

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.4979**
- 2. Temporary resource number: **1142Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Kocman House**
- 6. Current building name: **Kocman House**
- 7. Building address: **1142 Eilers Avenue**
- 8. Owner name: **Pamela and Joseph Kocman**
- Owner organization:
- Owner address: **1142 Eilers Avenue
Pueblo, CO 81006**

Parcel number: **1501424012**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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: **534352** Northing: **4233243**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
Year: **1994**
12. Lot(s): **Lots 17 and 18**
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: **1314 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**
Porch
Window/Glass Block

21. General architectural description:

Oriented to the west, this one-story Ranch home features a rectangular plan and a concrete foundation. The Roman, red brick home has hand-painted black mortar. All of the wooden trim is painted white. The cross gabled roof is covered in ceramic tile. A short brick chimney appears on the roof's ridgeline.

The primary entry is centered on the façade underneath a recessed, side-gabled, concrete porch with a wide, scalloped fascia, painted white. The inside wooden door is painted orange and has a diamond-shaped fixed pane window. The steel security door is painted white and features decorative scrolled ironwork. This entry is reached via three curved steps with a single soldier course of brick facing. The white iron porch railings flare out from the stairs and also run along the perimeter of the porch. The vertical elements of the railing alternate, straight and turned, with

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simple scrollwork appearing randomly between the straight bars along the length of the porch rail. The iron supports, at the north corner of the front staircase and at the southwest corner of the porch, feature the same simple scrollwork. The home's date of construction, 1949, appears on a metal plaque north of the front door. South of the front door there is a metal mail slot and a black metal box for larger post. There is a large, rectangular, fixed-pane picture window centered between the front door and the southwest corner of the façade. White metal furniture, a matching chair and glider, provide front porch seating. At the northwest corner of the façade is a front-gabled bay with a rectangular, vertically oriented, four-lite, double-hung window. Scalloped fascia board, narrower than the band running along the front of the porch, defines the gable face along the eaves. Immediately above the concrete foundation is a band of decorative brickwork featuring an alternating three-brick horizontal and vertical pattern.

The north elevation features six visible window openings. There are three windows along the foundation, providing light to the basement. These windows are recessed and appear to be steel fixed pane. The two windows closest to the street have two lites, and the one near the fence enclosing the back yard is a single-lite, fixed-pane opening. The decorative brickwork featured on the façade continues onto this elevation. There are three windows in the main story of the house, all with brick sills, along this side. The one at the northwest corner of the house matches the one in the front-gabled portion of the façade. Nearly centered within the original portion of the home is a vertically oriented, rectangular, double-hung window. To the east of this opening is a smaller, horizontally oriented, rectangular window, in-filled with glass block. There is a narrow, rectangular, louvered vent, with a brick sill, in the gable peak. A slight variation in the brick color and pattern marks the shed-roofed rear addition to the home. A utility box appears near the northeast corner of the house, and there are two drainpipes painted brick red at the front and rear corners of the house along this elevation.

The south elevation has nine window openings. The foundation windows are similar to those along the north elevation, except there are four basement windows visible on this side of the house. Near the southwest corner of the house are two window openings featuring pairs of rectangular units matching those on the front-gabled portion of the façade. Three rectangular, vertically oriented, double-hung windows with brick sills appear near the southeast corner of the house. The two windows closest to the corner are slightly larger. The decorative brickwork featured on the façade also continues onto this elevation. Another drainpipe painted brick red is affixed to the southeast corner of the house behind the chain-link fence.

The large garage along the alley obscures the east (rear) elevation of the home. However, an aerial photograph (oblique) shows a recessed porch with steps leading down to the backyard. The gable-faced bay south of the rear porch features a rectangular, horizontally oriented window. The addition at the northeast corner of this elevation has a single rectangular window opening as well.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The residence sits on a well-maintained residential street with manicured lawns and limited tree cover. The front lawn is maintained grass, and there is a sidewalk that leads to the front door by a linear concrete walkway. The side yards are also well-maintained grass lawn, and there is a small backyard of grass and concrete leading to a larger brick and stucco garage that sits on the alley. The property is sited on a lot with an elevation of approximately 4760 feet above mean sea level.

