

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.4939** Parcel number: **1501422001**
- 2. Temporary resource number: **304EMesa**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Podar House**
- 6. Current building name: **Garcia House**
- 7. Building address: **304 East Mesa Avenue**
- 8. Owner name: **Gilbert and Rose Garcia**
- Owner organization:
- Owner address: **308 E. Mesa Avenue
Pueblo, CO 81006**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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**
NW 1/4 SE 1/4 SE 1/4 SE 1/4 of section **1**
- 10. UTM Reference Zone: **13**
 Easting: **534288** Northing: **4232959**
- 11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
 Year: **1994**
- 12. Lot(s): **Lots 1 and 2, Block 2**
 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: **1558 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material(s): **Brick**
 Other wall materials:
- 18. Roof configuration: **Hipped 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 Ranch home features a rectangular plan. The home is faced in blonde brick and most of the wooden trim is painted aqua. The windows feature brick sills. The hipped roof has overhanging eaves and is covered in asphalt shingles. A prominent stone chimney appears on the front roof slope.

The primary entry is centered on the façade underneath the integrated-roof front porch. The inside door appears to be solid wood with a light colored stain. The storm door is an aluminum combination opening. West of the front door is a large, rectangular picture window. A small metal mail slot is located underneath the northeast corner of this window. A two-tier, integrated, stone planter forms the western edge of the front porch; the corner porch support of decorative metal, painted aqua, is located in the uppermost planter box. The porch is reached via six concrete

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steps faced in a pebbled textured material. The stairs have decorative metal railings and a simple porch surround, also painted aqua. The house number, "304," appears on a small black plaque affixed to the simple fascia board under the eaves. The east bay of the façade contains a large, rectangular, horizontally oriented picture window. A metal door, likely for cleaning out fireplace ashes, appears at the base of the chimney, along the foundation, where the porch intersects with the east bay.

The east elevation features two openings on the basement level and three windows on the main story. The two basement windows are small, rectangular, horizontally oriented openings recessed away from the surface of the home. They may be in-filled with glass block. All three of the upper windows are located near the rear of the home. There are two nearly square, aluminum slider windows. Centered between these two identical openings is a rectangular, vertically oriented space in-filled with glass block and a metal vent. A white metal drainpipe runs from the gutter toward the foundation at the northeast corner of the house.

The west elevation features three window openings along the foundation and five on the main level of the house. The side of the integrated stone planter, that forms the western edge of the front porch, is visible near the northwest corner of the house. The three basement-level windows match those on the east elevation. Three windows, evenly spaced along the front portion of this elevation, also match the sliders on the east side of the home. South of these windows, there is a slightly larger slider. Near the southwest corner of the house, there is a small, square slider window. White metal drainpipes appear at the two corners of the house. Near the rear (southwest corner) of the house, there is chain link gate leading to the rear of the property. A sidewalk runs from this side gate toward Berwind Avenue and around to the detached garage and driveway at the southwest corner of the lot.

The south (rear) elevation of the home is difficult to see from the public right-of-way. Both the garage and a tall wall along the alley block most of the views. From the west, a secondary entry located near the southwest corner of the house is visible. The interior door was unclear, but the storm door appears to match the one on the façade. A utility meter, painted aqua, appears east of the back door. East of this meter, there appears to be a rectangular, vertically oriented window opening with decorative security bars painted aqua. A gently sloped, possibly vinyl, roof runs from the rear of the house towards the garage; this roof may cover a rear patio. A three-quarter height rear wall runs from the southeast corner of the garage towards the southeastern lot line.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The property at 304 East Mesa Avenue has a concrete sidewalk on both sides of the corner. The front and side yard and tree lawn are all well-manicured grass. A short concrete walkway leads from the sidewalk up to steps that lead into the porch and front door. At the rear of the lot, along Berwind Avenue, is another short walkway from the street to a gate at the rear of the house as well as a blonde brick wall that buffers the small rear yard and connects to the garage, which sits off of the alleyway. The small rear yard contains lawn, some paved area, and some small trees.

