

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.4982** Parcel number: **1501424005**
- 2. Temporary resource number: **1141-3SSF**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Zakrasek Commercial Building**
- 6. Current building name: **Redinger-Kashani Commercial Building**
- 7. Building address: **1141-1143 South Santa Fe Avenue**
- 8. Owner name: **Donna Redinger and Hossein Kashani**
- Owner organization:
- Owner address: **1201 S Santa Fe
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**
SE 1/4 NE 1/4 SE 1/4 SE 1/4 of section **1**
10. UTM Reference Zone: **13**
Easting: **534455** Northing: **4233012**
11. USGS quad name: **Southeast Pueblo** Scale: **7.5**
Year: **1994**
12. Lot(s): **Lots 9, 10, 11, and 12, Block 1**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **3000 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Concrete/Concrete Block
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **Window/Glass Block**
21. General architectural description:
Oriented to the east, this one-story Commercial building features a rectangular plan. The concrete-block building has brick facing on the façade and south elevation. All of the window sills are blonde brick. The flat roof likely is covered in synthetic material.

This building has space for two businesses. Each space features a large, rectangular, four-lite display window running from the exterior corner toward the center of the building. The primary entry for each store appears adjacent to the large window. Each door is fixed-pane glass with metal (perhaps aluminum) surround and hardware. A forest green, fabric awning runs the entire length of the façade; the address numbers "1141" and "1143" appear above the business entries. The façade below this awning is faced in blonde brick. A red brick parapet appears above the awning.

The north elevation is concrete block, painted brick red. This side of the commercial building features a painted mural and three window

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openings. The mural advertising Jeannie's Academy of Dance appears near the northeast corner. This painted area runs from the top of the parapet to about halfway down the elevation. The three window opening are evenly spaced along this side of the building. Each rectangular, vertically oriented, six-lite steel window is painted light tan.

The south elevation is faced in red brick (like the area above the awning on the façade). There are three window openings along this side of the building. The one near the southeast corner is the largest; it is rectangular, horizontally oriented, in-filled with glass block, and features a metal ventilation screen in its center. The window that is nearly centered on this elevation is rectangular, vertically oriented, steel, and has a five-over-five fenestration pattern. The long, narrow window near the southwest corner of the building is rectangular, vertically oriented, and two-over-two.

The symmetrical west (rear) elevation of the building features two secondary entries, one for each unit in the storefront. In addition, each unit has two rear window openings. The back door near the southwest corner (for 1143) appears to be gray wood with two square, fixed-pane lites in the upper portion and panels on the rest of its surface. There is a wooden, screen storm door with faded yellow paint on this back entry. The back door at the northwest corner (for 1141) appears to be solid metal painted black. It features a storm door with black security bars. The windows for each store are identical. Each space has a rectangular, vertically oriented opening in-filled with glass block near the centerline of the building. These glass block openings do not have blond brick sills. Nearly centered between the glass block window and either door, on each side of the building, is a rectangular, horizontally oriented, steel, six-over-six window. The utility meter appears between the two glass block openings. Drainpipes, painted gray, appear at either corner on the rear of the building. Affixed to the building near the gutter and above each back door is a metal light fixture with its metal shade painted forest green.

22. Architectural style:

Other architectural style:

Building type: **Commercial**

23. Landscape or special setting features:

The property at 1141-1143 South Santa Fe Avenue contains a concrete sidewalk on both frontages and the remainder of the lot has been paved with asphalt for parking. The sidewalk along East Mesa Avenue is concrete and the tree lawn area has been paved for parking.

24. Associated building, features or objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1954-55** Actual Estimate

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

26. Architect: **None listed**

Source of Information:

27. Builder: **Van Auken Construction Company.**

Source of Information: **Pueblo Chieftan December 16, 1954**

28. Original Owner: **Dominik Zakrasek**

Source of Information: **Pueblo Chieftan December 16, 1954**

29. Construction history:

The building was constructed in 1954-55 by Van Auken Construction Company. The one-story commercial building was built from structural steel with glazed brick in front and contained 3,000 square feet with a half basement. The building was called "fireproof."

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

Eilers Neighborhood Story and Community-Built Survey

HISTORITECTURE

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Professional**

32. Intermediate uses(s): **Commerce and Trade/Professional**

33. Current uses(s): **Commerce and Trade/Professional**

34. Site type(s): **Single-story commercial building**

35. Historical background:

The one-story, 3,000-square-foot commercial building at 1141-1143 South Santa Fe Avenue was constructed from the winter of 1954 and opened in January 1955. The edifice was constructed by Van Auken Construction Company for Dominik Zakrasek (Sr.) who lived at 310 East Mesa Avenue. He set up the enterprise so that one half was managed by his daughter, Olga (Zakresek) Pauchek, and the other half by his son, Nick Zakrasek (Jr.).

Neighbors worried the building would be an annoyance when it was being constructed, although it turned out to be a neighborhood amenity. Tenants included a novelty store that didn't last long, although an insurance agency rented Nick's side for some time and he remembers cleaning it with his father. Once a season, they would climb the ladder to service the air conditioner and clean the roof. They also filled holes in the parking lot with new gravel. Olga's side of the building housed a cash register service store for a long time and later a beauty salon. More recently, it was a dance studio and then a karate club; the signs for these businesses are still on the building. There were occasional attempts to break into the building but robbers never succeeded. Nick and Olga sold the property to the Do Drop Inn, across the street, who use it for additional parking.

