

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.6620** Parcel number(s): **9524425019**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Hanson House; Grabski House; Burkard House**
- 6. Current Building Name: **Carraher-Keuter House**
- 7. Building Address: **737 W 5th Street**
- 8. Owner Name: **Mary T. Carraher-Keuter**
- Owner Organization:
- Owner Address: **737 W. 5th Street**
Loveland, CO 80537



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Individually Eligible

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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** **492653 mE** **4471585 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Lot(s): **Lots 19, 20; 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: **1196 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Stained Glass
Garage/Attached Garage
21. General architectural description:
This is a single-story, wood frame, Bungalow type dwelling. It is supported by a low unpainted concrete foundation, and its exterior walls are clad with non-historic, white, horizontal vinyl siding. The moderately-pitched front gable roof is covered with brown asphalt composition shingles, while painted white rafter ends are exposed beneath widely-overhanging eaves. The house features a symmetrical façade with a full-width front porch recessed under the house's main front gable roof. A stained natural brown solid wood front door, with a projecting locking rail, and with a leaded and stained glass upper sash light, leads from the porch into the house. The porch is approached by two carpeted steps, and features a carpeted (probably over concrete) floor, red brick knee walls with flagstone capping, and square red brick pillars which support the roof. Two sets of paired 1/1 double-hung sash windows, with painted white wood frames and surrounds, flank the front entry door, overlooking the porch. A rectangular bay with two 1/1 double-hung sash windows, with painted white wood frames and surrounds, is located on the west elevation. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds.

A low-pitched gable-roofed connecting element joins the house and garage. A painted beige atrium door enters the west side of the connecting element from a carpeted concrete patio, serving as the rear entry into the house.

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The garage is an oversized two-stall building of wood frame construction. It is covered by a moderately-pitched gable roof, with asphalt composition shingles and with painted white boxed eaves. Two white metal-paneled garage doors, located on the north elevation, open onto a short concrete driveway which provides vehicular access via the alley.

22. Architectural style:

Building type: **Bungalow**

23. Landscape or special setting features: **This property features a planted grass front yard, with narrow side yards along the east and west sides of the house. The front yard is nicely-landscaped with numerous flower baskets and planted pots along the perimeter of the porch. An elm tree is located in the strip between the front sidewalk and West 5th Street. A non-historic low wrought iron fence parallels the front sidewalk.**

24. Associated buildings, features or objects:

1: Type: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1919** Actual:

Source of information: **Larimer County Assessor records; Loveland city directories.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Larimer County Assessor records list 1921 as this house's year of construction; however, its address (737 W. 5th Street) begins to appear in Loveland city directories in 1919. The 1937 Sanborn insurance map depicts the house, with a full-width open front porch and a small rear mud porch, along with a small garage near the rear northwest corner of the property. The property underwent several alterations between the 1950s and 1990s, as documented by old building permits on file with the City of Loveland Building Division. In 1954, owner Robert Burkard received a permit to "replace [the] present rear porch [with a] 28' by 10' frame porch. In 1967, owner W.A. Matheson received a permit to build a "16' by 24' garage," to be built by Otto Reimer. The original garage was presumably demolished in the process. In 1969, owner D.G. Patterson obtained a permit to "erect [a] breezeway between [the] existing residence and garage." This permit indicates that Patterson would build the breezeway himself. In 1994, owner Stan Crooks was issued a building permit to re-roof the house. Schroeder Roofing was the contractor. A year later, Crooks received another permit for unspecified "remodel" work, and to "upgrade [the] electrical in [the] main part of the house." Finally, in 1996, Crooks received yet another building permit to build a 24' by 15' addition onto the west elevation of the 24' by 16' garage which had been built by Otto Reimer in 1967. The property currently consists of the house and the oversized garage, connected by the breezeway.

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**

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33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family residence**

35. Historical background:

Larimer County Assessor's records indicate that this home, at 737 West 5th Street, was constructed in 1921. However, Loveland City Directories show the Bernt Hanson family at this address in 1919. It is possible that this is in error, as from circa 1922 to 1927, the Hansons are shown as living across the street, at 714 West 5th Street. In the early 1920s, the Hanson family consisted of Bernt, Hannah, and their five children - daughters Bernice, May, Verna, and Helen, and a son, Gaylord. Hannah Hanson, though, passed away tragically in January of 1923, while the children were still young. Following his wife's death, Bernt continued to live at 714 W. 5th Street for a few years, until he moved the family to Denver circa 1928. In Loveland, Bernt was the proprietor of the Loveland Tire Shop (also known as the Loveland Rubber Works), located on Cleveland Avenue between 5th and 6th Streets. Bernt passed away in Denver in February 1948. He and Hannah are both interred at the Loveland Burial Park.

