

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.4975**
- 2. Temporary resource number: **1137Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Zupancic Residence**
- 6. Current building name: **Ethredge and Vertovec House**
- 7. Building address: **1137 Eilers Avenue**
- 8. Owner name: **Cheryl Ethredge and Raymond Vertovec**
- Owner organization:
- Owner address: **1137 Eilers Ave  
Pueblo, CO 81006**

Parcel number: **1501425003**

- |                                                     |                                                |                                                  |                                     |                                            |
|-----------------------------------------------------|------------------------------------------------|--------------------------------------------------|-------------------------------------|--------------------------------------------|
| 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**  
**SW 1/4 NE 1/4 SE 1/4 SE 1/4** of section **1**
10. UTM Reference Zone: **13**  
 Easting: **534351** Northing: **4233045**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**  
 Year: **1994**
12. Lot(s): **Lots 5 and 6, 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: **1150 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: **Ceramic Tile Roof**  
 Other roof materials:
20. Special features: **Chimney**  
**Window/Glass Block**
21. General architectural description:  
**Oriented to the east, this one-story Ranch home features a square plan. The home is faced in blonde Roman brick. All of the wood trim is painted cream. The front door and nearly all of the windows (except those on the north elevation) feature cream, metal awnings with reddish stripes. The cross-gabled roof is covered in ceramic tile. The building has a concrete foundation.**

**The primary entry is centered on the façade and is reached via a two-step concrete stoop, with black decorative iron railings and surround. The inside door is lightly stained wood with a rectangular metal grate covering the fixed-pane opening near the top. The white, metal storm door features a combination opening with a kickplate at the bottom. The house number, "1137," appears in two places, on a wooden plaque above the metal mailbox and beneath the modest porch light, both immediately south of the front door. South of the front door is a large, rectangular, curved opening filled with glass blocks to create an entry vestibule. South of this glass block element, a metal drainpipe runs toward the**

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foundation and into the integrated stone planter. Near the southeast corner of the façade is a large, square, picture window with a brick sill. In the front-gable bay north of the front door, there is a pair of rectangular, vertically oriented, double-hung windows, with a brick sill.

The north elevation features three basement windows along the concrete foundation. All of these openings are filled with glass block and feature metal vents. There are three rectangular, vertically oriented, double-hung windows, with brick sills, on the main story of the house. The nearly centered opening is slightly smaller than the two flanking windows. There is a louvered vent with a brick sill near the gable peak. Drainpipes extend from the gutter to the foundation at both the northeast and northwest corners of the house.

The concrete driveway runs along the home's south elevation toward the detached garage in the backyard. This side of the home has two basement-level openings identical to those on the north side of the house. On the main level of the home are four windows. The two openings closest to Eilers Avenue both appear to be rectangular, vertically oriented, and double-hung. The third rectangular, horizontally oriented window may be a slider. The window at the southwest corner of the house is similar to the front two windows, although it is slightly smaller. Like the opposite side of the house, there is a louvered vent with a brick sill near the gable peak. Metal drainpipes appear near the southeast corner of the house and between the third and fourth windows.

A large, front-gable porch addition dominates the west (rear) elevation. This porch features vertical siding painted cream in the oversized gable face and has brick supports. There also is an octagonal louvered vent in the porch gable. The secondary/rear entry is recessed under the porch addition. The door is reached via two concrete steps leading to a concrete stoop with black decorative metal railings and surround. The inside door may be white (wood or metal) with an etched or leaded light in its upper portion. The storm door appears to be aluminum (possibly combination). South of the back door is a rectangular, vertically oriented window, with a brick sill; the oversized gable on the porch roof obscures additional details of this opening. North of the back door is another window, but only the awning is visible. Below this opening, on the basement level, is a former window opening that appears to be filled with concrete. The gable face on the rear of the house is faced in cream vertical siding. The brick chimney, located along the ridgeline, also is visible from this vantage.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The home at 1137 Eilers Avenue has a concrete sidewalk and walkway that leads to the front door. The lot also has a concrete driveway that leads to a garage at the back of the lot. The driveway on the southern edge of the lot is bordered by a concrete curb which holds a chain link fence half the way back from the street, in line with the home. The front yard consists of well-manicured grass and one shrub against the porch stairs. Along the front of the home, there is a small masonry planter with flowers. The rear yard is well-manicured grass with a chain link fence.

24. Associated building, features or objects:

Garage

The east-facing, rectangular, front-gabled accessory building is located near the southwest corner of the backyard. The gable face features cream vertical siding. The main portion of the garage features some brick facing. The roof is covered in ceramic tiles matching those on the main house. The garage has a double roll-up door. An integrated brick planter extends from the garage foundation toward the east, marking the northern edge of the driveway. The portion of the garage north of this planter features a different colored, slightly darker brick, indicating it likely is an addition. Within this likely addition is a rectangular, horizontally oriented window, with a brick sill. The garage's north elevation features both a door and a window. The door opening, located near the northeast corner of the garage, has a white (metal or wood) storm door. The window, located west of the door, is a rectangular, horizontally oriented, two-lite (or slider) opening with a brick sill. The utility meter appears near the northwest corner of the garage. A concrete sidewalk runs between the garage and the shed, offering access to the rear porch/patio.

Shed

This rectangular, front-gabled accessory building with overhanging eaves is located near the northwest corner of the backyard. The shed is constructed of concrete block painted light cream. The north- and south-facing doors, gray wood or metal, both are located at the west (rear) corners of the shed. The gable faces feature cream vertical siding. The east-facing portion of the shed is faced in blonde brick and features two large, rectangular, horizontally oriented openings. There is a box-like addition, with wire grates painted white on the front and a metal, flat roof

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attached to these two openings. These boxes may have been used for housing pigeons.

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1953**  Actual  Estimate  
Source of Information: **Pueblo County Assessor (online)**

26. Architect: **Unknown**  
Source of Information:

27. Builder: **Edward and Tony Zupancic**  
Source of Information: **Mary J. McBride**

28. Original Owner: **Edward and Elise Zupancic**  
Source of Information: **Mary J. McBride**

29. Construction history:  
*The following information is quoted from Mary (Zupancic) McBride's Property Owner Worksheet:*

"The only changes that were made to the house during the time we lived in it (1953 to 2005) are as follows:

**Basement:** My dad, who was very good at carpentry, converted the basement into another living area. He built a kitchen and bathroom; there was a little dining area as well as a small living room. Main reason he finished the basement was because it was cooler in the basement during the summer. Don't know the exact date this was done, but my guess would be around the late fifties.

**"Garage:** The next change was when my dad finally built the garage he always wanted. A concrete driveway was also added. Again, I don't know the exact date or time. My guess would be around the early '80s maybe.

**"Sprinkler System:** When my dad became ill in 1990, my cousin, who lived next door at the time, put in a sprinkler system in order to make it easier for my mom to water the lawn."

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 following historical background is quoted from a narrative by Mary J. (Zupancic) McBride, about her childhood home:*

"My parents, Elise and Edward Zupancic, as well as myself, were all born in Pueblo, Colorado. My dad was born on January 21, 1914, my mom on

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January 16, 1920, and I was born September 11, 1950.

"My parents built the house (at 1137 Eilers Avenue) around 1952-53. I was told we moved in when I was around three years old. My mother was a homemaker and very active in St. Mary's Church and St. Mary's School, where I attended grade school. Both the church and school were in walking distance of our house. My father worked at the CF&I Steel mill for thirty years until he retired in 1977. I lived in the house until 1972, when I married and moved to California.

"When my children were about five and seven years of age, I flew them to Pueblo, Colorado, to spend the summer with their grandparents. We did this for several years. These visits made it possible for my children to spend precious time and moments with their grandparents and relatives. This, also, made it possible for them to see where I grew up. My children truly enjoyed their summers in Pueblo and cherish the childhood memories.

"I loved growing up in this house and in the neighborhood. I, too, have great memories. I was very proud of the house as my dad and his brother (my uncle Tony) participated in the building of the house.

"My parents lived in the house until their passing. My dad passed away on June 6, 1991, and my mother passed away on November 25, 2005. In September of 2006, I sold the house to the neighbor's son. Knowing the house is in good hands is very comforting for me. When I sold the house it was still in its original state."

36. Sources of information:

McBride, Mary J. "Property Owner Worksheet: 1137 Eilers Avenue." 2013.

## 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:

Eilers Neighborhood Story and Community-Built Survey

# HISTORITECTURE

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- 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: **Ethnic Heritage/European Architecture**

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

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is associated with the Slovenian Zupancic family who owned the home for fifty-two years (1953-2005). Original resident Mary (Zupancic) McBride recalls the convenience of St. Mary's Church and School being within walking distance; her mother Elise was active in the parish. Edward Zupancic, like so many other men in the neighborhood, worked at the CF&I mill; he retired in 1977 after working there for thirty years. Character-defining features include its rectangular plan and large picture window. Similar to other homes on the block, this house is constructed of brick and made use of both glass block (particularly prominent for the curved wall on the front entry vestibule) and decorative ironwork for porch surrounds, rails, and supports. This house also features a red clay tile roof and integrated stone planters. 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. The garage, added in the 1980s, only minimally impacts setting and feeling. This building retains sufficient physical integrity to convey its significance.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- |                                                                                                         |                                                |                                                  |                                     |                                            |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|-------------------------------------|--------------------------------------------|
| 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 |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Needs Data |                                                |                                                  |                                     |                                            |

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45. Is there National Register district potential:

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): **eilersave1137 - 1.tif through eilersave1137 - 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**

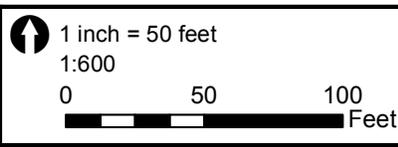
52. Address: **PO Box 181095  
Denver, CO 80218-8822**

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

# Architectural Inventory Form

## SKETCH MAP

### Site: 5PE.4975

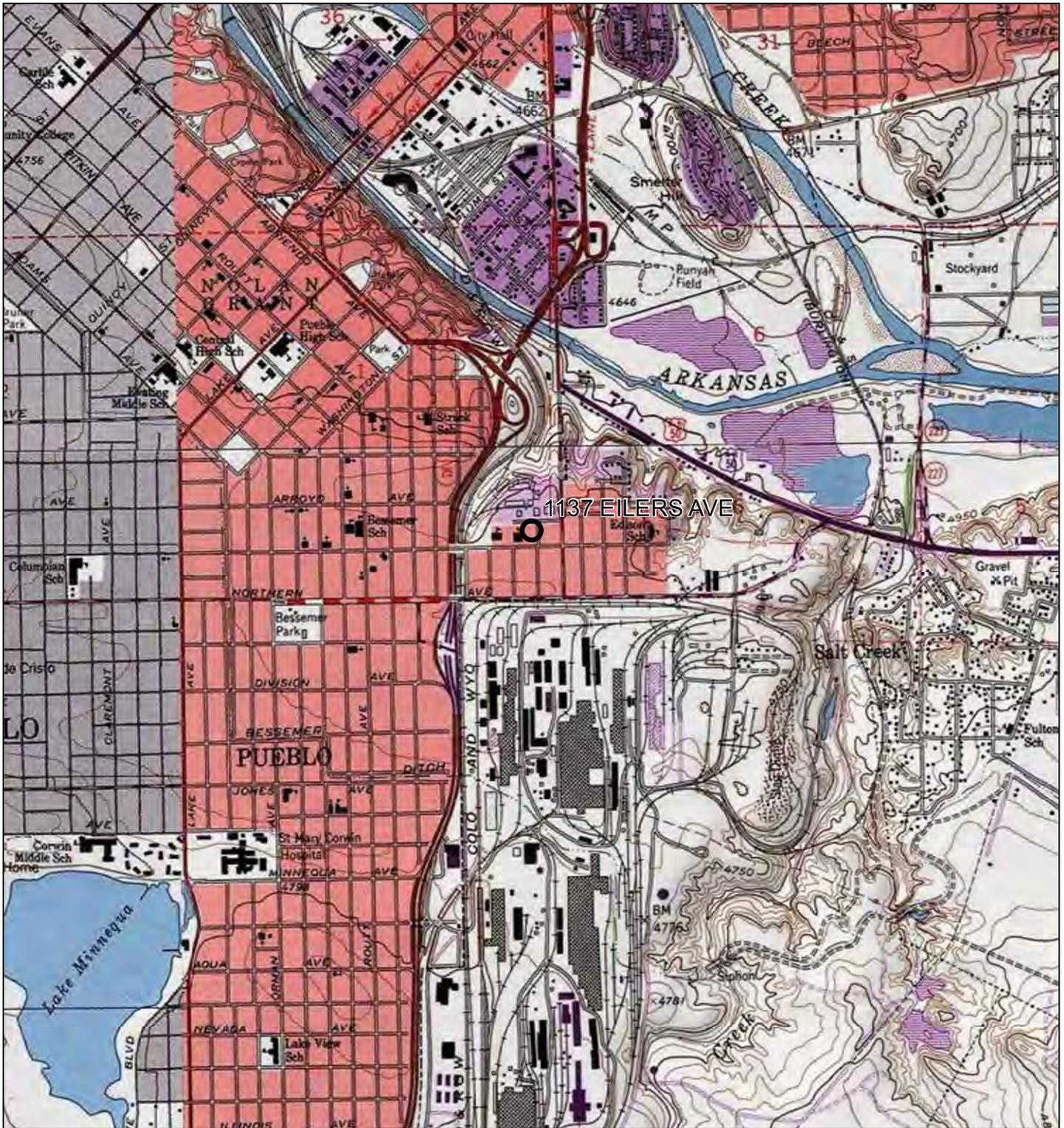


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 215 W 10th St, Pueblo, CO 81003 - 719.233.2460 ext. 719.233.2460-97



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## LOCATION MAP



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