

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: **SPE.7971**
- 2. Temporary resource number: **1139Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Pechek Residence**
- 6. Current building name: **Velasquez House**
- 7. Building address: **1139 Eilers Avenue**
- 8. Owner name: **Glenda Velasquez**
- Owner organization:
- Owner address: **1139 Eilers Avenue
Pueblo, CO 81006**

Parcel number: **1501425004**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 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: **534294** Northing: **4233242**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Lots 7 and 8**
 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): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **912 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the east, this one-story Ranch home features a rectangular plan. The home is faced in stucco painted cream. All of the wooden trim is painted light blue. The side-gabled roof has slightly overhanging eaves and is covered in asphalt composition shingles.
- The primary entry is nearly centered on the façade. The front door is reached via four concrete steps. The interior door is stained wood with multiple panels and a rectangular fixed lite in its upper portion. The storm door is glass. Basic decorative metal work railings surround the front stoop and flank the stairs. Immediately north of the front door is a metal mailbox painted cream and light blue. There are two rectangular, horizontally oriented, aluminum, slider windows on the portion of the façade between the mailbox and the northeast corner of the house. Both of these windows are located under the slightly overhanging eaves, on the upper portion of the home's façade. The house number, "1139," appears south of the front door beneath a basic porch light, with gold accents. Centered on the southern portion of the façade, is a tripartite picture window. All of these windows on the main story of the façade have non-operative (likely wooden or vinyl) shutters, painted light blue. A**

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drainpipe runs from the gutters toward the foundation at the southeast corner of the house. Juniper bushes obscure the view of the foundation. However, the corner of at least one basement-level window is visible on the northern portion of the house.

The north elevation of the home features two rectangular, horizontally oriented, two-lite windows along the foundation. The utility meter appears between these two openings. In the gable peak is a rectangular, louvered vent that is painted light blue. At the northwest corner of the house, the side elevation of a west-facing lean-to storage area is visible. This (possible) addition to the home appears to be constructed of fiberboard panels and is painted cream. The lean-to has a gradually sloping shed roof. Two drainpipes, one at the northeast corner of the house and the other at the intersection of the home with the lean-to, appear on this side of the building.

The south elevation does not feature any window openings. Matching the north side, there is a rectangular, louvered vent in the gable peak. A drainpipe runs from the gutter toward and foundation and away from the home at its southwest corner.

The west (rear) elevation of the home features a secondary entry and four window openings. The back door is located at the southwest corner of the house and is reached via three concrete steps. The interior door appears to be wooden, painted light blue, and features a large fixed-pane lite in its upper portion. The storm door is cream colored (likely wood) with a kickplate at the bottom and a large fixed pane opening in the center. All of the rear windows are located underneath a nearly flat-roofed porch extension. The porch supports are basic wooden posts with the northwest corner of the porch roof resting on, and forming the roof for, the lean-to storage area. All of the windows on the main level of the home are rectangular, horizontally oriented, aluminum sliders. The center window is slightly smaller than the other two. There also is a window along the foundation; this opening appears to match the basement-level windows on the north elevation. The storage area is open to the elements and did not appear to have a door. A swamp cooler sits along the roof's ridgeline.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The property at 1139 Eilers Avenue has a concrete sidewalk that leads to a paved walk to the house's front door. It is adjacent to a large, paved driveway/parking area that leads up to the home on the southern property line. A paved walk leads around the south side of the home, and the front yard is well-manicured grass. Trimmed evergreen bushes flank the front steps. The rear yard contains well-manicured grass.

24. Associated building, features or objects:

Shed

This small, rectangular, front-gabled accessory building is located in the backyard near the northwest corner of the lot. The metal building is white. Neither the façade nor the north elevation is visible from the public right-of-way.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1977** Actual Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Davy Pechek**

Source of Information: **Ray Krasovic**

28. Original Owner: **Davy Pechek**

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

29. Construction history:

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According to Ray Krasovic, a neighbor, the lot remained empty for several years; this house was one of last constructed in the neighborhood. Davy Pechek built the house, and Wayne and Lori Pechek and their children originally lived in the residence.

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:

David Pechek built this house in 1977, and it was the last house to be constructed in the Zupan Subdivision, which dates to 1943. David sold the house to his brother and sister-in-law, Wayne and Lori Pechek, in 1985. The Pecheks sold the home to Paul and Glenda Velasquez in 1995. Glenda Velasquez is the current owner of this house.

Wayne Pecheck (listed as a handyman in the 1986 city directory) is the son of Bobby Pecheck, who hailed from a family of fifteen and grew up at 1129 Egan Avenue, in Bojon Town. All of the Pechek brothers served in World War II; Frank ("Inky") Pecheck survived the Bataan Death March and is buried at Arlington National Cemetery. The Pechek boys were active in Pueblo sports, especially baseball. Bobby was the bat boy for the Walter's Brewers team in the early 1940s. Three generations of the Pechek family pursued big league dreams: Bobby played in the St. Louis Browns organization; his son Wayne spent six seasons in the minor leagues with the San Francisco Giants and Los Angeles Angels; and Wayne's son Tony was drafted by the Milwaukee Brewers in 2009. Five members of the Pechek family are honored in the Greater Pueblo Sports Hall of Fame. Wayne and Lori Pechek have three children: Tony, Tyson, and Taneisha.

