

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.4980**
- 2. Temporary resource number: **1146Eilers**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Mohorcich Residence**
- 6. Current building name: **Vertovec House**
- 7. Building address: **1146 Eilers Avenue**
- 8. Owner name: **Vertovec, Miketa, and Starcer**
- Owner organization:
- Owner address: **1146 Eilers Ave
Pueblo, CO 81006**

Parcel number: **1501424007**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 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**
SE 1/4 NE 1/4 SE 1/4 SE 1/4 of section **1**
10. UTM Reference Zone: **13**
Easting: **534399** Northing: **4233015**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
Year: **1994**
12. Lot(s): **Lots 15 and 16, 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **1010 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: **Chimney**
Porch
Window/Glass Block

21. General architectural description:

Oriented to the west, this one-story Ranch home features an L-shaped plan. The home is faced in blonde Roman brick. All of the trim is wood, painted light brown, and all of the window sills are brick. The cross-gabled roof is covered in asphalt composition shingles.

The primary entry is nearly centered on the façade, at the intersection of the front-gabled and side-gabled portions of the home. The inside door is lightly stained wood with a rectangular, vertically oriented opening, with a decorative metal grate near the top and a metal mail slot in the center. The combination storm door is black metal with a bottom kickplate. The front door is reached via three concrete steps and appears within an arched opening onto the front porch. Another arch distinguishes between the entry area and the front porch along the side-gabled bay. Decorative ironwork, painted light brown, flanks the front steps and surrounds the porch perimeter. Plain, narrow metal supports span the area

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between the porch railing and the tan (likely vinyl or metal) porch canopy. A large, tripartite picture window dominates the side-gabled bay south of the front door. The sidelights of this window unit feature four rectangular, horizontally oriented lites. The house number, "1146," appears on a small black plaque attached to the brick porch support, with a decorative metal support arm painted light brown. The northern portion of the façade is a front-gabled bay, with a basket-weave decorative brickwork pattern in the gable face. Like many other homes along this block, the house has a three-course decorative brick band above the concrete foundation. There is a two-window unit centered in the north bay. Each of the windows is rectangular, vertically oriented, and double-hung with four narrow, horizontal lites. A large brown fabric awning covers this window. There is a chimney along the side-gabled ridgeline, near the center of the house.

The north elevation has four basement-level openings and three windows on the main level of the home. The foundation windows are rectangular and horizontally oriented. The basement window nearest the center of this elevation is filled with glass block and features a small vent. The decorative brick band, visible on the façade, continues onto this side of the home. The three main-level windows are all rectangular, vertically oriented, and double-hung. The center window is slightly smaller. The larger windows appear to have, like the openings on the front-gabled bay of the façade, four horizontal lites. A narrow, rectangular, louvered vent appears in the gable face. A drainpipe runs from the gutter toward the foundation at the northwest corner of the house.

The south elevation has a secondary entry and three identical, main-level window openings. The interior door appears to be a white (wood or vinyl) combination. The storm door features decorative metalwork and security bars painted white. Another brown fabric awning shades the upper part of the side door. This secondary entry is reached via two curved, brick steps. There are two windows west of the side door and another to the east. All of these windows match those on the front-gabled portion of the façade, although they are singles rather than pairs. The decorative brick band also appears on this side of the house. There are three basement windows, two west of the side door and one to the east. These openings appear to be rectangular, horizontally oriented, two-lite windows. As on the north elevation, there is a narrow, rectangular, louvered vent appears in the gable face.

The large detached garage obscures the southern portion of the east (rear) elevation of this home. There is a rear shed-roofed, covered patio. The porch supports are highly decorative metalwork painted light brown. There are at least two window openings tucked under the eaves. Both of these openings appear to be rectangular, horizontally oriented and have two lites.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The property at 1146 Eilers Avenue contains a concrete sidewalk and a well-manicured grass lawn. A paved walkway leads to the front door and two trimmed evergreen trees/bushes flank the door to the north, along with some flowers. A walkway leads to the paved driveway at the southern edge of the property. The driveway leads to a garage at the alley. The rear yard contains a walkway, paved area, and more manicured lawn.

24. Associated building, features or objects:

Garage

This large, rectangular, side-gabled accessory building is located in the backyard near the southwest corner of the house. The garage is built of concrete block, painted white. The roof is covered in asphalt composition shingles. The west-facing, double roll-up door features horizontal (likely vinyl) strips. Individual glass blocks, arranged in a straight line on a course below the eaves, pierce the garage's west, north, and south elevations. A narrow, rectangular, louvered vent appears in both the north and south gable faces.

Shed 1

This small, rectangular, front-gabled accessory building is located in the southwest corner of the lot, along the alley to the rear of the home. It is white metal with a metal roof. No openings exist on either the south or east elevation of the west-facing shed. Neither the north nor the east (façade) elevations are visible from the public right-of-way.

Shed 2

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This square, flat-roofed accessory building is located adjacent to and north of Shed 1. It is sided in fiberboard, painted white. No openings are visible on the south or west elevations. Neither the north elevation or east façade were visible from the public right-of-way.