24. Associated building, features or objects:

Garage

The garage was erected in 2007 with a Variance to size and setbacks and architectural compatibility. The large, rectangular, side-gabled accessory building is located along the alley behind the home and runs the entire length of the lot. It is sided in fiberboard, painted cream, and features a double roll-up door. The roof is covered in asphalt composition shingles. There is a large, rectangular, horizontally oriented, fixed-pane window north of the garage door. The garage's south elevation has a large, rectangular, fixed-pane window. The west elevation of the garage, facing the house, features bands of brick facing near its corners. From the southwest corner of the lot, a portion of a single window opening is visible. This window is located north of the brick facing at the southwest corner of the garage. The home obscures the remainder of the garage's west elevation. The north elevation of the garage also is not visible from the public right-of-way.

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IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1949 Actual Estimate
 Source of Information: Pueblo County Assessor (online); current owner

26. Architect: None
 Source of Information:

27. Builder: Unknown
 Source of Information:

28. Original Owner: Elsie Kocman
 Source of Information: Pueblo County Assessor (online)

29. Construction history:
The following construction history is quoted from a narrative by Joe Kocman, current owner.

ORIGINAL DESIGN: "Our house at 1142 Eilers Avenue was built in 1949 in time for our family to move in for Christmas. Mom and Dad designed the house for the family of seven—4 daughters, 1 son, and themselves. Because of this larger family, they had the insight to design the house with larger rooms than normal for the time. My brother, Ed 'Pudgy,' was 17 at the time and graduating from high school. Being the only boy [until Joe was born in September 1950], he had one bedroom for himself and, therefore, also the smallest of the 3 bedrooms. The 4 girls shared one bedroom, which was designed large enough to spaciouly hold 2 double beds and the accompanying furniture. At that time, my sister, Eileen, was the oldest at 15 and Judy was 6 and the twins, Marla and Darla, were 3. Mom and Dad's bedroom was interestingly positioned in the center of the house with 2 door exits. One was a pocket door leading to the dining room and the second a hinged door leading to the hallway between the 2 other bedrooms and the bathroom. Although the bedrooms were designed larger for that period of time, the closets were designed 'normal,' about 5 feet wide in Mom and Dad's and Pudgy's bedrooms—extremely small by today's standards. The closet in the girls' bedroom was designed larger because of the 4 girls, about 8 feet wide, but still smallish by for today's standard for that size of room.

"The living room and dining room were designed on the large size, even today still considered a nice size. The ceilings in the living and dining rooms were covered with a 90 degree arc with a 2 ½" finish lip to the raised ceiling. The open doorways between the living room and hall and dining room and kitchen all had half-moon arches. There was also an arch built to delineate the dining room and living room. That arch was removed sometime between 1953 and 1954 in order to make the room more open—a look way ahead of its time.

"The kitchen was of average, large size for its time with a 'U' shaped countertop and cabinet design for the sink and workspace area. The stove and refrigerator were opposite the sink. Because of the alignment of the abutting walls, there was an area conveniently left to build a built-in spice cabinet about 18" wide by 6 feet tall next to the stove. The dining area consisted of a 'U' shaped booth covered in a dark green vinyl. Although it seems to be a small area, it seated 7 of us with Mom sitting in a chair at the open end of the booth.

"The bathroom was of average size (small today) with a full tub having an arched opening. There is also a built-in towel closet about 2 feet wide by 8 feet tall divided into 3 sections.

"Not to lose any space, there is also a built-in hallway linen closet which abuts the girls' closet. Its doors and drawers fronts are finished in nicely stained plywood. The use of plywood in hallway closets was very typical for the houses built in this area in the 1950's.