24. Associated building, features or objects:

Garage

This rectangular accessory building and the driveway are located at the southwest corner of the lot. The hipped-roof garage is built of concrete block. However, the west elevation is faced in blonde brick. This same side features a white, double, roll-up door. A curved brick wall, with planter space in the top, runs from the northwest corner of the garage to the edge of the side walkway leading from the rear door of the main house. Two decorative breeze-blocks appear along the surface, near the bottom of this connecting wall. The south elevation of the garage is painted cream with an aqua painted band running along its foundation. There are four square, decorative breeze-blocks within the garage elevation. Two white metal drainpipes run from the gutters towards the foundation at the two corners of the garage. Neither the east nor the north elevations of the garage are visible from the public right-of-way.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1962-1965

Actual Estimate

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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Source of Information: Pueblo County Assessor (online) and historic images from former resident Ginny (Poder) Kaplan

26. Architect: **None**

Source of Information:

27. Builder: **Al Jersin**

Source of Information: **Ginny (Poder) Kaplan**

28. Original Owner: **Unknown**

Source of Information:

29. Construction history:

The following construction history is quoted from a narrative by Ginny Kay (Poder) Kaplan, former owner, with additional input from her sister Janette (Poder) Doran:

“Our old house (home on lot prior to 1962) was pretty much a shotgun style house (with a) kitchen, living room, hall, two small bedrooms, bath, and porch.

“In 1962 we remodeled the existing house. We left one wall standing and tore down the remainder of the house. Al Jersin, the same builder that built St. Mary’s (Church) directly across the street from our house, built our house using the exact same brick. The remodel incorporated a large living room, sunken sitting room with a fireplace and a huge mural on the wall, three bedrooms, two bathrooms, a utility room, and a huge kitchen with a bar stool area and table area—plus a separate two car-brick garage, a patio between the house and the garage, and a garden. Neighbors and friends helped us tear down the old house. Mom and Dad put in a swamp cooler. Dad and Mom modeled (designed) the house themselves and were extremely proud of the outcome.”

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 following historical background is quoted from a narrative by Ginny Kay (Poder) Kaplan, former owner, with additional input from her sister Janette (Poder) Doran.

“William ‘Bill’ and Josephine ‘Babe’ Poder bought the house in 1946.

“Bill (my dad) was a certified public accountant for the Colorado & Wyoming Railway. Dad worked in the mill before he went to the army as a

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railroad account. The mill (Colorado Fuel & Iron) saved his job for him after the war, and Mom was a stenographer/secretary for CF& I. Dad retired in 1967 from the mill. My dad passed away in 1990, and my mom passed away in 2005.

"My sister (Jeanette) and I have many wonderful memories growing up. Our next door neighborhoods (Louie and Mary DeNiro and Rose and Pete Montera) used to invite us for spaghetti dinners and set up tables between the houses. My dad would have monthly poker parties in the kitchen with, of course, traditional "Bojon" (Slovenian) food—potica, zinkrofa, etc. One custom of the Slovenian people is to bless their baskets of food on Easter Saturday and then break open the Zegen Baskets after Easter midnight mass. Family and friends would gather at our house for this fun occasion. Another fond memory was our dance recitals in our front yard. Darla and Marla Kocman and Raejean Galich, along with Jan and I, created dances to music and entertained the neighborhood. We even had lights, backdrops, and Mom's homemade pie. Fireworks were shared with the neighbors each Fourth of July. On hot summer nights we would take the TV outside and eat watermelon with the neighbors. Our neighborhood was a melting pot—Italians, Croatians, Slovenians, and Mexicans—with St. Mary's Church and School being a focal point."

36. Sources of information:

City of Pueblo Division of Inspection. "Application for Certificate of Occupancy." 12 August 1962.

Kaplan, Ginny Kay (with input from Janette Doran). "Property Owner Worksheet: 304 East Mesa Avenue." 2013.

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

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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**
Ethnic Heritage/European

40. Period(s) of Significance: **1962; 1946-1964**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is associated with the Slovenian Poder family, who owned the property from 1946 to 2004. Like a few other homes on this stretch of East Mesa Avenue, the Poder house experienced a radical alteration. In 1962 the original shotgun house on the property was transformed into the current Ranch home. Historic photos show Bill Poder and his neighbors working on some of the demolition work, but local contractor Al Jersin, who built both the church and convent on the St. Mary's site across the street, was responsible for the new construction. The City of Pueblo permit classified the changes as an alteration since one wall of the older home remained. This classification impacted the cost of the permit (cheaper) and the decision to retain a portion of the existing home also made the overall renovation less expensive. The Poders were able to modernize their living conditions in an economical manner suited to the wages of a mill worker with a wife and two daughters. Character-defining features of this Ranch type house include its rectangular plan, hipped roof, prominent stone chimney, integrated stone planters, and large picture window.

