

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.4942**
- 2. Temporary resource number: **212EMesa**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Plese-Adamich House**
- 6. Current building name: **Miklich House**
- 7. Building address: **212 East Mesa Avenue**
- 8. Owner name: **Karla Miklich**
- Owner organization:
- Owner address: **212 E. Mesa Ave
Pueblo, CO 81006**

Parcel number: **1501421005**

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **21S** Range: **65W**
 NE 1/4 SW 1/4 SE 1/4 SE 1/4 of section 1
10. UTM Reference Zone: **13**
 Easting: **534224** Northing: **4232958**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Lots 7, 8, and 9, Block 3**
 Addition: **City Hall Place, Second Filing** Year of addition: **1889**
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: **1458 square feet**
16. Number of stories: **1.5**
17. Primary external wall material(s): **Stucco**
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
 Other roof materials:
20. Special features: **Fence**
Porch
21. General architectural description:
Oriented to the north, this Modern Movements home has a portion that is one-and-one-half stories and another that is only a single story. The house features a nearly square plan. The home is faced in stucco, painted white. All of the trim is painted light pink. The flat roof has overhanging eaves and (likely) is covered in synthetic material.

The primary entry is located within the one-story portion of the house, near the center of the façade. A curvilinear sidewalk runs from the sidewalk along East Mesa Avenue up to the front door. Recessed under a flat-roofed front porch, the inside door is solid, lightly stained wood. The white storm door features metal security bars and bands of foliate decorative ironwork. The same decorative metalwork appears on the corner support for the porch roof. The house number, "212," appears on the porch fascia below the overhanging eave. Immediately east of the front door, there is a large, white, metal mailbox. Near the northeast corner of the façade, there is a four-window unit. Each window is rectangular and

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horizontally oriented. The one-and-one-half story bay features a large, tripartite picture window. Each of the three sections within this window unit is composed of a large, rectangular, vertically oriented opening with a smaller, rectangular, and horizontally oriented lite below. This bay of the façade features a wide cornice with woodwork in a decorative chevron pattern. A white drainpipe runs from the porch gutter towards the foundation along the surface of this northwest bay. Immediately west of the drainpipe, near the foundation, is a utility meter.

A concrete block wall, with a decorative breezeblock band, obscures the view of the east elevation from the public right-of-way. There appear to be at least three window openings and a secondary entry on this side of the home. The four-window unit near the northeast corner of the house features two fixed pane, rectangular, horizontally oriented windows above two operable (likely slider) openings of the same size. South of this window unit is another window; only the upper fixed-pane was visible. The interior door for the side entry was not visible from the public right-of-way. However, the storm door appears to match the front door and features white metal security bars. A small, oblong shaped porch light appears near the upper corner of the side door. Near the southeast corner of the house is a rectangular, vertically oriented, possibly double-hung window. This opening appears within a large rectangle of unpainted stucco, perhaps indicating the earlier presence of a two-window unit in this location.

The west elevation faces the concrete driveway which runs from East Mesa Avenue toward the carport and garage at the rear of the property. There are two identical windows on this side of the home. Both located in the southern half of the elevation, each window features a pair of square, two-lite (or slider) openings. A central air conditioning unit is located near the southwest corner of the house.

The south (rear) elevation of the home was difficult to see from the public right-of-way. There are window openings in both the one-and-one-half and single-story bays of the home. The taller portion of the house features a possibly four-lite picture window centered within the bay. The window in the shorter part of the home appears to be a long, rectangular, horizontally oriented, two-lite opening located on the upper portion of the elevation. A satellite dish is affixed to the cornice near the southwest corner of shorter bay roof.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

The property at 212 East Mesa Avenue contains a concrete sidewalk with a walkway leading to the front door. The front yard has a grass lawn, and the tree lawn also has well-manicured grass. A paved walkway also extends at the eastern edge of the property line from the street back to the house where trash services are kept. The western edge of the property line has a paved driveway that leads to a garage and carport at the rear of the lot.

24. Associated building, features or objects:

Garage (with Carport)

This large, rectangular, brick, front-gabled accessory building is located near the southwest corner of the lot. The two garage doors, paneled and painted dark brown, face onto the alley behind the house. The southern gable face features horizontal siding stained dark brown. There is a square opening, covered with a board, centered in this gable face. Decorative, pink, wooden scrollwork appears along the eaves in the north-facing gable. The garage has a tall brick chimney along the ridge line. A front-gabled, (likely) vinyl carport provides covered parking in the concrete driveway/pad located immediately north of the detached garage.