"Finally there was a full basement beneath the ranch style house. Initially the basement was not finished. Over the next 12 years Dad built a ¾ bath using glazed block requiring no finish work. A large bedroom was also finished with a large walk-in closet in the basement. A full set of kitchen cabinets were also installed, as Dad was finishing a basement "summer kitchen" downstairs for use to help keep the main level cooler in the summer. This was never finished as Dad died from a massive heart attack in Feb. 1962."

ALTERATIONS: "Our house remained as it was from 1949 until 2007 with the exception of the ca. 1953–1954 removal of the arch between the

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living room and dining room.

"In 2007, we [Pam and Joe Kocman] added a pop-out in the kitchen to expand the dining area. We also added on to the northeast part of the house which was needed to get a laundry room on the main level. This addition also included a small sunroom and walk-in closet for the master bedroom. Between the two additions, an 8 x 15 deck also was added. The kitchen cabinets were upgraded with new cherry cabinets going to the ceiling as the original one did. The biggest interior change occurred with Mom and Dad's bedroom and my brothers' and my bedroom. We opted to take the 2 bedrooms and made them into a larger master bedroom suite with an extra-large shower with a curved entrance, double sink vanity, and walk-in closet. The window overlooking the old concrete patio became a doorway to the sunroom and laundry room. A major problem we faced was the house, being brick, was going to make it difficult to get any kind of matching brick. After an exhaustive search, we were able to find very similar brick in the various colors. So Pam and our bricklayer counted how many of each color brick was in an area and had the percentage of each brick ordered to match. It turned out to be an astonishingly close match. The final major addition was a large 24 x 24 double car garage and an attached 14 x 24 workshop which took up a majority of the back yard. Because of its size and location, we had to apply for two variances to get city planning approval. Part of that approval process was a requirement to tie in some matching brick-work. We, therefore, designed the exterior to be white stucco with the four corners in brick and a 4-foot wide brick strip between the garage and workshop to break up the run of white stucco."

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 Joe Kocman, current owner:

"Our house at 1142 Eilers Avenue was built in 1949 in time for our family to move in for Christmas. Mom and Dad designed the house for the family of seven—4 daughters, 1 son, and themselves. My brother, Ed 'Pudgy,' was 17 at the time and graduating from high school. At that time, my sister, Eileen, was the oldest at 15 and Judy was 6 and the twins, Marla and Darla, were 3. I was the "baby" of the family and was born in Sept, 1950.

"One of the more interesting yet odd stories of our house is that Dad requested not using black mortar for the brick work. Therefore, one summer when my brother Pudgy was unable to get a job, he painted all the mortar joints on the house black. You can still see remnants of his work in the exposed areas of the house. While in the covered front porch it still looks newly painted.

"In 1952 my Aunt Evelyn and Uncle Jay built their house right next door at 1146 Eilers. With the adjoining lots and no fence dividing the yards, we always had some place to play football. Also, all of the family birthday parties were held in the back yards of our 2 houses.

"Thanksgiving and Christmas were the 2 holidays that were kept sacred as a family event to be celebrated at our house. Christmas for our family was always celebrated on Christmas Eve with everyone going to the "Midnight Mass" celebration afterwards. These events were attended by 40 to 50 family members.

"I have so many memories of growing up in our home. One special one that is so vivid to this day was Christmas of 1956. Mickey and my sister, Eileen, were married in 1955. The Christmas Eve of 1956 it had been snowing with 4 or 5 inches of snow on the ground and still falling. It was about 6:15 p.m. and Mickey and Eileen were 15 minutes late. All the presents were under the tree, which was positioned in front of the living room picture window. At 6 years old, I could hardly stand it waiting for them. I stood to the left of the tree with my chin on the window sill and every

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time I saw car headlights driving east on Mesa I would holler that they were here, only to have the car pass Eilers avenue. My heart would sink until the next lights would appear and I would holler again only to be let down. This happened about 10 times before their 1952 Chevy turned onto Eilers and I started jumping up and down.

“One of the quirks that Mom and Dad did to the Christmas tree a few times was to ‘fancy it up like the rich people.’ Fox’s Garden would spray trees white so they looked like snow had fallen on them. But they were way out of our price range, so Mom and Dad took Ivory Soap Flakes and whipped them up with a beater and dropped dollops of ‘snow’ on the tree. ‘First Class while the dough lasts’—Mom’s favorite expression.