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 community (local criterion 1c), embodies the characteristics of a 1960s Ranch home (local criterion 2a), and is the work of Pueblo builder Al Jersin (local criterion 2b).

43. Assessment of historic physical integrity related to significance:

The existing Ranch 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. Since the radical alteration from a shotgun in 1962, there have been no significant changes to this house. It 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

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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): **mesaavee0304 - 1.tif through mesaavee0304 - 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**

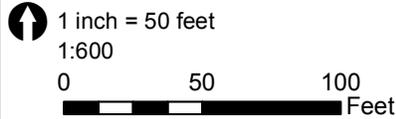
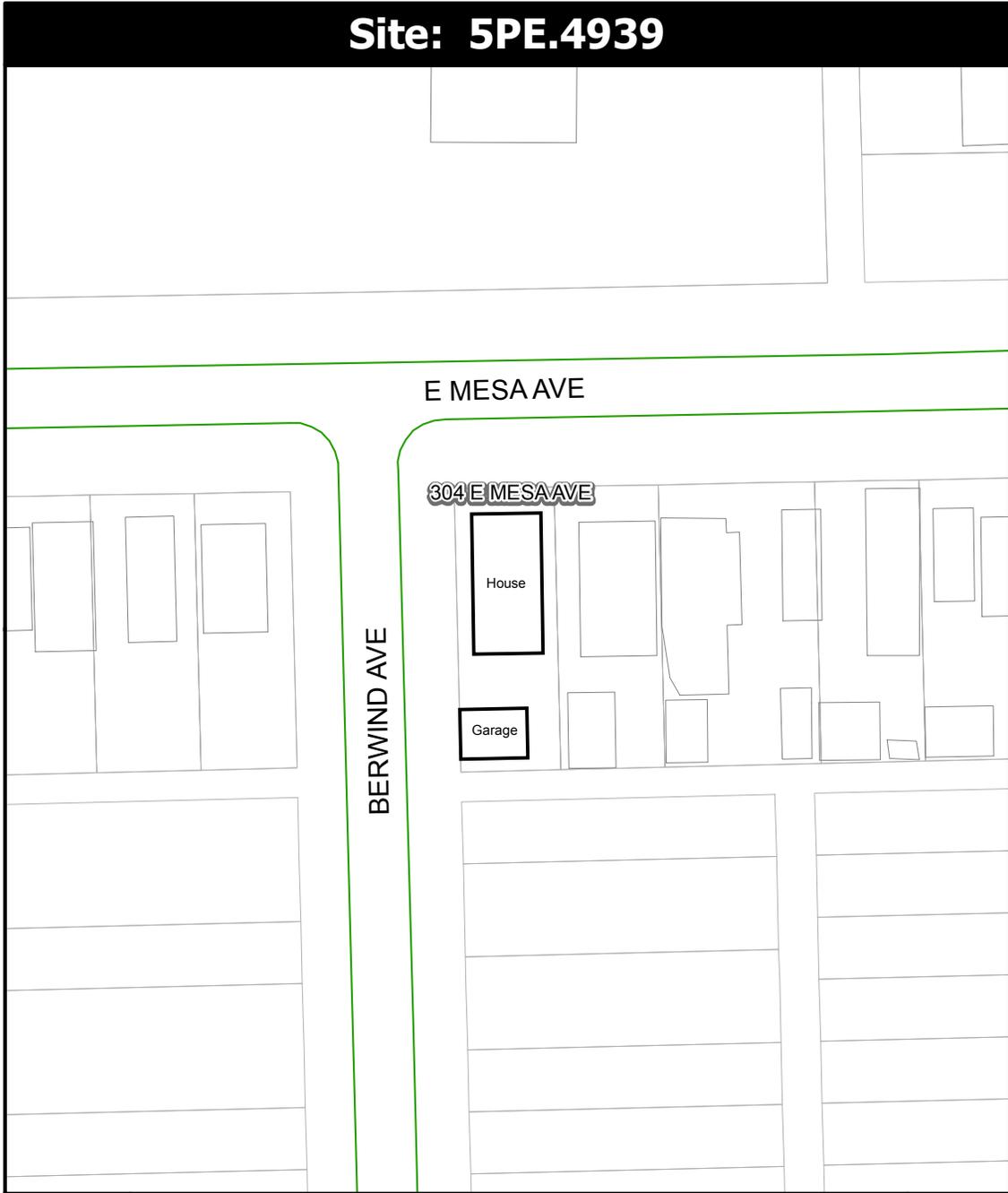
51: Organization: **Historitecture, LLC**

