

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.5753** Parcel number(s):
- 2. Temporary resource number: **525136004**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **MacIntyre, Remer Young and Mary Eva, House; Playhouse Preschool**
- 6. Current building name: **Perez, Wilmer and Mirza, House**
- 7. Building address: **700 W 17th Street**
- 8. Owner name: **Wilmer and Mirza Perez**
- Owner organization:
- Owner address: **700 W 17th St**
Pueblo, CO 81003

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **NW** 1/4 of **SW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
 Easting: **533584** Northing: **4237009**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 1 and 2; Block 5 of Bartlett & Miller Addition. Also Lots 1 and 2; Block 18 of Craigs Addition**
 Addition: **Bartlett & Miller Addition** Year of addition: **1871**
13. Boundary description and justification:
The boundary, as described above, contains but does not exceed the land historically associated with this property.
 Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **1,320 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Horizontal Siding
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Wood Roof/Shingle Roof**
 Other roof materials:
20. Special features:
Chimney
Fence
Garage/Attached Garage
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. Because this building is situated on a steep slope, the basement is fully exposed across the rear (south) elevation. On the east end of this elevation opens a 12-light, white-painted door, providing access to a brick patio. At the opposite end is an attached garage. It has a 6-panel, 12-light, wood garage door, painted black. A red, raked-brick veneer, made to resemble a 6-over-1 common bond, clads the exterior walls. White-painted, horizontal wood siding covers the north-facing dormers, and cream-painted, square-cut wood shingles cover the south-facing dormer. Windows are 6-over-6-light, double-hung sash, with white-painted wood frames. Those in the front (north) façade have flanking, black-painted, wood louvered shutters. The windows across the south-facing dormer are 1-over-1-light, double-hung sash. The principal doorway opens in the center of the symmetrical facade. It hosts a black-painted, 6-panel wood door. The doorway features sidelight and classical surround. Engaged chimneys and hearths protrude from the center of the side elevations. French doors (paired, 4-light) open in the north end of the west elevation. They provide access to a concrete patio, which is actually the roof of the attached garage. The patio is enclosed beneath a green, translucent fiberglass roof and behind

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a fine plastic mesh. Black-stained wood shingles cover the side-gabled roof. Three front-gabled dormers protrude from the north-facing slope and a single shed-roof dormer dominates the south slope.

22. Architectural style: **Late 19th And 20th Century Revivals/Colonial Revival**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping steeply downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 17th Street are generally the same on this block. This property is situated on the southwest corner of West 17th and West streets. Separating the streets from the sidewalks is a grass-covered strip. A planted-grass yard, with lush, mature landscaping, covers the lot. Surrounding the back yard are chain-link and wood privacy fences. A macadam driveway connects the attached garage to the alley behind (south of) the house.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1942**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**
Source of information:

27. Builder: **unknown**
Source of information:

28. Original Owner: **Remer Y. MacIntyre**
Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

29. Construction history:
According to Pueblo County Tax Assessor records, this building was constructed in 1942. An analysis of the style, materials, and historical records corroborates this date. The only notable alteration has been the construction of the rear (south-facing) dormer, which appears to date to after 1980.

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Single Dwelling**

33. Current use(s): **Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

The first owner and resident of this house, constructed in 1942, was prominent Pueblo real estate broker Remer Young MacIntyre. He was born in Thomasville, Georgia, around 1889, and attended Auburn College. His wife, Mary Eva MacIntyre, was also born in Thomasville, Georgia, in 1893. They were married around 1917 and had a son, Archbold Thompson MacIntyre, IV. The MacIntyres arrived in Pueblo in 1919, when Remer opened the MacIntyre Manufacturing Company. He also appears to have sold automobiles before entering the real estate business around 1943. Mary MacIntyre operated the Playhouse Preschool out of this house for 32 years, retiring in 1962. Remer died on August 3, 1958; Mary remained here until her own death, on November 21, 1964.

Patricia D. Kelly purchased this property in 1970, selling it to Michael D. and Drucilla N. Pugh in 1984. In 1995, Steve and

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Christine Arveschoug acquired the house and lot, selling them to Wilmer and Mirza Perez, the current owners and residents, in 2002.

Until after 1960, this house appears to have been addressed as 702 West 17th Street.

36. Sources of information:

Pueblo County Office of Tax Assessor. Property information card [internet].

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.

U.S. Census of 1930. Precinct 0, Pueblo, Pueblo County, Colorado. Sheet 8B.

