

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
  - Determined Not Eligible – National Register
  - Determined Eligible – State Register
  - Determine Not Eligible – State Register
  - Need Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5LR.4434** Parcel number(s): **9514437003**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Warner House; Monahan House; Beegles House**
- 6. Current Building Name: **Nypaver House**
- 7. Building Address: **478 W 5th Street**
- 8. Owner Name: **Daniel M. and Lou W. Nypaver**
- Owner Organization:
- Owner Address: **478 W 5th St  
Loveland, CO 80537-5424**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**  
**NE ¼ of NE ¼ of SW ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **493003 mE** **4471529 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 3 and 4, Block 1**  
 Addition: **Huntington Place** Year of addition: **1906**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 56 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Ornamentation/Decorative Shingles**  
**Chimney**  
**Fence**
21. General architectural description:  
**This is a single-story Hip-Roofed Box type dwelling, with an intersecting front gable and a rear shed-roofed addition. The house is supported by a low unpainted sandstone foundation, and its exterior walls are clad with painted white horizontal weatherboard siding with 1" by 4" corner boards. Painted red and white sawtooth shingles appear in the upper gable end of the intersecting front gable. The roof is steeply-pitched, and is covered with red asphalt composition shingles. The eaves are boxed with painted white wood trim. There are two red brick chimneys - one is located on the roof ridge, while the other is located near the south end of the east-facing roof slope. The home's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and painted red wood surrounds. A glass-in-wood-frame front door, covered by a white synthetic storm door, enters the dwelling from a 6' by 12' porch which forms the east half of the façade. The porch features a tongue-in-groove wood floor, painted white turned columns, and a low-pitched hip roof. Three brick and sandstone steps lead into an enclosed, 4' by 12.5' rear mud porch at the east end of the south elevation. A 12' by 18' screened-in rear porch addition to the south elevation has painted white bead board exterior walls and a shed roof.**
22. Architectural style:  
 Building type: **Hipped-roof Box**

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23. Landscape or special setting features: **This property is located on the south side of West 5th Street in the block between Harrison and Roosevelt Avenues. A planted grass front yard and wide side yard to the west of the house are well-maintained with modest landscaping. A planted grass strip with one deciduous tree is located between the front sidewalk and the street. A gravel driveway extends from the street, along the east side of the house, to the garage. The backyard is enclosed by a chain link fence.**

24. Associated buildings, features or objects:

**Garage**

**A wood frame garage, which measures 24' N-S by 18' E-W, is located southeast of the house. The garage is supported by a low concrete foundation, and its exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards. The moderately-pitched front gable roof is covered with red asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A single painted white wood-paneled door is located on the west elevation. An overhead garage door on the north elevation opens onto the gravel driveway which extends along the east side of the house to the street.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1903** Actual:
- Source of information: **Loveland city directories; Larimer County Residential Property Record Card.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **William S. and Emma Warner (probably)**
- Source of information: **Loveland city directories.**
29. Construction history:
- Larimer County Assessor records indicate that this house was built in 1903, and the property's address (478 W. 5th Street) begins to appear in Loveland city directories in 1907. Sanborn Insurance maps, dated 1927 and 1937, depict both the house and garage. The house's shed-roofed rear addition is not depicted on either of the Sanborn maps; however, it is depicted on a circa 1954 Larimer County Assessor appraisal card sketch. The only building permits for the property found on file with the City of Loveland are for electrical work (for a washer and dryer) in 1986, and for cable television wiring in 1995.**

30. Original location:  Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

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35. Historical background:

**William S. and Emma Warner are the first recorded occupants of this home, at 478 West 5th Street. William Warner, like so many other early Loveland residents, supported his family as a farmer. The Warners lived here for only a couple of years, from circa 1907 until circa 1909. In 1910, this had become the residence of lawyer A.H. Romans and his wife, Claudia. The Romans were followed by E.R. Tefft in the mid-1910s, who in turn gave way to C.C. Coleman.**

**In the early 1920s, the property was purchased by the Monahan family. From 1922 through 1925, Loveland City Directories show the occupant as Mrs. M.A. Monahan. By 1927, Mrs. Manahan no longer appears, and instead, John B Monahan, likely Mrs. Monahan's son, has assumed occupancy. In May of 1922, 26 year old Loveland resident John B. Monahan received a license to wed Agnes R. Cronin, age 18, also of Loveland. In the mid 1930s, John Monahan is employed as a salesman for H.F. Bonnell's Chevrolet dealership. John and Agnes Monahan made this West 5th Street dwelling their home for two decades, through the early 1940s.**

**By 1947, ownership of the property had been transferred to Ed and Edith Beegles. Samuel Edward Beegles married Edith Adcock On September 25, 1920, in Rocky Ford. Edith was the daughter of Oliver and Minnie Zenor Adcock. In 1927, the couple moved to Loveland. In Loveland, Edith work for a time as a clerk at the Little Store. The couple had one son, Edward Beegles Jr. The Beegles family lived here for more than forty years. Following Edith's death on April 27, 1988 (her husband had pre-deceased her), son Ed Beegles sold the property to Daniel M. and Lou Wold Nypaver. The Nypavers continue to reside here, and in November of 2008, will have reached their twentieth year as owners of this property.**

36. Sources of information:

**Building permit files for 478 W. 5th Street. On file with the City of Loveland Building Division.**

**Larimer County Assessor records.**

**Larimer County Assessor: Residential Property Appraisal Card.**

**Loveland city directories.**

**Sanborn Insurance Maps, August 1927, July 1937.**

**"Agnes Monahan." (obituary) *Loveland Daily Reporter Herald*, February 27, 1986, p. 14.**

**"Edith Beegles." (obituary) *Loveland Daily Reporter Herald*, April 28, 1988, p. 14.**

## VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:

Designating authority:

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 possesses 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).

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Does not meet any of the above National Register criteria.

Loveland Standards for Designation:

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | Architectural            | Exemplifies specific elements of an architectural style or period  |
|                                     | Architectural            | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
|                                     | Architectural            | Demonstrates superior craftsmanship or high artistic value   |
|                                     | Architectural            | Represents an innovation in construction, materials, or design   |
|                                     | Architectural            | Represents a built environment of a group of people in an era of history   |
|                                     | Architectural            | Exhibits a pattern or grouping of elements representing at least one of the above criteria   |
|                                     | Architectural            | Is a significant historic remodel  |
|                                     | Social/cultural          | Is a site of an historic event that had an effect upon society   |
| <input checked="" type="checkbox"/> | Social/cultural          | Exemplifies the cultural, political, economic, or social heritage of the community   |
|                                     | Social/cultural          | Is associated with a notable person(s) or the work of a notable person(s)  |
| <input checked="" type="checkbox"/> | Geographic/environmental | Enhances sense of identity of the community  |
|                                     | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community  |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

**This house is architecturally significant for its Hipped-roof Box architectural plan, and for early twentieth century details such as the delicate turned porch columns, sandstone foundation, and sawtooth shingles in the front upper gable end. The house is also historically significant for its association with Loveland's residential development through the first half of the twentieth century, and for its successive associations with the Warner, Monahan, and Beegles families. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. The property, though, may be considered individually eligible for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This property displays a relatively high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no recent notable adverse alterations to the house or garage.**

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## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes  No

Discuss: **Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.**

If there is National Register district potential, is this building: Contributing  Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #2; Images 46-52** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **09/17/07** **500 E. Third Street**
50. Recorder(s): **Carl McWilliams** **Loveland, CO 80537**  
**Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**  
**Fort Collins, CO 80525**
53. Phone number(s): **(970)493-5270**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