Incinerator

This brick accessory structure appears east of the double garage, separated by a wooden gate with faded green paint. The rear, south-facing elevation is painted light brown. The metal door, near its foundation, is missing.

Shed

This long, rectangular, brick, shed-roofed accessory building is difficult to see from the public right-of-way. It is located immediately east of the incinerator. It appears the rear wall of the shed is integrated into the rear brick wall which runs along the back of the property adjacent to the alley. The roof is metal. The rear elevation is painted light brown, but the west side is untreated brick. Neither the north nor east elevations of this shed are visible from the public right-of-way.

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IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1959** Actual Estimate
 Source of Information: **Pueblo County Assessor (online), house was built 1900 and dramatically remodeled in 1959.**

26. Architect: **Unknown**
 Source of Information:

27. Builder: **Perko Construction for 1959 remodel/rebuild**
 Source of Information: **Karla Miklich, Pueblo Chieftain article, Building Permit**

28. Original Owner: **Unknown**
 Source of Information:

29. Construction history:
The following information comes from Karla Miklich:

Ca. 1948: "...The house was a wood frame, two story with a front porch. There was a black wrought iron fence all along the front yard. The fence sat atop a cement retaining wall. The neighbor's retaining wall is still there. Inside was long and narrow. The living room was in the front, next was the bedroom, then the kitchen. And, finally, the enclosed porch. The kitchen was fairly large with a gas stove, fridge with a tiny freezer, large old sink with very few cabinets. A pantry with lots of shelves was under the stairs. Access to the upstairs and basement was in the enclosed porch. The upstairs must have been used for boarders at one time because the room in the back had an old kitchen sink with a cabinet—nothing fancy.... There was a garage with a dirt floor, ash pit, outhouse and shed made with brick, cleaned by hand from the demolished Eilers Smelter. They (the accessory buildings) are still standing today."

Unspecified date (post-1948): "...Dad put in a shower and a sink (in the unfinished basement)."

1950s: "... [T]he front porch and steps were redone using cement. Black decorative wrought iron poles took the place of the wooden ones to hold up the front porch. Many hopscotch games, jacks and board games were played there with my friends. When the houses wooden siding was painted it was always white with dark green trim. In 1951 we put in a bathroom. Boy, was that ever great."

1959: "...The second story (of the original house) was taken down (by Perko Construction) in one piece with a crane and set down gently in the side yard.... During the remodel the east side of the house gained a beautiful kitchen, utility room and family room. A flat roof was put on... The old part of the house received new windows... (Since this remodel, the house) has always been white stucco with pink trim."

1994: "... a metal carport with a cable roof was put up in the front of the garage. Concrete replaced the large flower garden and grass that made up the side yard, so it would be easy to drive into the backyard. Both Mom and Dad were in their 70s so it was difficult for them to take care of a large garden. It was a good solution."

2005: "... In the backyard we put rock where it was bare and planted boxwoods and flowers. We had a concrete floor put in the garage. A nice pen was built in the same place Dad had his pigeon pen many years before. We added a larger window to the back of the family room and bigger closet in the back bedroom."

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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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 information comes from current resident Karla Miklich:

"The land the house is on is part of the Nolan Land grant that was transferred to Annie Blake in 1870, and it (the original home) was built in 1900. From 1919 to 1939 Anton Plese owned the two-story frame home with a porch. He worked at the steel mill and was married to a woman named Mary. I'm not sure how many children they raised there. He was an immigrant from Yugoslavia. In 1939 the deed was transferred to his son William Plese. I believe that he rented it out. In 1948 my parents, Tony R. (Electrician in Union Local 12) and Frances Adamich bought the house... When my parents bought the house... they had been married for four years—still a young married couple; I was two years old at the time. My brother was born in 1951. They raised us there and stayed until they died...."

Frances passed away in 2001 and Tony in 2005. Karla, a District 70 Elementary School teacher at South Mesa Elementary, and her husband, Ray, a District 60 teacher at Risley Middle School, purchased Karla's childhood home in 2005 after living in St. Charles Mesa and El Camino on Pueblo's South Side.