"R.Y. MacIntyre Dies At Home." Pueblo Chieftain, 4 August 1958, p. 6.

"MacIntyre, Mary Eva" [obituary]. Pueblo Chieftain, 22 November 1964, p. 8B.

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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 pattern 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 represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. 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; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. 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, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Architecture**40. Period of Significance: **1942**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the 20th century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes, like this one, in the latest contemporary suburban styles. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Colonial Revival. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1942, this house 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. The only notable modification has been the construction of the rear dormer. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No

Discuss: **Pueblo's North Side Neighborhood represents the evolution of the city's professional middle and upper classes. Its diversity of architectural styles and forms directly represents the city's changing economic and cultural climates. As well, the neighborhood is distinctive because it appears to have evolved independently of the area's dominant industry, steel manufacturing.**

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

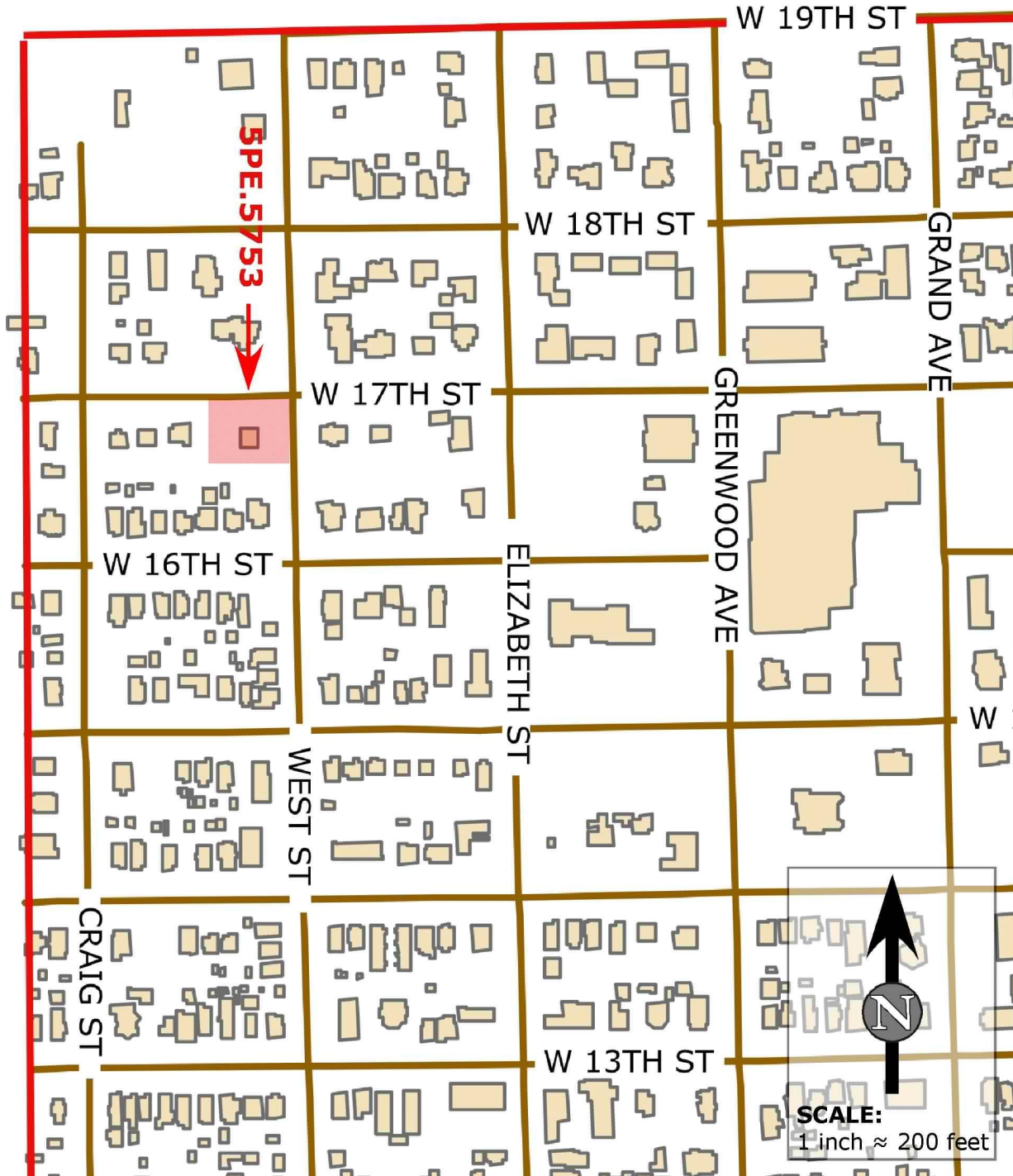
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos
File Name(s): 17thstw700**
 Negatives filed at: **Special Collections
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290**
48. Report title: **Pueblo North Side Neighborhood Survey**
49. Date(s): **07/26/05**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, L.L.C.**
52. Address: **PO Box 419
Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

