

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.4935** Parcel number: **1501422004**
- 2. Temporary resource number: **318EMesa**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Yoxey House**
- 6. Current building name: **Lorraine and Richard Glach House**
- 7. Building address: **318 East Mesa Avenue**
- 8. Owner name: **Lorraine and Richard Glach**
- Owner organization:
- Owner address: **318 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 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**
NW 1/4 SE 1/4 SE 1/4 SE 1/4 of section **1**
10. UTM Reference Zone: **13**
 Easting: **533222** Northing: **4232960**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Lots 8 and 9, 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: **900 square feet**
16. Number of stories: **1.5**
17. Primary external wall material(s): **Wood/Horizontal Siding**
 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
21. General architectural description:
Oriented to the north, this one-and-one-half story American Movements home features a rectangular plan. The home is faced in wide horizontal siding painted white. All of the trim is white wood. The front gabled roof is covered in asphalt shingles. The red brick chimney is slightly offset from the roof's ridgeline. All of the windows have aluminum storm windows. The house has a concrete foundation.

The primary entry is centered on the façade underneath a hipped roof porch. The inside door has at least fifteen rectangular fixed panes with stained wooden surrounds. The aluminum combination storm door features decorative metal scrollwork in the middle section. The house number, "318," is centered above the front door. The front porch has square, brick support pillars at the corners. The porch surrounds are honeycomb pattern brick walls. The front porch is reached via four concrete steps. Identical rectangular, vertically oriented, double-hung, five-over-one windows flank the front door. There is an unpainted, rectangular, vertically oriented, metal vent in the gable face.

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The east elevation has two window openings. Near the center of the house is a window that matches those on the façade. South of this window, a white metal drainpipe runs from the gutter toward the foundation. Closer to the southeast corner of the house is another window. It is smaller than the other opening, but also is rectangular, vertically oriented, and (likely) double-hung. There is a utility meter south of the smaller window.

The west elevation features four window openings. The two windows closest to the street/façade are identical to those on the front of the house. A utility meter is centered along the foundation below these windows. A white metal drainpipe appears immediately south of the second of these two openings. South of the drainpipe is a rectangular, two-window unit. Somewhat difficult to see from the public right-of-way, the windows in this double opening appear to be double-hung and may have the same fenestration pattern as the windows elsewhere on the house. A large bush obscures the details of the final window. It is a nearly square opening and may have four fixed panes.

The detached garage, a rear half wall of concrete block with a wooden gate, and the shed all make the south (rear) elevation of the home difficult to see. There is a rectangular, metal, vertically oriented vent in the gable face. There also is a shed-roofed extension to the home. The window opening in this portion of the home likely is a rectangular, vertically oriented, two-light slider. There may be a secondary entry near the southwest corner of the house.

- 22. Architectural style: **Late 19th And Early 20th Century American Movements**

Other architectural style:

Building type:

- 23. Landscape or special setting features:

The property at 318 East Mesa Avenue has a concrete sidewalk and manicured grass lawn. The western side yard has a driveway with two ribbons of pavement running by a side yard lawn of grass and one large shrub. The driveway opens to a larger paved area that leads to a garage along the alley. The rear yard is grass lawn.

- 24. Associated building, features or objects:

Garage

This large, rectangular, front-gabled accessory building is located behind the main house, near the southwest corner of the lot. The garage is faced in stucco with wooden trim painted red. The garage has two white, single, rollup doors. A light, with a red painted metal shade, is centered in the gable face above the two garage doors. The roof likely is covered in asphalt shingles. There are no openings on the south, alley-facing elevation. The concrete block wall along the alley obscures near all details of the garage’s east elevation. Near the southeast corner is a secondary entry that appears to have a four-lite opening in the upper portion. The west elevation of the garage was not visible from the public right-of-way.

Shed

This rectangular, front-gabled, north-facing accessory building is located behind the main house, near the southeast corner of the lot. This shed is faced in horizontal siding painted white. It has wooden trim painted red. The roof (likely) is covered in asphalt shingles. There is a white metal drainpipe at the southwest corner of the shed. There is a single rectangular, horizontally oriented window opening on the west elevation. The south elevation, along the alley, does not have any openings. There are no visible openings on the east elevation either. The north elevation was not visible from the public right-of-way.

