

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.4973**
- 2. Temporary resource number: **1145Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Perko Residence**
- 6. Current building name: **Martinez House**
- 7. Building address: **1145 Eilers Avenue**
- 8. Owner name: **Filadelfio Martinez**
- Owner organization:
- Owner address: **1145 Eilers Ave  
Pueblo, CO 81006**

Parcel number: **1501425005**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 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**  
**SW 1/4 NE 1/4 SE 1/4 SE 1/4** of section **1**
10. UTM Reference Zone: **13**  
 Easting: **534350** Northing: **4233014**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**  
 Year: **1994**
12. Lot(s): **Lots 9 and 10, 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: **1265 square feet**
16. Number of stories: **1.5**
17. Primary external wall material(s): **Brick**  
 Other wall materials:
18. Roof configuration: **Flat Roof**  
 Other roof configuration:
19. Primary external roof material: **Synthetic Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Garage/Attached Garage**
21. General architectural description:  
**Oriented to the east, this one-and-one-half story Modern Movements home features a square plan. The home is faced in reddish-pink, rough-faced Roman bricks [that former resident Eileen (Perko) Lukancic described as "Lava Block"]. All of the wooden trim is painted peach and the windows have blonde brick sills. The flat roof likely has a synthetic covering, overhanging eaves, and a cornice with a pattern that mimics dentils, but with a more streamlined appearance. The (likely) vinyl cornice is capped in untreated metal.**
- The primary entry is centered on the façade, opening beneath a flat-roofed porch with highly decorative metal supports, painted white. The inside door is lightly stained wood. It features a distinctive window pattern of interlocking circles. A long, black, trellis-like piece of decorative ironwork runs at a slight slant over this window opening. The aluminum, combination storm door features decorative metalwork over the bottom portion of the screen. Sidelights flank the front door. The front door is reached via a raised stoop. A large, rectangular, horizontally-oriented**

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picture window dominates the one-and-one-half story bay to the north of the front door. Decorative metal panels matching the porch supports flank this window, placed like shutters. An L-shaped, integrated, stone planter runs along the foundation, from the north corner of the picture window to enclose the northern edge of the front porch stoop. The house number, "1145," appears on a small black plaque affixed to this planter. South of the front door is a small metal mail slot. The northern portion of the façade is only a single story. It features a pair of rectangular, vertically-oriented, double-hung windows. Each of these openings has four horizontal lights. A flower box, constructed of metalwork matching the porch supports, is affixed to the home immediately below the northern window unit.

The north elevation is divided into one-and-a-half story (front/house) and one-story (rear/garage) bays. The front bay features a pair of windows like those on the northern portion of the façade. Black metal security bars cover these windows. Drainpipes, both painted peach, appear on the corners of the one-and-one-half story half of the home. The rear part of the house extends further north than the front bay. It too features a single window. Difficult to see from the public right-of-way, it appears to be rectangular, horizontally-oriented, and fixed-pane, with a blond brick sill.

The south elevation has a centered secondary entry. The interior door is white wood with a large, fixed-pane lite in its upper portion. The storm door features decorative metal work and security bars. Near the southeast corner of the house is a pair of windows matching those on the northern part of the façade. Between this window unit and the side door is another opening for a single window that resembles the paired opening in shape, orientation, and lite pattern. Two more of these single windows appear west of the side door. Each of these openings has black security bars. Drainpipes, at the southeast and southwest corners of the house, run from the gutters toward the foundation and away from the home. A third drainpipe appears between the side door and the first window to the west.

The one-story attached garage forms the west (rear) elevation of the home. The garage features an oversized, paneled, double, roll-up door in its northern portion. The door contains a row of windows, with decorative panes forming two arched motifs that depict two stylized sunbursts. South of the garage door is a single window like those found elsewhere on the façade and south elevation of the home. This opening, like many of the others, also has black metal security bars.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

The property at 1145 Eilers Avenue does not have a sidewalk along the street, but it does contain a concrete walk from the street to the front door. The walk then swings around the southern edge of the property. The front lawn consists of well-manicured grass and one newly planted tree. Attached to the front of the home are two, short, masonry planters that contain flowers and bushes. The southern property line has a chain link fence that borders the unpaved parking lot. The rear yard contains a circular landscape feature containing two trees, grass, and an unpaved parking area at the northern edge of the property.