“The other family tradition that was carried on until Mom was in her late 80s was the Sunday Dinner (being at noon). Mom would fix homemade chicken noodle soup, with homemade noodles, the chicken taken from the soup would then be roasted, also, served were govidna or soup meat, fried potatoes and salata (simple sour salad with oil and vinegar). As we children grew up and had our own children, we would still bring our families to Mom’s for Sunday Dinner. Mom would get up at 5 a.m. every Sunday to start the soup boiling and would spend all morning preparing all the food, in anticipation of having her family gather together. The soup bone was of special importance, because it would act as an appetizer. About 11 a.m. Mom would pull out the beef soup bone and all that were there would sit around the table and eat the bits of meat and gristle that was left on the bone. Then we would spread the bone marrow on bread to eat. What a treat that was! One other memory of Sunday Dinner was that throughout the 1950s and 60s the radio would always be tuned to the ‘Butkovich Slovenian Radio Hour’ hosted by John Butkovich from the neighborhood playing all the traditional Slovenian polkas and waltzes.

“My sister, Eileen, gave Mom a ‘glider’ swing and chair for the front porch in 1950. This was Mom’s favorite place to sit and visit, or just watch the neighborhood. We still have both the glider and chair located on the porch just as they were in 1950.

“Dad died from a massive heart attack in Feb. 1962. Mom passed away in her bedroom on Dec. 8, 2006. Pam and I bought our home from my brother and sisters so that we could live here.”

36. Sources of information:

Kocman, Joe. “Memories of Dad.” Memoir Writing Workshop. St. Mary’s Parish Hall. 19 November 2011.

Kocman, Joe and Pam. “Property Owner Worksheet: 1142 Eilers Avenue.” 2013.

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.

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- 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: **Ethnic Heritage/European Architecture**

40. Period(s) of Significance: **1949-1964; 1949**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

A member of the Kocman family has owned the home since its construction in 1949. This property is associated with the Slovenian history of the neighborhood and was the site of numerous family celebrations featuring traditional food, music, and memories. Original owners Rudolph "Moon" and Elsie (Glavich) Kocman both were well-known in Pueblo's Bojon Town. He was the manager of the semi-professional Walter's Brewers baseball team that played its home games at Eilers/St. Mary's Ballpark (no longer extant) located on the site of the homes in the Zupan Subdivision. Elsie Kocman was a member of the Glavich family; after matriarch and founder Josephine "Pepa" Glavich passed away in 1979, Elsie and her siblings ran the family business, Eilers' Place (326 East Mesa Avenue). Current homeowners Pam and Joe Kocman also operated the family-owned bar from 1991 through 2006; Pam Kocman established the Eilers Heights (in Old Bojon Town) Neighborhood Association in 2013, serving as the organization's inaugural president.

Architecturally, the home is a modest example of a Ranch type house. Character-defining features include its rectangular plan and large picture window. Similar to other homes on the block, this house is constructed of brick; features a band of decorative brickwork along the foundation; and made use of both glass block (especially for basement-level window openings) and 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 or the Colorado State Register of Historic Properties. However, it is individually eligible as a Pueblo Landmark. The property has a direct association with the

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development of the postwar Zupan Subdivision (local criterion 1a), is directly associated with not only Pueblo's Slovenian-American community but also prominent community members Moon and Elsie Kocman (local criterion 1c), possesses many of the distinctive characteristics of the Ranch building type (local criterion 2a), and, as the first home constructed in this small subdivision, reflects both the architectural characteristics and self-build tradition that became prominent among the Slovenian-Americans who settled here (local criterion 2d).