IV. ARCHITECTURAL HISTORY

- 25. Date of Construction: **ca 1900** Actual Estimate

Source of Information: **Pueblo County Assessor (online)**

- 26. Architect: **unknown**

Source of Information:

- 27. Builder: **Unknown**

Source of Information:

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28. Original Owner: **Unknown**

Source of Information:

29. Construction history:

Information from Lorraine (Yoxey) Glach:

House built in 1929, possibly...mom cooked for workers on house, so she did not get to choose what the house looked like, features... Dad and friends remodeled the house/ took off upstairs...aluminum siding, storm windows at time of removing second story...when moved in after mom's death: replaced garage door, re-poured driveway, had ramp put on house...

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 information comes from Lorraine (Yoxey) Glach and Gerry (Yoxey) Blavich:

The home at 318 East Mesa Avenue was constructed as a two story building sometime before 1900, probably in the late 1880s or 1890s when the Eilers/Colorado Smelter (across the street) was operational. The second story was "lopped off" the house. "Dad heard they were going to raise taxes on two-story houses, so took the second story off. It's too bad because our large family could have used (the) extra room..." The house is now one-and-one-half story with a gabled roof.

Lorraine Yoxey (born 1922) and her sister Elsie were both born in Pueblo County, outside Pueblo's city limits. Their grandmother owned the "Last Chance" Tavern on the Arkansas River; it was washed away in the flood. ...Mary and Ludwig Yoxey had five children who survived to adulthood: Lorraine, Elsie, Ray, Ronnie, Gerri, and Evelyn May. All of the children were born at home with the aid of a midwife. Lorraine and Gerri's father was a steelworker who arrived at Ellis Island from Slovenia at the age of seventeen (in 1914). He never returned to his homeland, but continued to send money back to his family in Slovenia for forty years. According to the Yoxey sisters, their mother lost her American citizenship when she married a "foreigner." This law later changed, but not before Mary Yoxey took citizenship classes and had her American status reinstated.

Lorraine's earliest memory is playing out in the yard—games like hide-and-seek and kick-the-can. Both of the women recalled walking to church every day, playing in the clay hills, and taking part in the nun-led procession between the old St. Mary's School, on Clark Street in the Grove, and the new school on the current East Mesa Avenue site. When they were growing up, Lorraine and Gerri knew everyone who lived in the neighborhood "clear to the bridge" (on Mesa Avenue over Interstate 25). Lorraine also remembered the "swimming pool" down in the gullies near Edison School (east of Santa Fe Avenue in Bojon Town).

Lorraine now lives in a nursing home, but she has fond memories of Bojon Town. "I loved the neighborhood. I still love it. I never am afraid in that neighborhood, even now when I've been by myself and even when Bennie (her husband, now deceased) used to work, I never closed (locked) the

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door.... I loved the place, the families.”

36. Sources of information:

Ancestry.com

Glach, Lorraine and Gerri Blazich. Personal Interview: 3 April 2012.

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: **Ethnic Heritage/European Architecture**

40. Period(s) of Significance: **1933-1964; 1900**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is associated with the Yoxey family. Ludwig and Mary Yoxey raised their family here, with the two youngest daughters born in this house. Family memories include time spent at Eilers' Place (326 East Mesa Avenue), watching baseball at the field across the street, and attending school and services at St. Mary's. Character-defining features of this house include its symmetrical façade, front-gabled roof, and large front porch with prominent brick piers. 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 moderately 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. According to two of the Yoxey daughters, Lorraine Glach and Gerri Blazich, the second story of the house was removed at an unspecified date. This change impacted design, materials, workmanship, and feeling. More information is needed to determine how much this alteration affected the home's physical integrity and its ability 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

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): **mesaave0318 - 1.tif through mesaavee0318 - 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**

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50: Recorder(s): **Mary Therese Anstey**