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: **Unknown**
Source of Information:
28. Original Owner: **Joe Mohorcich**
Source of Information: **Notebook kept by Dominik Zakrasek listed all the lots and buyers in the Zupan Subdivision.**
29. Construction history:
This survey found no evidence concerning the construction of this house. However, a notebook kept by Dominik Zakrasek shows Joe Mohorcich purchased the lot. Evelyn "Maizie" Vertovec mentions that the bathroom had a skylight.
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 lot was bought by Joe Mohorcich, who built this house in 1953. In 1988 he sold it to his daughter and son-in-law, Evelyn "Maizie" and Ray Vertovec.
- Maizie Vertovec remembers growing up at the house adjacent to the Eilers' Place (326 East Mesa Avenue):**
- "Auntie Lillian and Dad made a fire (in the fireplace) and got the big tree for Christmas. Mother made cakes for many occasions. She was the cook. Everyone in the house had duties. Christmas was a big event every year. Auntie Lillian's husband, "Jonsey," was the piano player (by ear). Listened to the radio in the front room, and all the boxing fights were a big thing. (Our family) had a bathroom in this house since I was born, and had a skylight in it which I never appreciated then. Grandmother ("Pepa") has a special thing that she did for neighbors and friends: pierced their ears. (I) went to many birthdays, weddings, graduation, and so forth as our family was big. I was little when we butchered pigs at 326 East Mesa (Avenue) and made klobase. We also did this at 1146 Eilers Avenue (too). We have always had homemade sausage."**

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36. Sources of information:

Vertovec, Evelyn. "Memories of Christmas, sausage making." Memoir Writing Workshop. St. Mary's Parish Hall. 19 November 2011.
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: **1953; 1953-1964**
41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property has been associated with the Slovenian Mohorcich family over its entire sixty-one-year history. Joe and Evelyn (Glavich) Mohorcich arranged for construction and daughter Evelyn "Maizie" (Mohorcich) Verotec is the current owner. Character-defining features include its L-shaped plan, large picture window, and front porch with recessed primary entry. Similar to other homes on the block, this house is constructed of brick (blonde) and made use of both glass block to fill basement window openings as well as 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, 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 large garage appears to be non-original to the site; however this accessory building is detached from and behind the house and, therefore, has minimal impact on the aspects of 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): **eilersave1146 - 1.tif through eilersavenue1146 - 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**

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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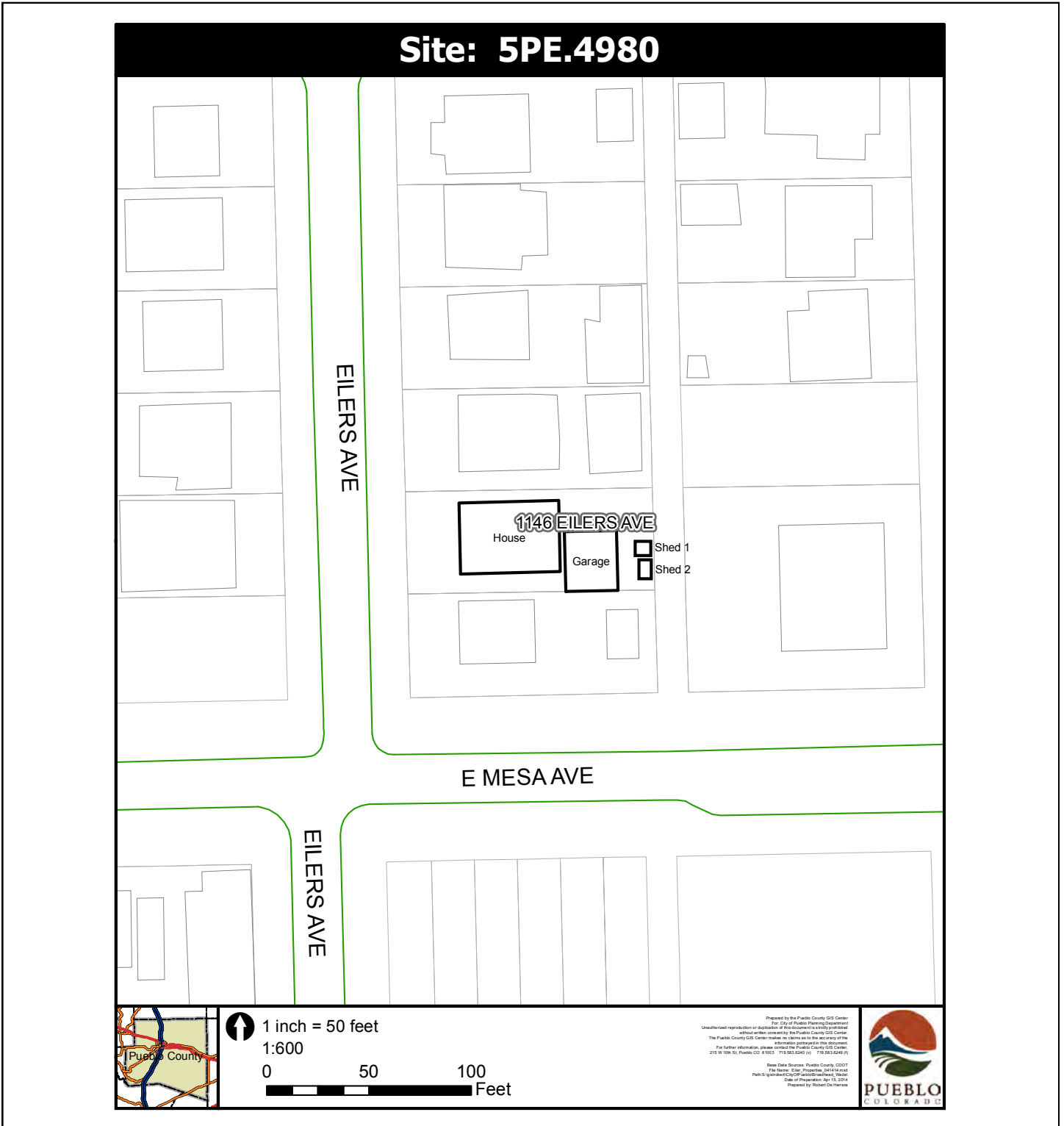
51: Organization: **Historitecture, LLC**