43. Assessment of historic physical integrity related to significance:

This home exhibits a relatively 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 2007 rear addition, marked by a slight variation in brick color and pattern, has a minimal impact on design, materials, and workmanship. 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): **eilersave1142 - 1.tif through eilersave1142 - 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

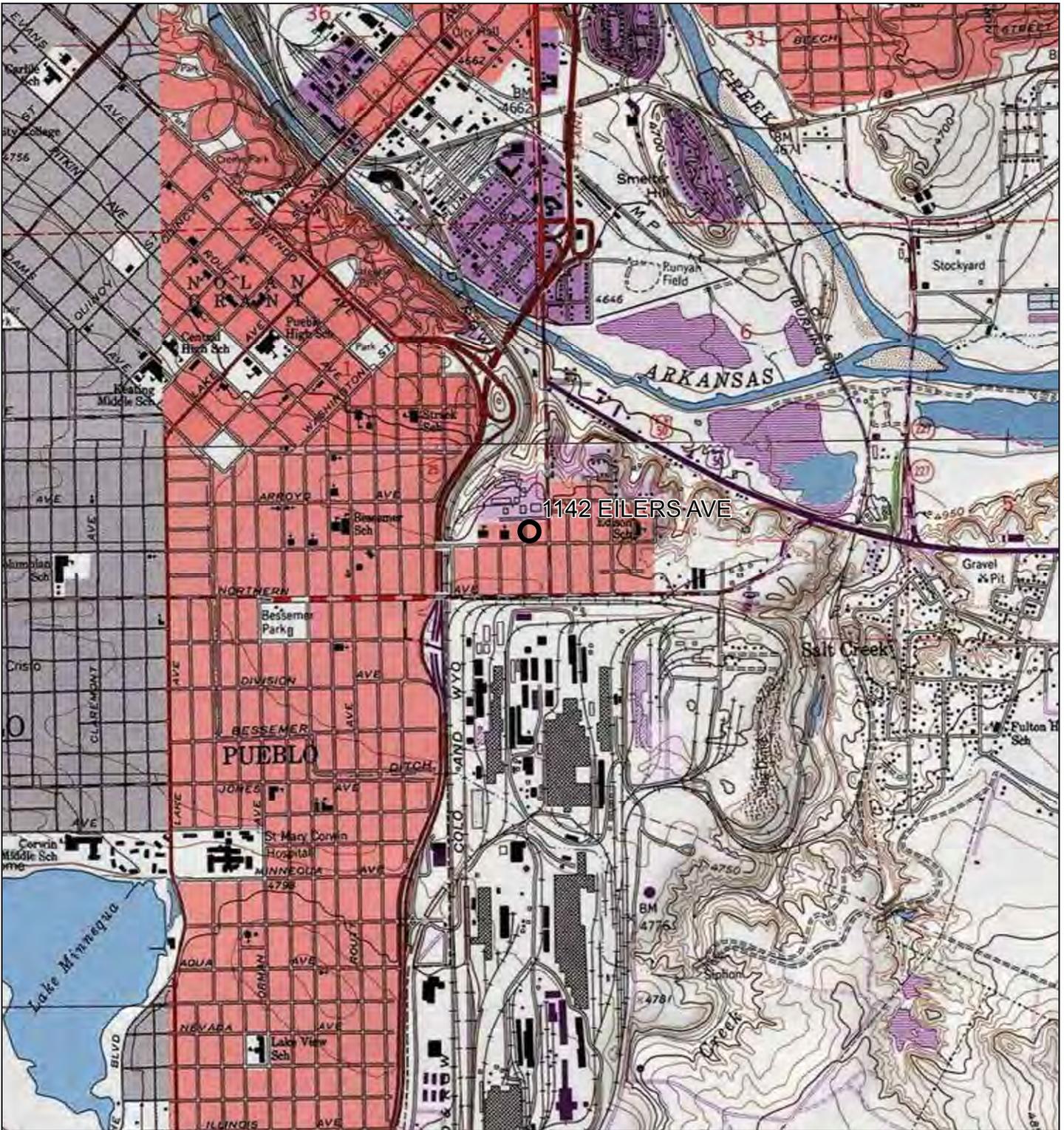
53. Phone number(s): **303-390-1638**

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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LOCATION MAP



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