24. Associated building, features or objects:

Shed

A small, rectangular, front-gabled accessory building is located north of the rear driveway, near the northwest corner of the lot. This shed is faced in white vertical siding. The roof is covered in asphalt composition shingles. The south-facing façade features a large, centered door. The west elevation has a single rectangular, vertically oriented, aluminum, double-hung window. The north elevation does not contain any openings. The east elevation was not visible from the public right-of-way.

Date of Construction: Unknown

Incinerator

The concrete accessory structure appears inside the chain link fence that encloses the yard south of the driveway. It sits on a concrete pad and has a small metal door at the base of its north side.

Date of Construction: late-1950s

## IV. ARCHITECTURAL HISTORY

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25. Date of Construction: **1957**  Actual  Estimate  
 Source of Information: **Pueblo County Assessor (online)**

26. Architect: **None**  
 Source of Information: **Interview with Eileen (Perko) Lekancic 2013.**

27. Builder: **Andrew Perko**  
 Source of Information: **Interview with Eileen (Perko) Lekancic 2013.**

28. Original Owner: **Andrew Perko**  
 Source of Information: **Interview with Eileen (Perko) Lekancic 2013.**

29. Construction history:  
**This house was built in 1957 by Andrew Perko. Mr. Perko was a contractor and builder and liked a similar design he built for a client near City Park; he copied the design for his own house. He was very interested in Modern and Futuristic design and made all the choices for the interior treatments himself. The house was constructed from lava block, which was also used on some walls inside. The interior of the home had two types of wood paneling and copper fixtures, as well as turquoise walls and dark turquoise appliances. After finishing this house, Andrew Perko completed an extensive remodeling of he existing home at 212 East Mesa Avenue; he removed the home's upper story and added a flat, Modern roof like the one on his 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:  
**The house at 1145 Eilers Avenue was constructed in 1957 by Andrew Perko, who was a builder in Pueblo. The inspiration came from a home he built for a client near Pueblo's City Park. He chose a very modern and futuristic design, and as soon as it was finished, strangers stopped by and asked to see the inside. The interior had very few plastered walls and used two types of wood paneling and the same exterior brick, known as lava block. The interior walls were lava block, both the same red as the exterior and areas of green near the rear of the house. Eileen (Perko) Lekancic believes her father was ahead of his time in terms of choices of colors and details; the bathroom was coral, the kitchen featured copper appliances with a light turquoise paint scheme, and the washer and dryer were both a darker turquoise. This home inspired the dramatic alteration to 212 East Mesa Avenue when Tony Adamich hired Andrew Perko's construction firm to redesign his circa 1900 two-story home into a flat-roofed design similar to the Perko house.**

**Lekancic sold the property in 2001 after her mother, Bertha Perko, passed away. Prior to her death, Mrs. Perko was an active member of nearby St. Mary's parish, attending daily mass until she was no longer physically able to do so. She maintained strong friendships with many neighbors, especially Evelyn "Maizie" Vertovec across the street. The current owner is Filadelfio Martinez.**

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36. Sources of information:

Lukancic, Eileen. Personal Interview. 21 January 2014.

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: **1957; 1957-1964**
41. Level of Significance:  National  State  Local  Not Applicable

## 42. Statement of Significance:

This property was associated with the Perko family from 1957 through 2001. Original owner and home builder Andrew Perko built the house for his family. Character-defining features of this Modern Movements home include its flat roofs, large picture window, and integrated stone planters. The home had a distinctive interior decorative scheme, featuring a variety of wall surfaces rather than traditional plaster and unusual colors for painted surfaces and appliances. 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 Modern Movements house type (local criterion 2a), represents the work of Pueblo builder Andrew Perko (local criterion 2b), and, attracting attention from strangers interested in visiting the property, contributes to the distinctive architectural character of Pueblo (local criterion 3c).