51: Organization: **Historitecture, LLC**

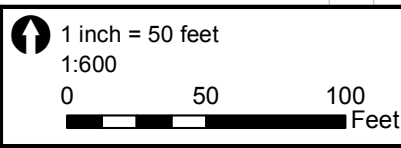
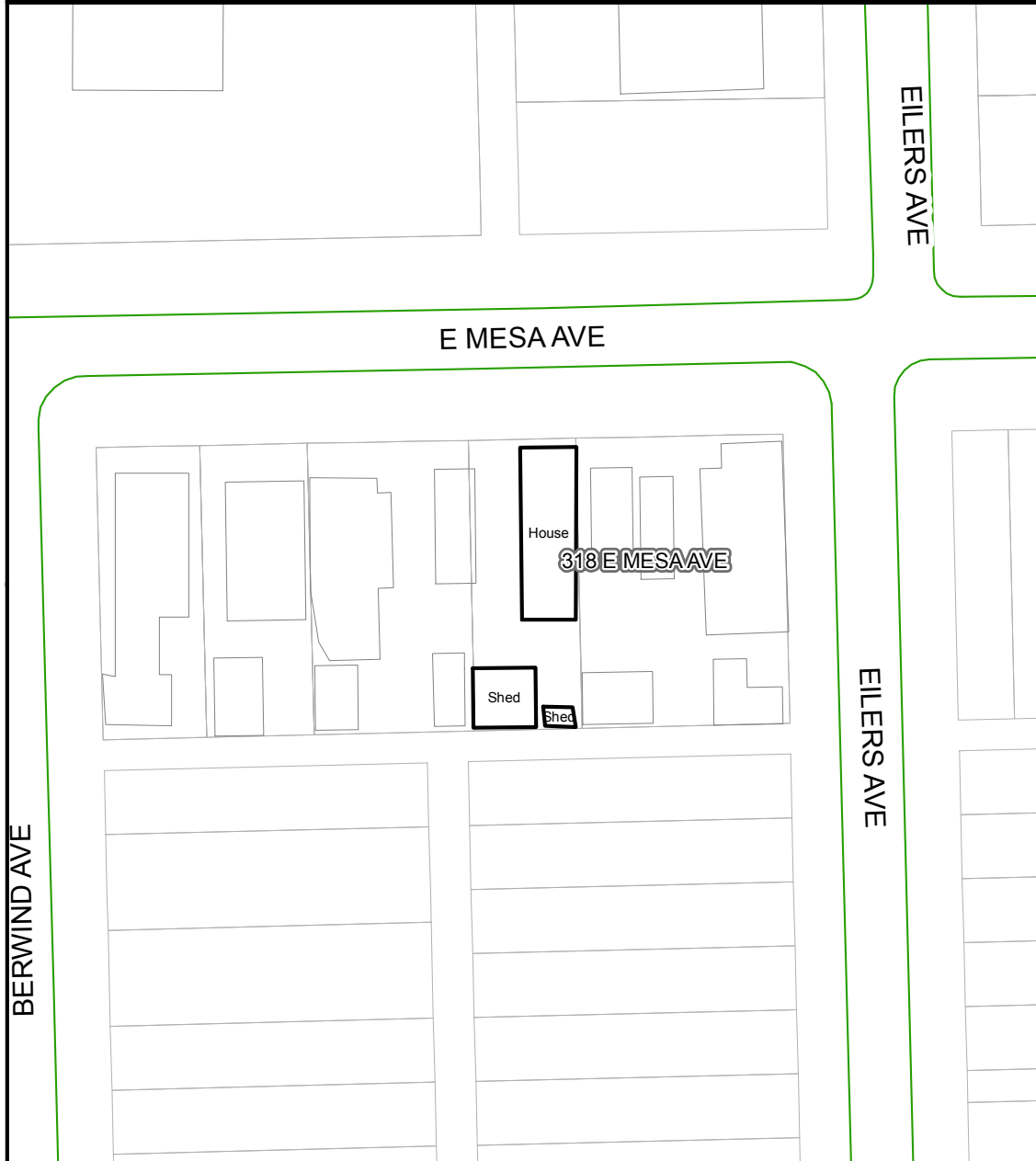
52: Address: **PO Box 181095
Denver, CO 80218-8822**