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

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

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SKETCH MAP

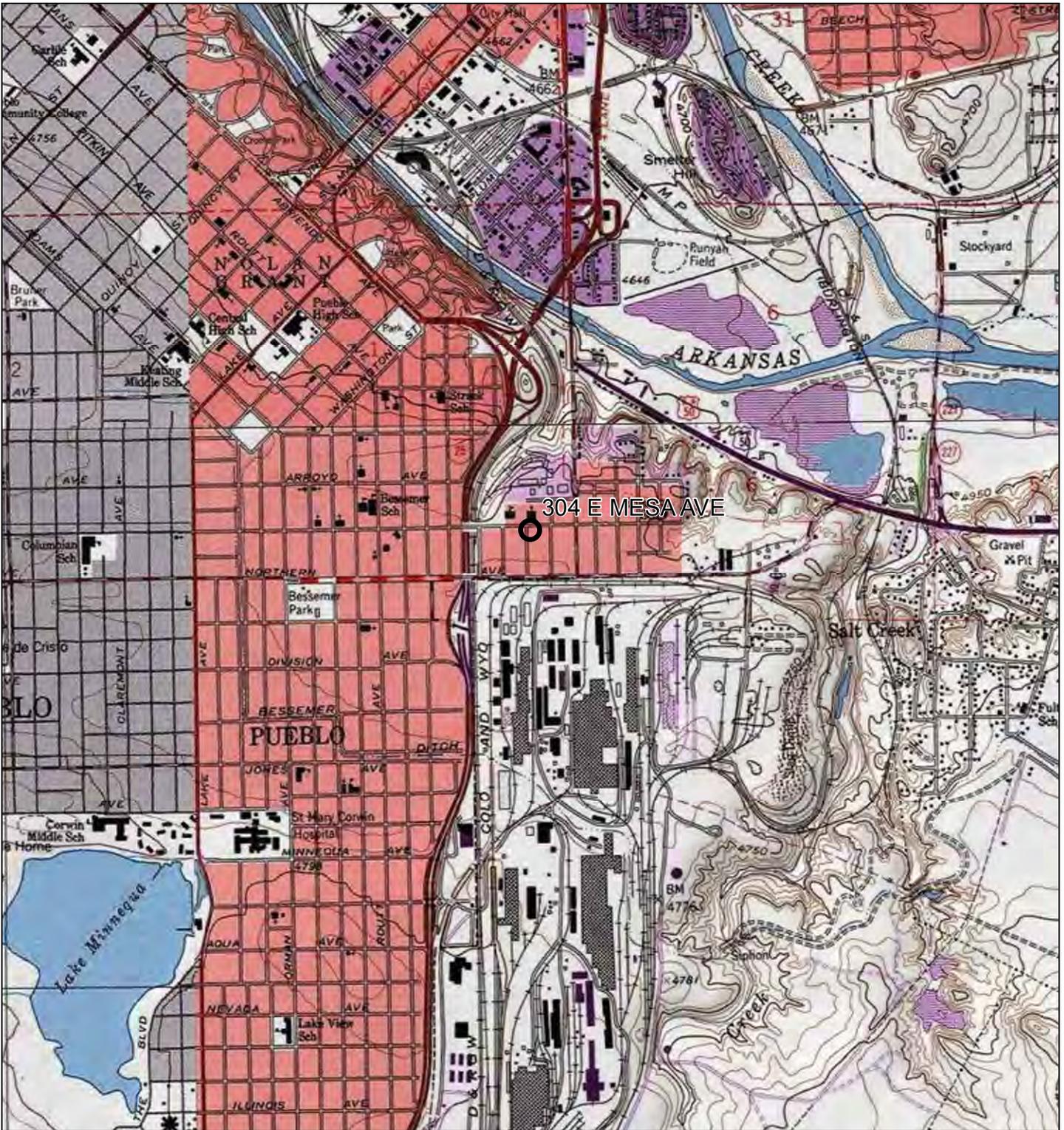


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LOCATION MAP



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