## 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 Eileen (Perko) Lukancic revealed there were no changes made to the property prior to 2001, and there are no visible alterations since that time. 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): **eilersave1145 - 1.tif through eilersave1145 - 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**

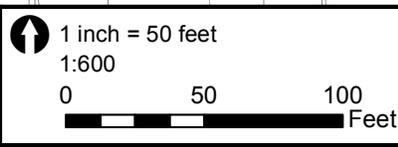
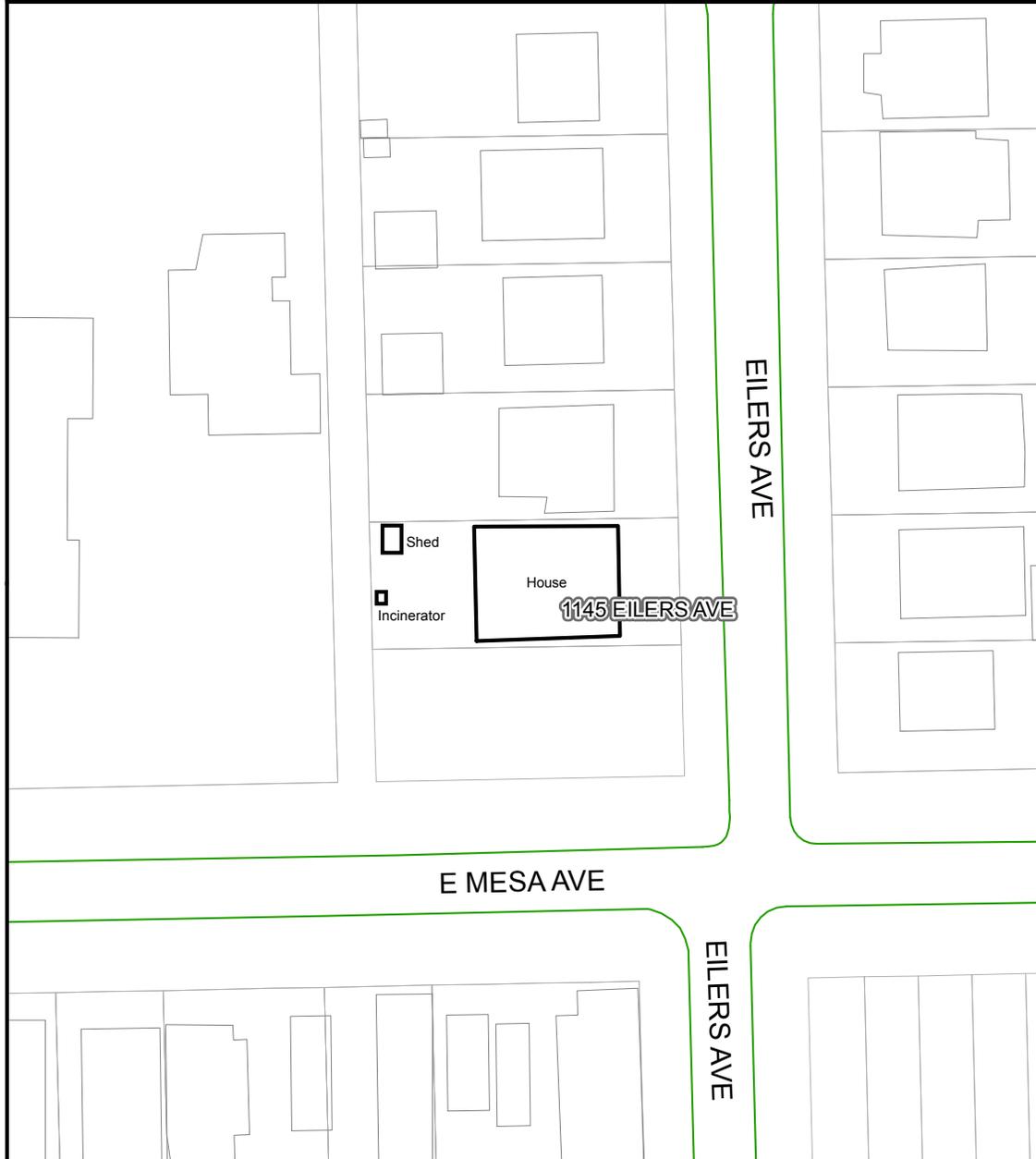
52: Address: **PO Box 181095**  
**Denver, CO 80218-8822**