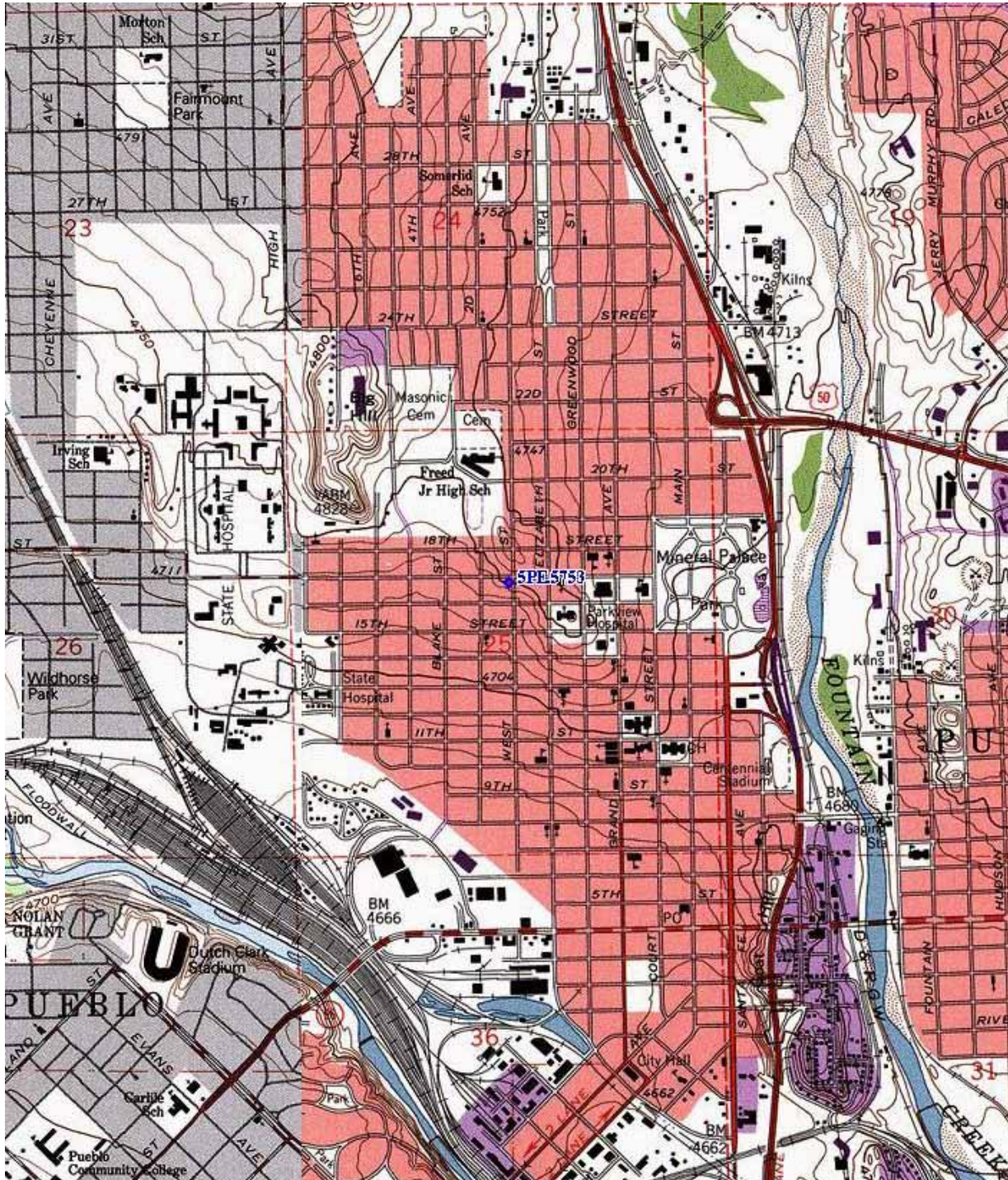
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)