Karla Miklich remembers the day the Perko Construction crew removed the second story from the original house on the lot. "It was amazing. A picture was in the paper. I was in seventh grade, attending St. Mary's across the street. My teacher didn't let our class watch. I was disappointed. Other classes were allowed to go to the window. There was nothing I could do." She remembers her "Mom carefully chose items for the house. In the kitchen I still use her pink oven, stove and sink. The pink countertops are flecked with copper to go with the copper backsplash. The cabinets are whitewashed birch with sleek copper handles." She also recalls "Dad kept a beautiful yard and grew roses. I've never seen any like them since. We had lovely yellow and pink roses trailing up the side of the brick garage. Even in the areas where there was no grass he kept it weed free. Everyone in the neighborhood, poor or rich, kept their yards immaculate."

This house holds many happy memories of birthdays, holidays, and family:

- "My Aunt Minka, who owned a bakery on Northern and Eilers (avenues), would always bake (me) a special birthday cake. I remember how I used to count the days until April 5th. I would anxiously watch for her at the front door. Then I would see her car pull up and my heart would start jumping for joy... The cake was usually decorated with beautiful roses Minka made from frosting, and sometimes a little ballerina would stand alongside the candles..."

- "Holidays at our home were always filled with traditional Slovenian foods—kolbasie, hard boiled eggs, ham, kroffe, and walnut potica that Mom baked. A sparkling, perfectly decorated Christmas tree sat in the living room. Sometimes I couldn't fall asleep on Christmas Eve, so I would hide behind the chair in the living room and stare up into the sky hoping to see Santa..."

- "Fuzzy was a sweet little chick given to me for Easter when I was very young... My brother and I used to play with her. Our house was long and narrow. It was open from the living room, through the bedroom to the kitchen. Mom kept the floors spotless so they were always kind of slippery. We would take turns running down the hallway and Fuzzy would run after us as fast as she could. Her little legs would be moving so fast as she turned the corner into the kitchen, they would slide out just like in a cartoon... I don't remember whatever happened to Fuzzy, but as an adult I still have chickens... we keep in the backyard... in the same place Dad had his pigeon pen many years ago. Fuzzy started it all for me."

- "One of my first memories was when my brother was born in 1951... I was so anxious for Mom to come home. At the time, children were not allowed in the hospital, so we stood outside and she was able to wave at me from her window. When she brought the baby boy home I was so excited. She placed him in a pretty bassinette with yellow ruffles. I can still see him lying there as if it were yesterday. I had a baby brother!..."

- "I think we bought our first TV around 1956... Family and friends would come to our house to watch Liberace every week... I actually would cry when it was over. My brother and I liked watching cowboy shows. He liked Roy Rogers and I liked Gene Autry."

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- "One Sunday Mom had made spaghetti and meatballs. As she was setting the table we realized Pat Boone was on TV. We all went into the living room to watch him sing. When we went back into the kitchen, there was our cat, Whitey, on the table, with her head in the pot of meatballs and sauce, eating to her heart's content... I didn't see Whitey for a long time after that... (but) she found her way back home."
 - "Our Mother and Father made a good life for us. It wasn't always perfect, but we were happy."

36. Sources of information:

- City of Pueblo Division of Inspection. "Application for Certificate of Occupancy." 14 October 1959.
 Miklich, Karla. "Birthday (memoir)." April 2014.
 Miklich, Karla. "Fuzzy the Chick (memoir)." April 2014.
 Miklich, Karla. "Mom and Dad (memoir)." April 2014.
 Miklich, Karla "Property Owner Worksheet: 212 East Mesa Avenue." 2013.
 Miklich, Karla. Personal Interview. 20 March 2014.
 Miklich, Karla. "Sonny, My Brother (memoir)." April 2014.
 "Speedy Techniques in Remodeling." Pueblo Chieftain. 16 October 1959, 8A.

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;

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- 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: **1959; 1959-1964**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is associated with the Adamich family; Karla (Adamich) Miklich moved into the house when she was two years old, and now she and her husband live in her childhood home. Character-defining features of this former two-story house, much-altered to create the current Modern Movements home, include the flat roofs, picture window, and wide cornice. 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. It is associated with Pueblo's Slovenian-American community (local criterion 1c), embodies the characteristics of a Modern Movements home (local criterion 2a), and is the work of local builder Andrew Perko (local criterion 2b) who executed the removal of the original second story and altered the Adamich home to resemble his at 1145 Eilers Avenue.