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

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SKETCH MAP

Site: 5PE.4935

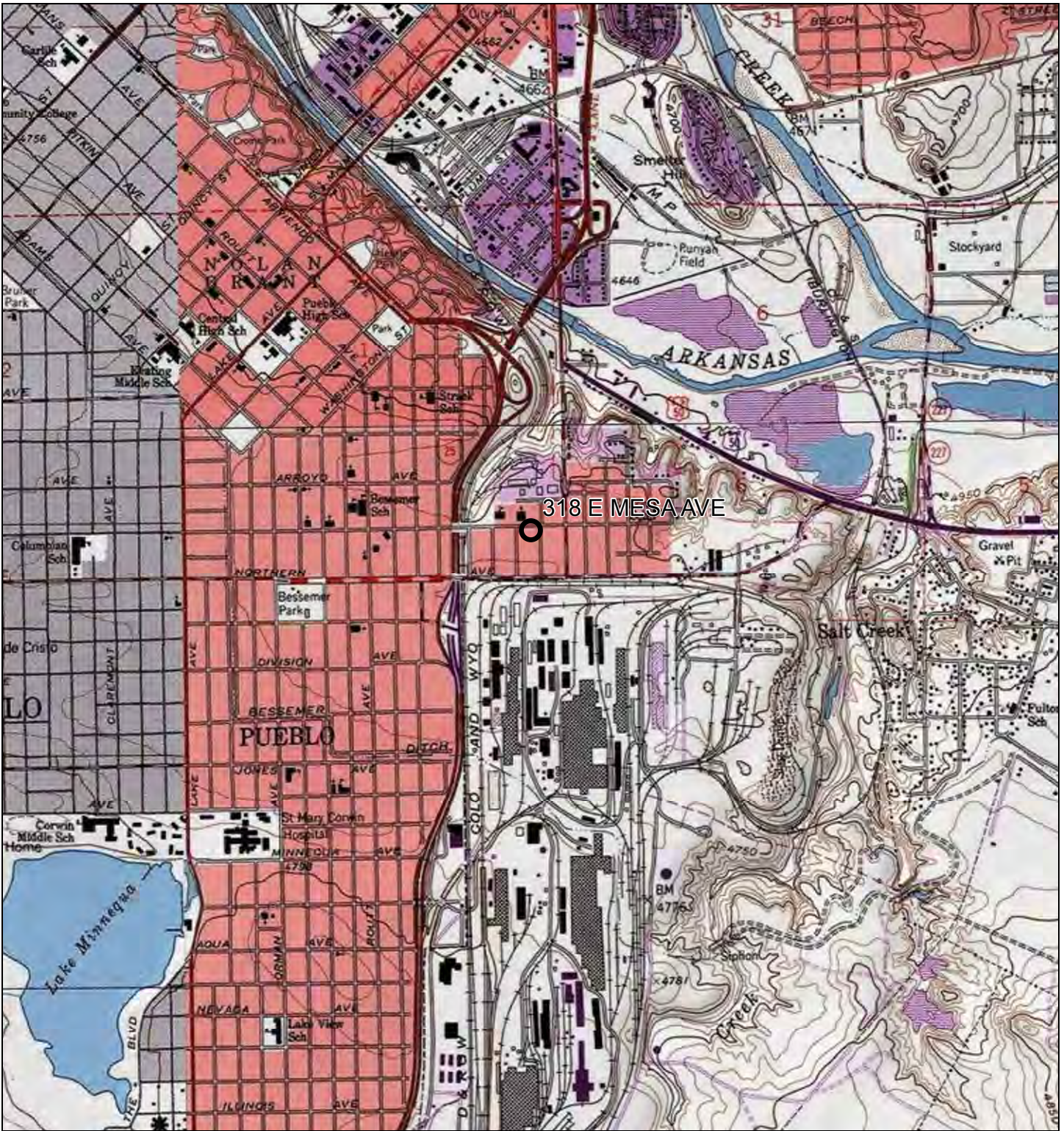


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LOCATION MAP



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