

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.6619** Parcel number(s): **9514425021**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Mather House; Hill House; Collins House**
- 6. Current Building Name: **Neal House**
- 7. Building Address: **733 W 5th Street**
- 8. Owner Name: **Miriam L. Neal**
- Owner Organization:
- Owner Address: **733 W 5th St**  
**Loveland, CO 80537-5317**



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**  
**SW ¼ of SW ¼ of NW ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **492666 mE** **4471583 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 20 and 21; Block 1**  
 Addition: **Evanston** Year of addition: **1908**
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: 44 feet x Width: 25 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**  
**Dormer**
21. General architectural description:  
**This is a 1.5-story wood frame Craftsman style dwelling. It is supported by a low painted pale green concrete foundation, and its exterior walls are clad with painted pale green horizontal wood siding, with painted teal 1" by 8" corner boards. Painted pale green stucco, along with non-historic painted pale green vertical wood siding, appears in the upper gable ends on the east and west elevations. Decorative purlins and a ridge pole, with knee braces, appear in the upper gable ends as well. The house is covered by a broadly-pitched side-gabled roof, with brown asphalt shingles, and with exposed rafter ends beneath widely-overhanging eaves. A shed-roofed dormer which overlooks the façade on the south-facing roof slope is a prominent architectural feature. A brick chimney, covered with concrete pargeting, is located on the north-facing roof slope. A non-historic boxed fireplace chimney is located on the east elevation. A painted teal color glass-in-wood frame door, with three vertically-oriented full length lights, and covered by a brown metal storm door, enters the façade (south elevation) from a full-width Craftsman style porch. The porch also wraps around to cover the south end of the west elevation, and is approached by three concrete steps. The porch features a wood plank floor, painted pale green stuccoed wood pedestals, stained brown tapered wood piers, and a shed roof with decorative sculptured rafter ends. A wood-paneled door, with one upper sash light, and covered by a white synthetic storm door, leads into the north (rear) elevation from a concrete patio. A 16/1 single-hung sash window penetrates the façade wall, overlooking the porch to the east of the front door. A square, 8-light (ribbon style) casement window overlooks the porch to the west of the front door. A rectangular shed-roofed bay, with three 8/1 (ribbon style) double-hung sash windows, is located on the east elevation. Six non-historic 1x1 horizontal sliding windows, including two in the**

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- upper gable end, penetrate the west elevation. A large, non-historic, 1x1 horizontal sliding window penetrates the north elevation.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**  
 Building type:
23. Landscape or special setting features: **This house is located on the north side of West 5th Street, in the block between Franklin and Colorado Avenues. The property features nicely-landscaped front and back yards, with a narrow side yard along the west side of the house. A concrete driveway, for the property next door, extends along the east side of the house. A black maple tree is located in the grass strip between the front sidewalk and the street.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**  
 Describe: **An oversized two-stall garage is located near the rear of the property. Measuring 25.5' N-S by 31.5' E-W, the garage is supported by a concrete slab foundation. Its exterior walls are clad with painted pale green horizontal wood siding, and vertical wood siding. The garage roof is a low-pitched side-gable, with brown asphalt shingles and boxed eaves. Two single, red, metal-paneled, doors enter the garage from the backyard on the south elevation. A large, red, metal-paneled, roll-away garage door, and a single, red, solid wood door, are both located on the north elevation, facing the alley.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1921**  
 Source of information: **Larimer County Assessor records; Larimer County Assessor, Real Estate Appraisal Card - Urban Master; Loveland city directories.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Leonard A. and Laura J. Mather (probably)**  
 Source of information: **Loveland city directories**
29. Construction history:  
**Larimer County Assessor files and Loveland city directories indicate that this house was built in 1921. The 1937 Sanborn insurance maps depicts the house, as it exists today, along with a small single-stall garage centered between the east and west property lines at the rear of the lot. The appraisal card for the property indicates that an open, or screened-in, rear porch was fully enclosed sometime prior to the early 1960s. Several building permits for the property, dating from 1974 to 1998, are on file with the City of Loveland Building Division. The most notable of these is for construction of the extant garage, in 1987. It was built by William Nagy, the homeowner at that time. The old garage, which measured just 15' by 12', was incorporated into the construction of the new garage. Other building permits were for: a new electrical meter socket in 1974; construction of a fireplace and the boxed chimney to the east elevation, in 1979; conversion of the fireplace to a gas log fireplace, in 1996; and installation of a new furnace in 1998.**