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 only changes, since the radical alteration of the house in 1959, include addition of a metal carport in front of the existing garage (1994) and minor landscaping modifications. 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 part of a potential Pueblo local landmark historic district associated with Pueblo's Slovenian-Americans community. Such a district would include all of the resources surveyed for this small project but the boundary extends to a much wider geographic area. More survey is needed to determine the appropriate local historic district boundaries. Based upon the information gathered thus far, this resource would be contributing to the proposed local historic district.**

If there is National Register district potential, is this building contributing: Yes No N/A

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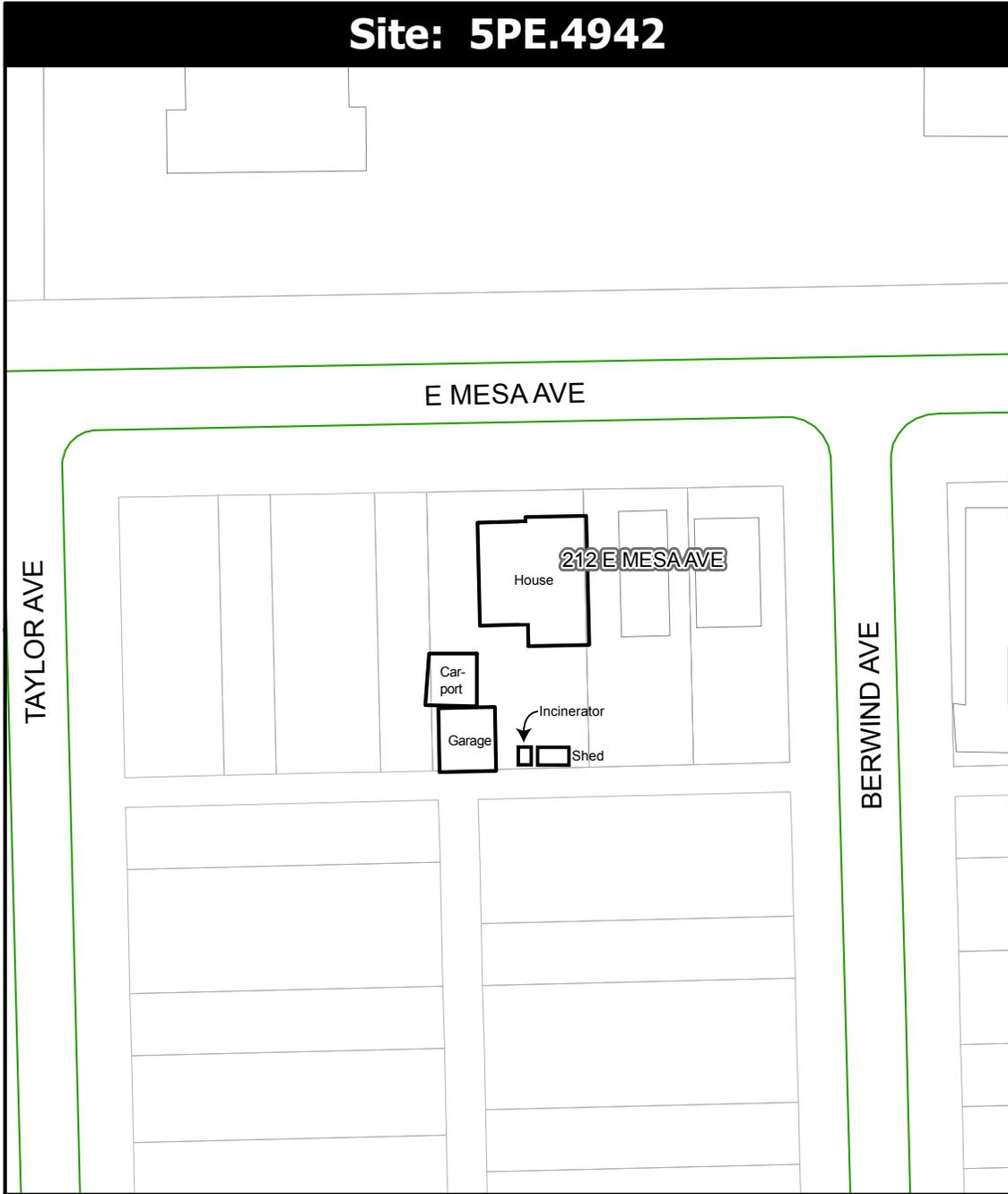
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mesaavee0212 - 1.tif through mesaavee0212 - 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**
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