The first confirmed owners of this property were John F. and Lydia V. Grabski, who lived here from 1922 through the early 1940s. John Grabski worked as a machinist for the Great Western Sugar Company. He married Miss Lydia Urich in October, 1920, in Larimer County, and the couple soon settled into this home. The Grabskis had at least one child, a son, John Duwane, born on June 30, 1921. The family remained in this home until the mid 1940s, at which time the property was sold to Robert G. and Annabelle Burkard. Robert Burkard supported his wife and two children through employment with the Bureau of Reclamation as an engineer aide. Loveland City Directories show that the Burkard family remained in this home about 15 years. By 1964, the property had once again changed hands. The new owner was Mrs. Ruth Roe, the widow of Clyde L. Roe. Mrs. Roe's tenure in the home was brief, and by 1967, the property had been purchased by W. A. Matheson. On May 24 of that year, a building permit issued to Mr. Matheson listed his home address as 1908 South Douglas Road. It is possible that Matheson had recently purchased the property and was making improvements before moving into the home; it is also possible that Matheson did not live here, but instead used the property to generate rental income. Either way, Matheson's ownership was short-lived. Just two years later, in 1969, ownership of the property had once again changed hands.

Between 1969 and circa 1990, Loveland City Directories list two couples, David G. and Retha V. Patterson and John and Vergie McCullough, as both owners and occupants of the property. John McCullough was born on September 29, 1894, in Blair, Ohio. He married Vergie Ella Cox Gentry on June 20, 1960, in Glenwood Springs. Until his retirement, McCullough had worked in the coal mines for thirty eight years, followed by twenty years as a maintenance man for General Chemical Company. He and Vergie moved to Loveland in 1965. Retha V. Patterson was Vergie's daughter from a previous marriage. Retha was born on November 7, 1903 in Weaubleau, Missouri, to Jessie James Gentry and Vergie Gentry. Retha V. Gentry first moved to Loveland in 1921, from Las Animas, before later living in Lakewood and Drake, Colorado. She married David G. Patterson on August 6, 1925, in Golden. The couple returned to Loveland in 1968, where they spent the remainder of their years. John McCullough passed away on March 6, 1987, at the age of 92. He had been preceded in death by his wife, Vergie. David Patterson passed away on August 19, 1972. Retha Gentry Patterson died on July 13, 1993, at the age of 89. Stanley L. and Beverly A. Crooks paid \$70,000 for the home in 1993, purchasing it from Retha Patterson's daughter and son-in-law, Patricia Ann and Robert R. Ernst of Lakewood. Stanley Crooks owned the home through June 2001, at which time it was sold to Kimberly Magee. Magee lived here for five years. The current owner, Mary T. Carraher-Keuter, has owned the property since December 2006.

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36. Sources of information:

Sanborn insurance map, July 1937.

"Retha V. Patterson." [obituary] *Loveland Daily Reporter Herald*, July 14, 1993, p. 12.

"Retha V. Patterson." [obituary] *Loveland Daily Reporter Herald*, July 16, 1993, p. 7.

Larimer County Assessor: Residential Property Appraisal Card.

"John McCullough." [obituary] *Loveland Daily Reporter Herald*, March 7, 1987, p. 8.

Loveland city directories.

Larimer County Assessor records.

Building permit files for 737 W. 5th Street. On file with the City of Loveland Building Division.

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:

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
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

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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 expression of the Bungalow style of architecture, and it is also historically significant for its association with Loveland's residential growth, beginning in the early 1920s. This significance, though, is diminished by a loss of integrity. As a result, 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, or for individual local landmark designation by the City of Loveland. The property, though, would likely still qualify as a contributing resource within a National Register historic district, and/or a locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property displays a below-average 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. Numerous alterations to the historic dwelling (as described in Section 29), as well as the application of vinyl siding, have diminished the property's overall physical integrity. As a result, although this is a well-maintained property, only a limited sense of a circa 1920 Bungalow type house is still in evidence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Individually 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): **CD# 1; Images 47-52,** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **08/08/07** **500 E. Third Street**
50. Recorder(s): **Carl McWilliams, Karen 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**

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Sketch Map