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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 residence**

35. Historical background:

**Leonard A. (L.A.) and Laura J. Mather are listed as the first residents of this house in the 1922 Loveland city directory. Leonard was the son of Joseph and Jennie Mather who had come to Loveland some years previously. After reaching adulthood, Leonard operated a plumbing shop in Loveland, while together he and Laura raised a family of three daughters and one son. The daughters were named Ada, Vera, and Myma, while the son was named Lee. At some point in time, Mr. and Mrs. Mather moved to Sterling, where son Lee had moved and had also begun work in the plumbing business. Mr. Mather passed away there in September 1951, at the age of 67. No obituary for Laura Mather was located in newspaper indexes at the Loveland public library.**

**City directories indicate that the Mather family lived here for only a couple of years or so. From the mid-1920s to the mid-1930s, the house was occupied by a series of short-term tenants. These included: Ray Smith (circa 1925-1926); Charles Pierce (circa 1927-1928); C.E. Franklin (circa 1929-1930); John P. Majeres (circa 1931-1932); and Earl E. Goudy (circa 1933-1935).**

**The home's longest tenured owners and residents were members of the Arthur J. and Margaret Hill family. Mr. and Mrs. Hill moved into the house circa 1935, and it remained with the Hill family through the late 1950s. Mr. Hill worked as a field supervisor for the Kuner-Empson Company.**

**In the early 1960s, 733 W. 5th Street was the home of Richard H. and Ruth E. Neunsinger, and their three children, Patti, Richard, and Terri. Mr. Neunsinger worked as a salesman for the DeLaval Separator Company. The Neunsingers were followed by Mrs. Mary C. Collins, as the homeowner, from the mid-1960s to the late 1970s. She, in turn, was followed by William and Patricia Nagy, who lived and owned here from the late 1970s to sometime in the 1990s. Mr. Nagy was a carpenter and building contractor. Mrs. Nagy was a teacher. Their children, Derek, Aaron, and Lorraine were respectively born in 1976, 1979, and 1984.**

**The home's current owner is Miriam "Mim" Neal, who has owned and lived here since 2002. Having grown up in California and Ohio, Mrs. Neal moved to Loveland from Chicago. She is a retired writer and public relations expert, who in a varied career, worked on overseas assignments in fourteen different countries. These included working for Rotary International for twenty years, and for the Parliament of the World Religions in Capetown, South Africa.**

36. Sources of information:

**Larimer County Assessor records.**

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

**Loveland city directories.**

**"L.A. Mather Dies After Long Illness." *Longmont Reporter Herald*, September 10, 1951, p. 1.**

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**Building permit files for 733 W. 5th Street. On file with the City of Loveland Building Division.**

**Neal, Miriam. Interview with Carl McWilliams, August 8, 2007.**

**"Mrs. Margaret Hill Funeral is Saturday." *Loveland Reporter Herald*, December 13, 1945, p. 1.**

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## 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).

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 |
| <input checked="" type="checkbox"/> | 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)  |
|                                     | 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:

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42. Statement of significance:

**This house is architecturally significant for its representative Craftsman style of architecture, including a full-width, wraparound, Craftsman style porch. The house is also historically significant for its association with Loveland's residential growth, beginning in the early 1920s. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places. It may be considered individually eligible for local landmark designation, though, and it would qualify as a contributing resource within a National Register historic district, or locally designated historic district.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably 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. Although there have been modest exterior changes, including the construction of a boxed fireplace chimney in 1979, and the alteration of some window openings, a sense of time and place of an early 1920s Craftsman style home is still in evidence. The integrity of setting was diminished to some extent by the construction of the oversized garage, in place of the small historic garage, in the late 1980s.**

### 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, and/or a locally designated historic district.**

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):	<b>CD#1; Images 41-46,</b>	CDs filed at:	<b>City of Loveland</b>
48. Report title:	<b>City of Loveland Fifth Street Historic Survey</b>		<b>Community and Strategic Planning Department</b>
49. Date(s):	<b>08/08/07</b>		<b>500 E. Third Street</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Loveland, CO 80537</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>1607 Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970)493-5270</b>		

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## Sketch Map