

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.4978**
- 2. Temporary resource number: **1138Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Prijatel Residence**
- 6. Current building name: **Hanna House**
- 7. Building address: **1138 Eilers Avenue**
- 8. Owner name: **Paul Hanna**
- Owner organization:
- Owner address: **1139 Eilers Ave
Pueblo, CO 81006**

Parcel number: **1501424009**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 |

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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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: **534398** Northing: **4233046**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
Year: **1994**
12. Lot(s): **Lots 19 and 20**
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: **1009 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**
Window/Glass Block

21. General architectural description:

Oriented to the west, this one-story Ranch home features a square plan. The home is faced in red Roman brick. All of the wooden trim is painted white and the windows have brick sills. The cross-gabled roof has slightly overhanging eaves and is covered in asphalt composition shingles.

The façade features a bay, at its southwest corner, with two intersecting front gables. Like many other houses on this block of Eilers Avenue, this home features a three-course band of decorative brickwork near the foundation on this portion of the building. A pair of rectangular, vertically oriented, double-hung windows is centered within the main story of this bay. There is a basement-level hopper window in-filled with glass block. The house number, "1138," appears along the minimal cornice of the forward-most gable. The primary entry is located within this bay and is centered on the façade underneath the (aluminum or corrugated plastic) flat-roofed porch. The inside door appears to be white wood with a rectangular, fixed-pane lite in its upper portion. The storm door features security bars and decorative elements, painted white. The front door is

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reached via three concrete steps. The house has porch railings, porch supports, and stair railings of decorative ironwork, painted white to match the security door. There is a basic (likely original) porch light near the upper corner of the front door to the north. Slightly further to the north, is a metal mail slot. Another pair of rectangular, vertically oriented, double-hung windows appears near the northwest corner of the façade. This window unit is recessed back from the entryway wall. Metal drainpipes run from the gutter toward the home's foundation at each corner; the drainpipe near the northwest corner is painted white while the southwest corner element is painted brick red.

The north elevation features three basement-level hopper windows, in-filled with glass block and evenly spaced along the foundation. The decorative brickwork band, visible on the southwest bay of the façade, continues onto this side of the house and appears above the basement windows. There are also three window openings on the main story. Near the center of this elevation there is a small, rectangular, vertically oriented, double-hung window. Flanking this opening are rectangular, horizontally oriented, two-lite windows. The home's utility meter is located near the northwest corner of the porch along the north side of the house.

The decorative band visible on the home's façade continues onto the south elevation. This side of the house also features three basement-level hopper windows in-filled with glass block. A secondary entry door, reached via two curved concrete steps, is located near the center of the south elevation. Somewhat difficult to see from the public right-of-way, the side storm door appears to be white wood with a six-lite window pattern in the upper portion. There are three windows on the main story of the home. Near the southwest corner is a pair of rectangular window units like those featured on the façade. Between this opening and the side door is a slightly smaller, rectangular, vertically oriented, double-hung window. A matching window appears east of the side door. There is a rectangular, louvered vent in the gable face near the roof peak. The driveway runs along the south side of the house.

A solid stucco and horizontal siding wall, painted brick red, obscures the view of the east (rear) elevation of the home. The rear wall along the alley runs into the detached garage at the southeast corner of the lot. The stucco portion of this wall has a set of small brown metal doors near the center of the backyard. There is a small, rectangular, mesh-covered opening within the horizontal siding portion of the wall.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The property at 1138 Eilers Avenue has a concrete sidewalk and walkway leading to the front door as well as poured concrete walkway around the house. There is a driveway on the southern side of the property line that leads half way into the lot. The front yard contains well-manicured grass and one tree. The rear yard has a poured walkway to the alley and well-manicured grass.

24. Associated building, features or objects:

Garage

This rectangular, front-gabled accessory building is located in the backyard near the southeast corner of the lot. The brick building has a white, possibly metal, double, roll-up door at its southwest corner. The gable face is covered in vertical siding, painted brick red. There is a large, rectangular, louvered vent near the gable peak. A rectangular, vertically oriented, slider window appears near the northwest corner of the garage. The alley-facing/ east (rear) elevation of the garage is faced in stucco, painted red. The rear gable face is covered in horizontal siding, painted brick red. There is another louvered vent in the gable peak along the alley as well. A small, rectangular, horizontally oriented window, with security bars appears immediately under the horizontal siding of the gable face. Neither the north nor south elevations of the garage are visible from the public right-of-way.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1951** Actual Estimate
Source of Information: **Pueblo County Assessor (online)**

26. Architect: **None**
Source of Information: **Claire (Prijatel) Bruss**

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27. Builder: **Frank and Joseph Prijatel**
Source of Information: **Claire (Prijatel) Bruss**
28. Original Owner: **Frank and Anna Prijatel**
Source of Information: **Claire (Prijatel) Bruss**
29. Construction history:
Frank Prijatel initially constructed on this lot the garage, which he and his wife, Anna, and their daughters, Claire and Theresa, lived in for about a year while he built the house. He did all the work himself with very little help from anyone except his father, Joseph Prijatel, who lived at 1246 South Santa Fe Avenue (the house Frank was born and lived in until he and Anna were married). Siding was used at first on the outside of these buildings and then the house was bricked over some years later. The house consisted of a living room, dining room, kitchen, two bedrooms, one bathroom, and a full unfinished basement.
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 narratives comes from histories by Claire (Prijatel) Bruss and Theresa (Prijatel) Smith, concerning their childhood home.

Frank and Anna Prijatel bought the lots designated 1138 Eilers from Mrs. Bill Davis around 1950. Mrs. Davis either owned the property or was a representative of St. Mary's Church, which received the property from the Eilers estate.

Frank, who was a foreman at CF&I's nearby Minnequa Steelworks, set to work building the garage he and Anna and their daughters, Claire and Teresa, lived in for about a year while he built the house. He did all the work himself with very little help from anyone except his father, Joseph Prijatel, who lived at 1246 South Santa Fe Avenue (the house Frank was born and lived in until he and Anna were married in 1935 at St. Mary's Church).

"My mom and dad loved the neighborhood. They were friends with everyone and were always included in community celebrations. My mother went to church every day and my dad's garage was a meeting place for the men in the neighborhood. He was a machinist, so everyone brought to the garage what needed to be fixed and to discuss the politics and happenings of the day."

Claire and Theresa attended St. Mary's School and Pueblo Catholic High. They loved socializing with all the other teenagers in the community. Frank and Anna lived in their home until they died, just two months apart, in 1992.

36. Sources of information:
Bruss, Claire. "Memories of Dad and garage." Memoir Writing Workshop. St. Mary's Parish Hall. 19 November 2011.
Bruss, Claire. "Property Owner Worksheet: 1138 Eilers Avenue." 2013.

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Smith, Theresa. "Memories of living in garage." Memoir Writing Workshop. St. Mary's Parish Hall. 19 November 2011.

Smith, Theresa. "Property Owner Worksheet: 1138 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:

- 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: **1951; 1951-1964**
41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is associated with the Slovenian Prijatelj family. Original owners Frank and Anna Prijatelj lived here from 1951 until 1992. This home possesses an interesting construction history; the Prijatelj family lived in their garage while Frank and family members were building the home. This garage, after it was no longer used as the temporary family home, became a popular meeting place for the men in the neighborhood. Character-defining features of the house include the brick facing, square plan, and recessed primary entry within the front porch. Like many of the homes on this block, it features ornamental ironwork, decorative brickwork along the foundation, and basement windows infilled with glass block. 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 the garage was a prominent gathering place (local criterion 3a).

