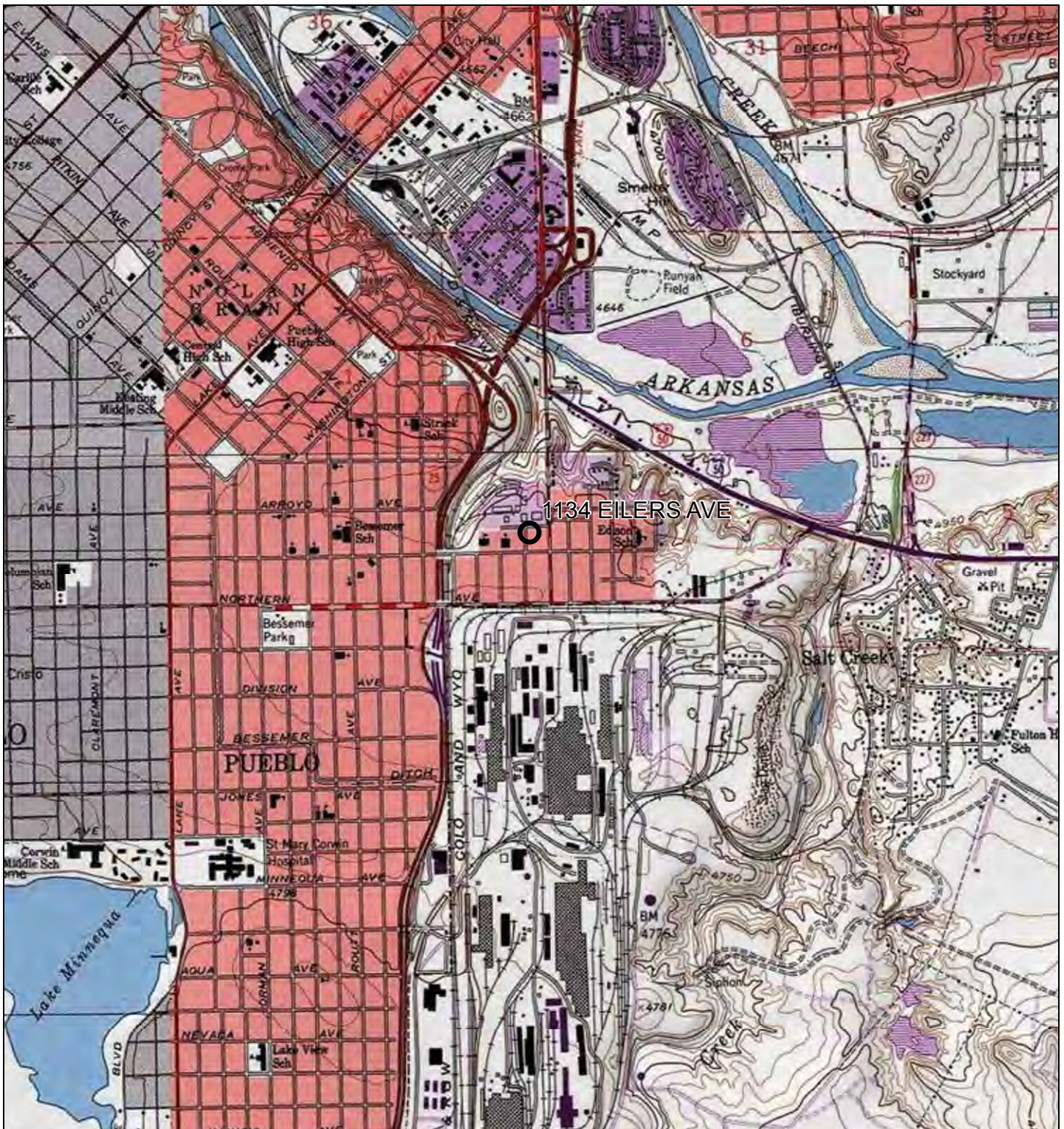


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LOCATION MAP



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