36. Sources of information:

"New Building Going Up at Santa Fe, Mesa." Pueblo Chieftain. 16 December 1954.

Zakrasek, John. Email correspondence re: 1141-1145 South Santa Fe Avenue. 3 February 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.

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- 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: **Commerce**
Architecture

40. Period(s) of Significance: **1955-1964; 1955**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This commercial building, owned by members of the Zakrasek family, operated as a novelty store, insurance agency, cash register service store, beauty salon, and dance/karate studio. Character-defining features of this Commercial building include its rectangular form, brick construction, flat roof, and large display windows. 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 commercial building 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 known changes to the building. It retains sufficient physical integrity to convey its significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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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

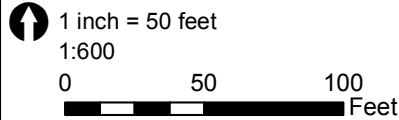
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **santafeaves1141-1143 - 1.tif through santafeaves1141-1143 - 4.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.4982



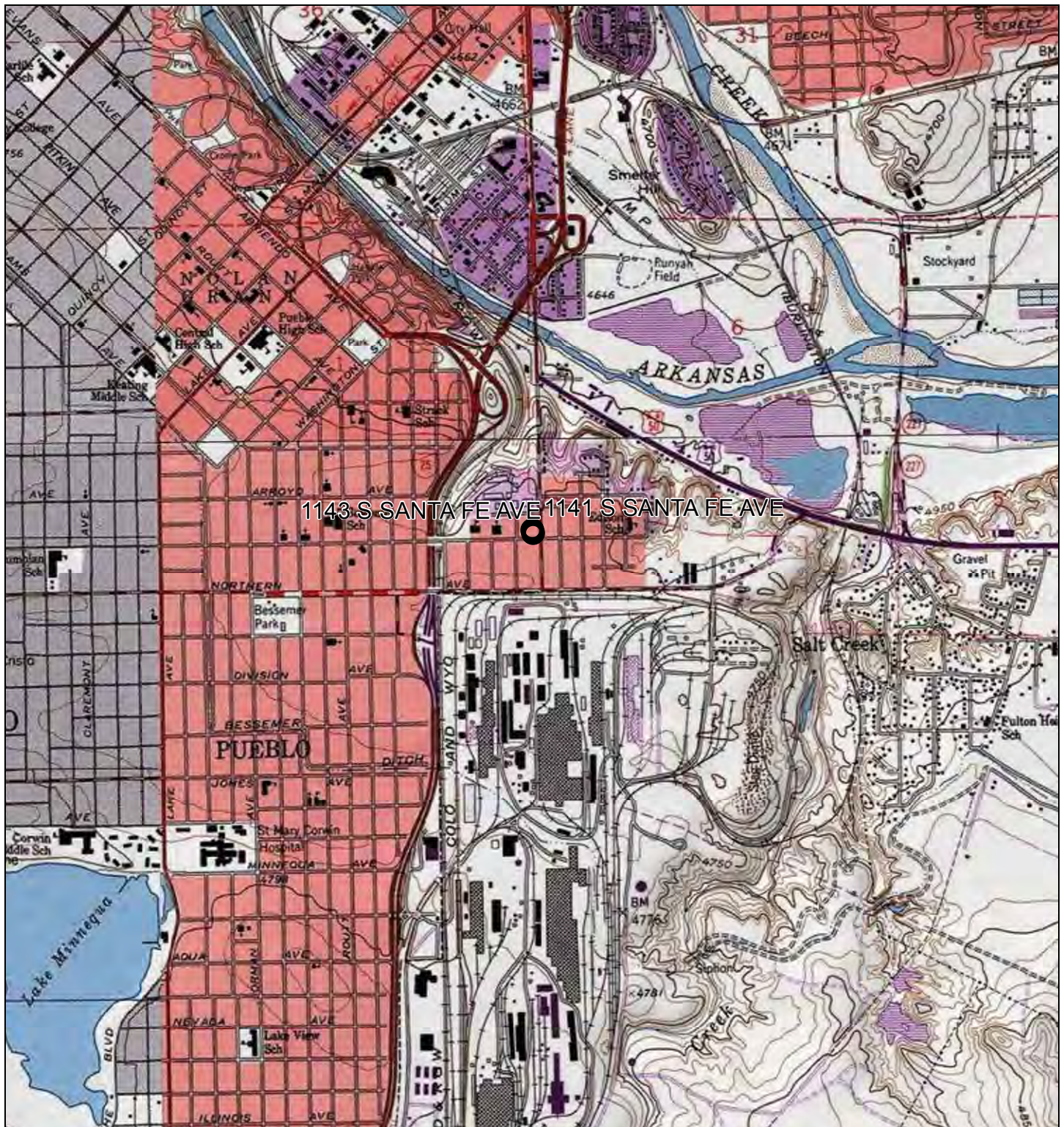
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Base Data Source: Pueblo County GIS
 File Name: 5PE_4982.aprx
 Pueblo GIS Center/City of Pueblo Planning Department
 Date of Preparation: Apr 15, 2014
 Prepared by: Robert De Marco

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LOCATION MAP



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