1 inch = 50 feet
1:600

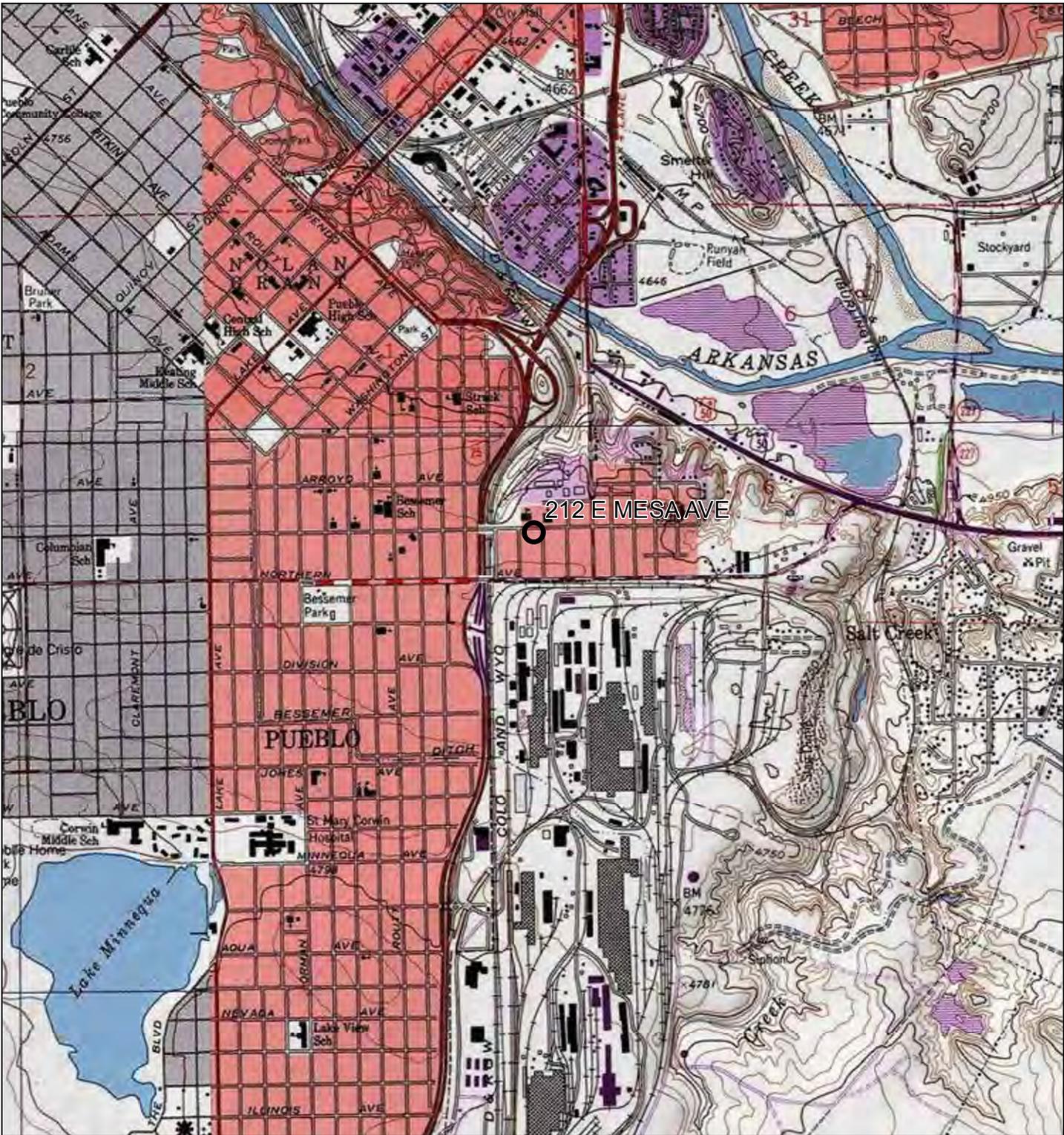


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LOCATION MAP



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

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE