

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.4940**
- 2. Temporary resource number: **222EMesa**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Frances and Louis Babich House**
- 6. Current building name: **Pam and Joe Kocman (Rental) Residence**
- 7. Building address: **222 East Mesa Avenue**
- 8. Owner name: **Pam and Joe Kocman**
- Owner organization:
- Owner address: **1142 Eilers Ave
Pueblo, CO 81006**

Parcel number: **1501421007**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 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**
 NE 1/4 SW 1/4 SE 1/4 SE 1/4 of section 1
10. UTM Reference Zone: **13**
 Easting: **534246** Northing: **4232959**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Lots 12 and 13, 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): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **858 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front 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 north, this one-story Bungalow features a rectangular plan. The red brick home has white wooden trim. The window sills are blonde brick. The front-gabled roof has overhanging eaves and is covered in asphalt composition shingles. There is a tall chimney, with a lightning rod, near the center of the roof.

The primary entry is centered on the façade underneath a front-gabled porch. The inside door is board and batten, lightly stained, with a rectangular leaded fixed pane in its upper portion. The aluminum storm door features a combination opening in the top two-thirds. The porch is reached via four concrete steps. There are two additional concrete steps at the bottom of the walk extending from the front stairs. The porch gable face is painted pink stucco and features a rectangular, vertically oriented, white, centered, wooden vent. The house number, "222," hangs

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on a small plaque affixed to the underside of the porch cornice. Two large juniper bushes flanking the front stairs obscure most of the other façade details. The porch supports are brick with wooden capitals. Windows flank the front door. There are white metal drainpipes, running from the gutters toward the foundation, at the northeast and northwest corners of the façade.

The east elevation has three basement-level window openings. Evenly placed along the foundation, each is rectangular, vertically oriented, and in-filled with glass block. The center window has a rectangular metal vent near its top. Immediately above the glass block windows, there is a five-course decorative brickwork band. This side of the house has three window openings. Near the northeast corner of the house, there is a large, rectangular, vertically oriented, four-light, double-hung window. South of this opening is a two-window unit comprised of similar, although slightly narrower, windows. Near the southeast corner of the home, the third window is slightly smaller but otherwise matches the other two on this elevation. Another, simpler, two-course brick band runs along this side of home, even with the window sills for the front two windows.

The west elevation has two basement-level windows. Like those on the east side of the house, these openings are in-filled with glass block. The air conditioning unit is centered between these two lower openings. This side of the house also features the same decorative brickwork bands as its opposite side. On the main level of the house, there are two window openings. Both windows are rectangular, vertically oriented, double-hung, four-lite openings. The one nearer the front/ north of this elevation is slightly larger.

The south (rear) elevation of the home has a centered secondary entry. The interior back door is difficult to see from the public right-of-way, but may be a paneled white wooden door. The aluminum storm door has a combination opening and is covered with black metal security bars. Large brackets support the front-gabled roof, with satellite dish attached, over the rear stoop. Three concrete steps lead up to the small rear stoop with white metal railings. A larger, horizontally oriented, glass block, basement-level window appears nearly centered on the west side of the home's rear elevation. This side of the house features the same decorative brickwork bands as the east and west elevations. Rectangular, vertically oriented, four-lite, double-hung windows flank the rear door. A utility meter appears between the back door and the southwest window opening. There is a rectangular, vertically oriented, two-over-two, fixed pane window centered in the rear gable face. Above this opening, in the gable peak, there is a rectangular, white, wooden vent. White metal drainpipes appear at the southeast and southwest corners of the house.

22. Architectural style:

Other architectural style:

Building type: **Bungalow**

23. Landscape or special setting features:

The corner property at 222 East Mesa Avenue contains a concrete sidewalk on both streets and a well-manicured grass tree lawn. The front yard has some large trimmed evergreen shrubs to screen the front porch. The front yard is also slightly elevated, sloping toward the front façade and has two concrete steps in a walkway that leads from the sidewalk to the front door. The side yard along Berwind Avenue has manicured grass lawn and a chain link fence toward the rear of the property that has shrubs behind it. A concrete walkway leads around the house. The rear yard is all grass lawn and one tree, with a paved walkway leading from the back door to the rear of the lot.

24. Associated building, features or objects:

Incinerator

This rectangular, brick accessory structure is located near the southeast corner of the property, along the alley. The metal door, near its foundation, faces east.

Shed/Former Outhouse

This rectangular, flat-roofed, brick accessory building is located near the southwest corner of the lot, along the alley. The north-facing door is white wood. There are ventilation holes along the roofline on the east side.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950**

Actual Estimate

Source of Information:

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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

27. Builder: **Unknown**
Source of Information:

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

29. Construction history:

According to Pam Kocman (current owner), in a phone interview April 8, 2014, there were originally two houses on the site. 'Mexican Joe' lived in the small house out back. A Plese family member (maybe Anton) lived there. Annette Sabo also once lived on the site. Both houses were torn down in 1950 by Frances Babich, who built a big new one. It is unknown why a Bungalow type home was constructed in 1950.

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:

This house was built in 1950 according to the Pueblo County assessor although it is constructed like a traditional 1920s brick Bungalow. Polk directories list a Victor Montoya, steelworker, in 1932 and a Requeldita Blackwood, widower to Marcelino, residing here in 1929. Sandborn Fire Insurance maps show a smaller one-and-one-half story frame residence with a one story rear addition, large freestanding "oven," and two outhouses in 1905.

According to an interview with Pam Kocman, the current owner, this lot once had two houses and "Mexican Joe" lived in the rear smaller house and someone with a surname Plese (a common surname in the neighborhood and Anton Plese lived at 212 East Mesa Avenue) lived in the front house. Those houses were torn down by Frances Babich who built the current, larger house in 1950.

In 1957 the house was occupied by Louis and Frances Babich. Louis was employed as a steelworker at CF&I in 1957, and it appears he passed away around 1981. Current owners Joe and Pam Kocman bought the property in 2001.

36. Sources of information:

Kocman, Pam. Personal Interview. 8 April 2014.

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co., consulted 1929, 1932, 1957.

Pueblo County Assessor (online).

VI. SIGNIFICANCE

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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.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1950**

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41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property appears to have its longest association with owners Louis and Frances Babich. In 1950, the Babiches arranged to have the original two houses on the lot demolished and the current home constructed. Character-defining features of this modest Bungalow, with an uncharacteristic 1950 construction date, include the prominent front porch, symmetrical façade, and brick construction. 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. There are no indications of any alterations to the 1950 house. 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 likely would be contributing to the proposed local historic district.

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): mesaavee0222 - 1.tif through mesaavee0222 - 6.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

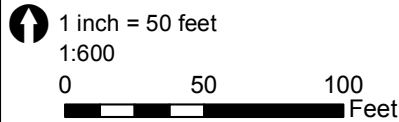
52. Address: PO Box 181095
 Denver, CO 80218-8822

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

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SKETCH MAP

Site: 5PE.4940

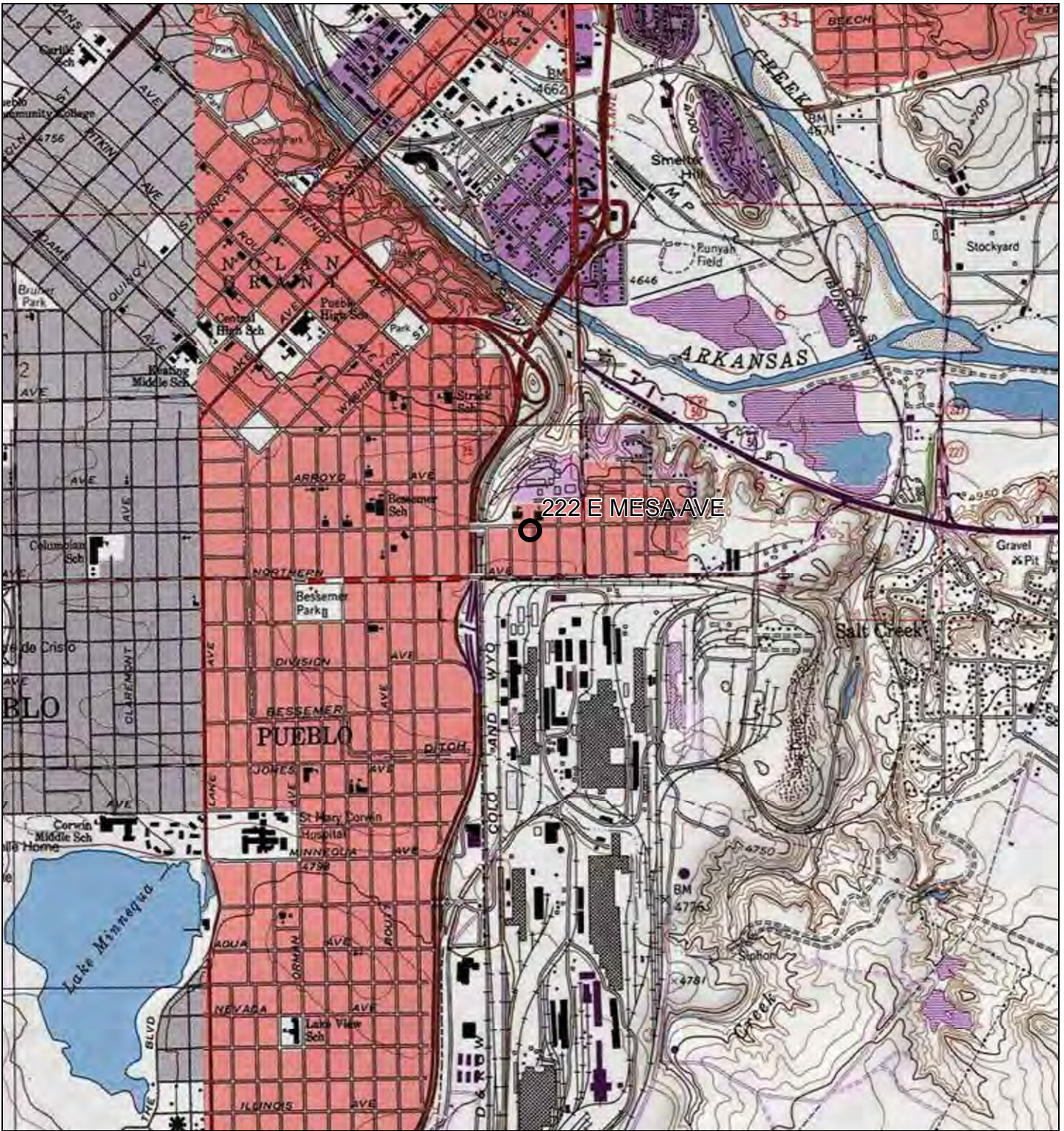


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LOCATION MAP



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