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. When originally constructed, the house had rolled asphalt siding, but red brick cladding was originally intended and was added soon after completion. The brick cladding is now considered the historic exterior material. 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): **eilersave1138 - 1.tif through eilersavenue1138 - 3.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**

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

50: Recorder(s): Mary Therese Anstey

51: Organization: Historitecture, LLC

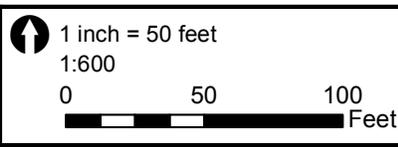
52: Address: PO Box 181095
Denver, CO 80218-8822

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

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SKETCH MAP

Site: 5PE.4978

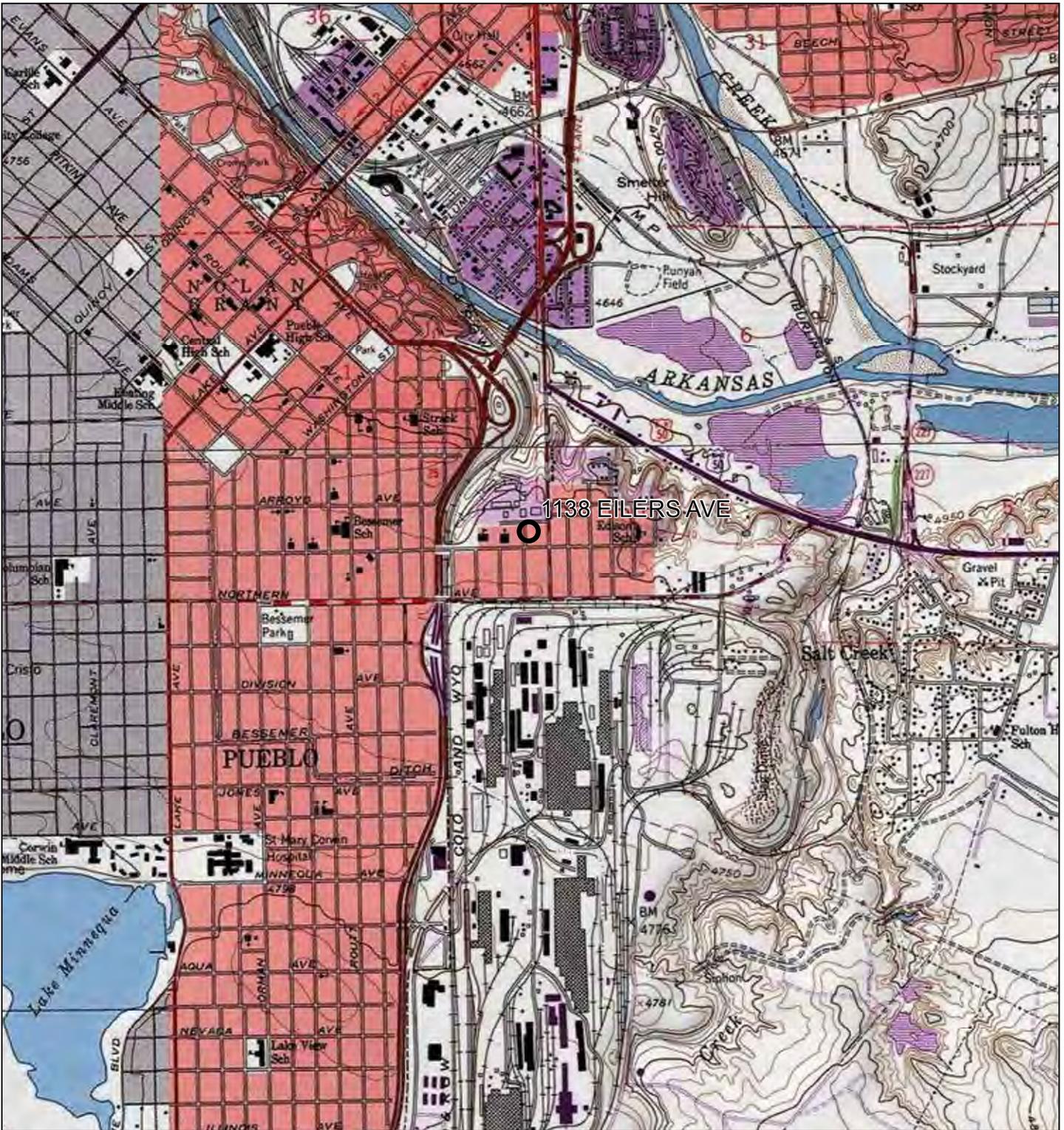


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LOCATION MAP



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