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

# Architectural Inventory Form

## SKETCH MAP

### Site: 5PE.4973

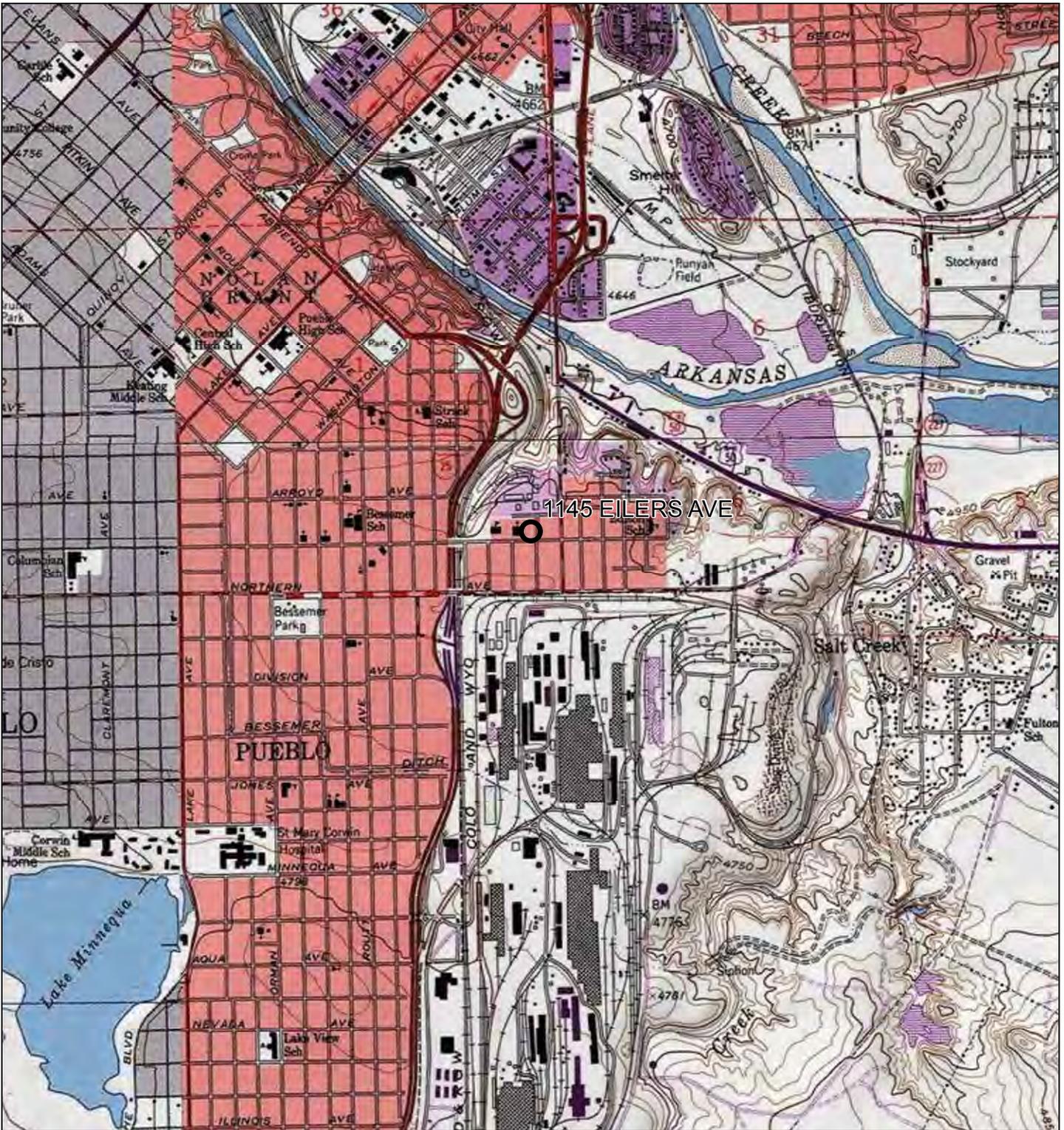


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## LOCATION MAP



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