The current owner, Glenda Velasquez, remembers the initial adjustment to being the only Hispanic family on the block, which was overwhelmingly Slovenian. The neighborhood welcomed the family, helping Glenda raise her children, especially after her divorce. Glenda jokes she and her family became so close to their Slovenian neighbors that the neighbors soon referred to them as "Valasquiches." She says the family feels safe in the neighborhood, knowing everyone is only a phone call away if she ever needs help.

36. Sources of information:

"Architectural Memoir Workshop." Eilers' Place (326 East Mesa Avenue). 14 September 2013.

Krasovic, Ray and Josephine. Personal Interview. 4 April 2012.

Pechek, Wayne. Personal Interview. 22 January 2014.

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.

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- 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: **1977; 1977-1995**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

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This home is associated with the Pechek and Velasquez families. The large Slovenian Pechek clan were well-known in Bojon Town; original owner and builder of the home, David, and his brother, Wayne, are both sons of Bobby Pechek. Paul and Glenda Velasquez purchased the home in 1995 and she remains the owner. This house exhibits some character-defining of later Ranch homes: rectangular plan, small windows with non-operable shutters on the upper portion of the façade, and decorative ironwork for porch rails. 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. An oral history interview with former owner Wayne Pechek and informal conversation with current owner Glenda Velasquez yielded no mention of changes to the property. 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): **eilersave1139 - 1.tif through eilersave1139 - 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**

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

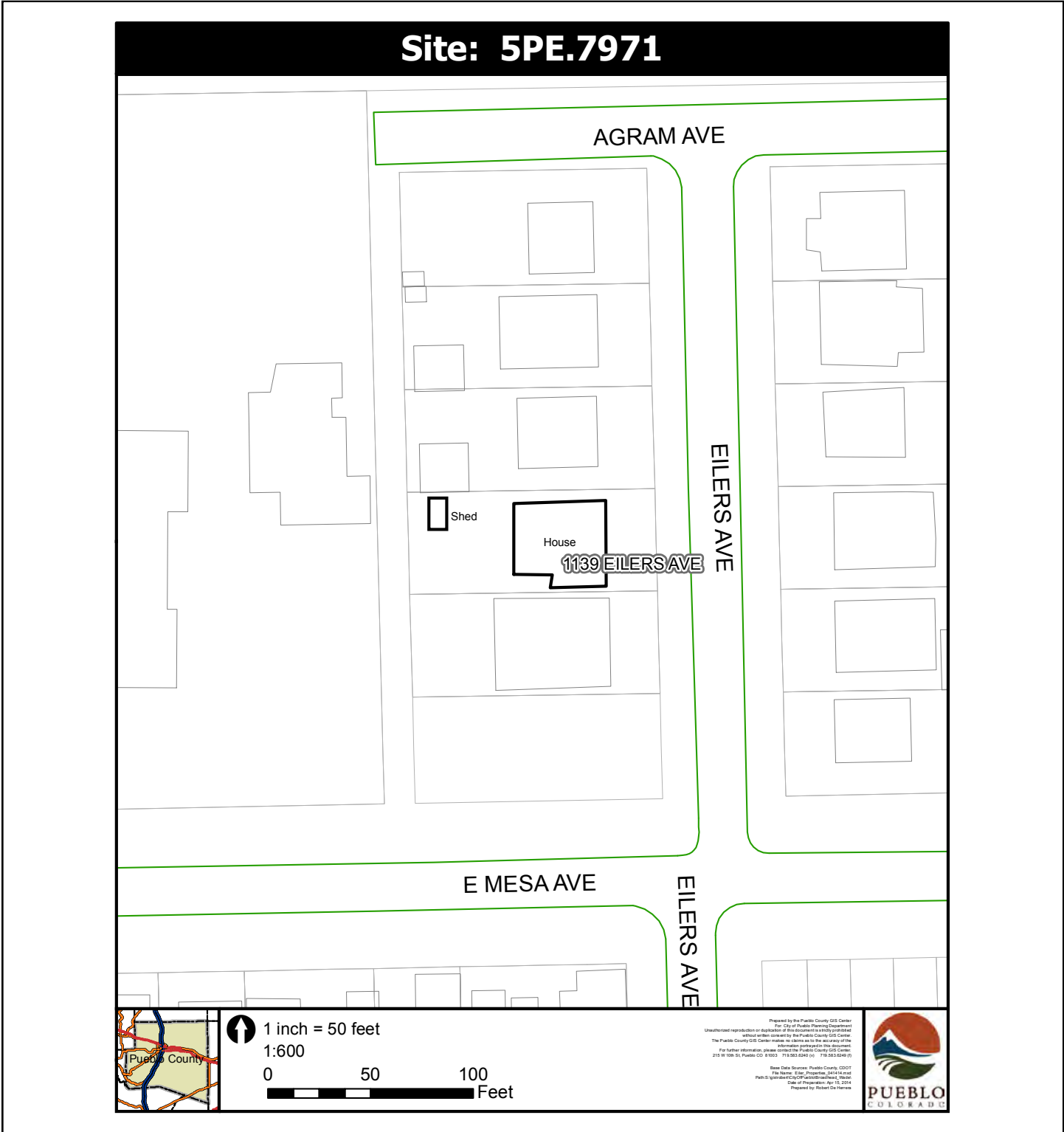
51. Organization: **Historitecture, LLC**