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

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

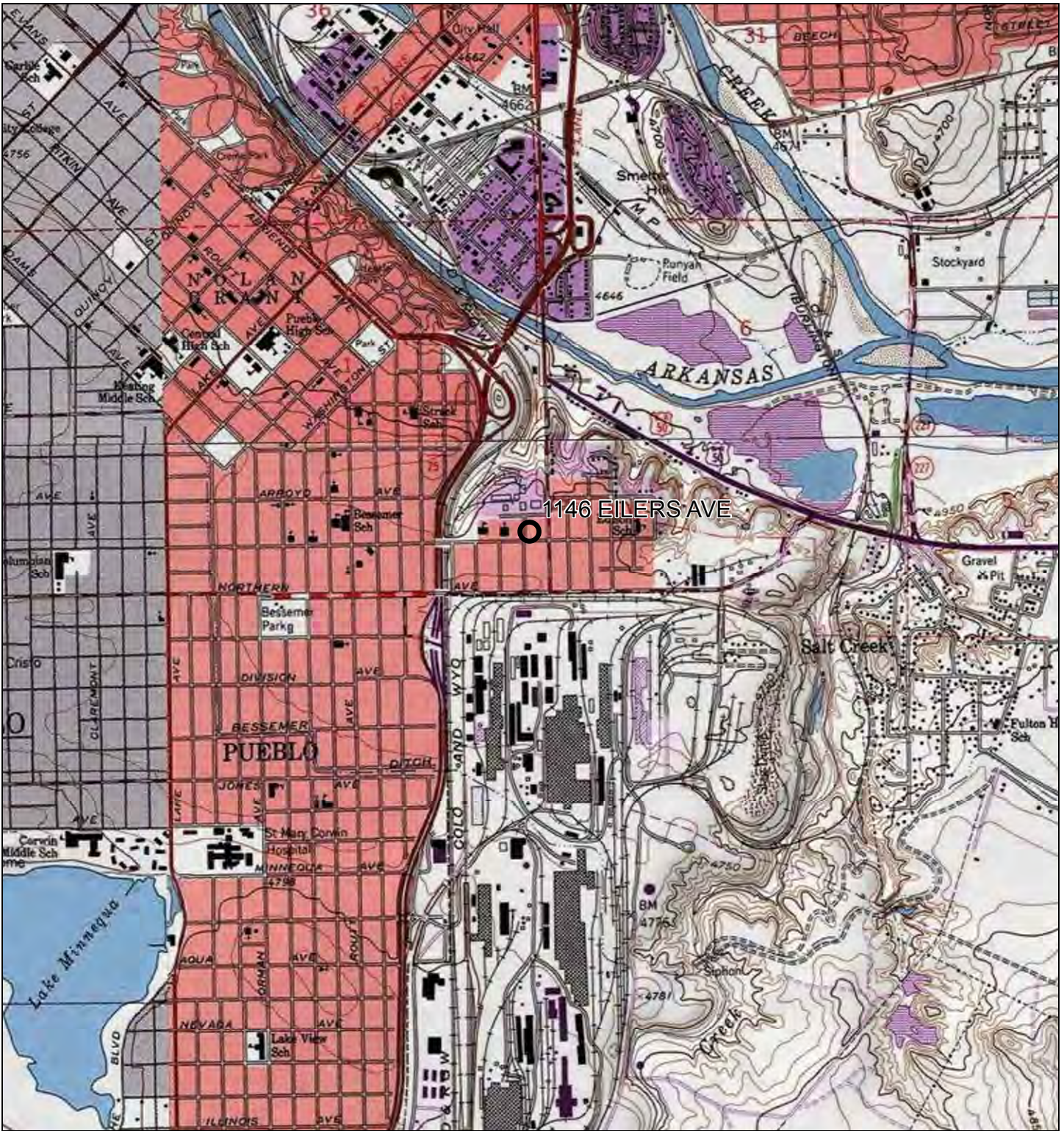
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SKETCH MAP



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LOCATION MAP



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