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

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

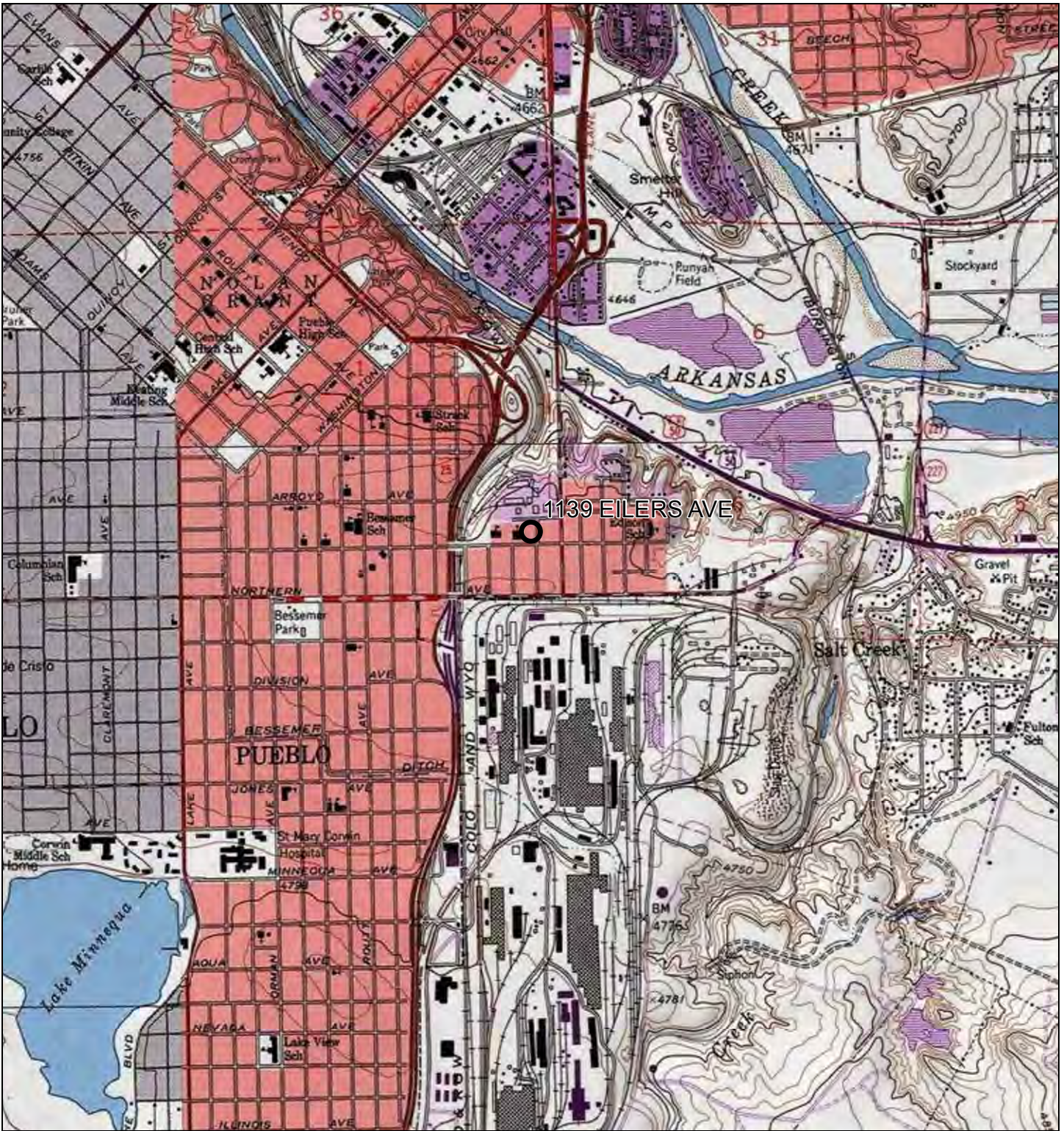
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SKETCH MAP



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LOCATION MAP



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