

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.6618** Parcel number(s): **9514425022**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Faucett House**
- 6. Current Building Name: **Govan House**
- 7. Building Address: **731 W 5th Street**
- 8. Owner Name: **Donna J. Govan**
- Owner Organization:
- Owner Address: **731 W 5th St**
Loveland, CO 80537-5317



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	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** **492678 mE** **4471583 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 22 and 23, 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: 45 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:
This is a 1.5-story, wood frame, Bungalow type dwelling. Overall, the building measures 45' N-S (deep) by 26' E-W (across), and it is supported by a low painted blue concrete foundation. The foundation wall is penetrated at intervals by single-light hopper windows. The exterior walls are clad with painted pale blue, narrow, horizontal wood siding, with painted pale blue stucco in the upper gable ends. The house is covered by a moderately-pitched front gable roof, with brown asphalt composition shingles, and with painted pale blue rafter ends exposed beneath widely-overhanging eaves. Painted pale blue purlins and a ridge pole, with knee braces, also appear in the upper gable ends. A red brick chimney is located near the north end of the roof ridge. The house features a symmetrical façade with a Craftsman style porch. Approached by three concrete steps, the full-width porch is recessed under the house's main gable roof. It features a wood plank floor, an open painted blue wood railing, and squared wood posts which support the porch roof. A stained natural brown solid wood door, with four slender vertically-oriented upper sash lights, and covered by a painted pale blue wood screen door, enters the house from the porch. Two 6/1 (ribbon style) double hung sash windows, with painted blue wood frames and surrounds, flank the front door, overlooking the porch. A small 6-light window penetrates the upper gable end on the façade. Windows elsewhere are predominantly ribbon style 4/1 and 5/1 double hung sash, with painted white wood frames and painted blue wood surrounds. A painted white wood-paneled door, covered by a painted blue wood screen door, enters the north (rear) elevation from a concrete sidewalk. This rear entry is covered by a molded hood with curved brackets.

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22. Architectural style:

Building type: **Bungalow**

23. Landscape or special setting features: **This property is located on the north side of West 5th Street, near the middle of the 700 block. The west half of the front yard features a variety of xeriscape plantings, while the east half of the front yard, and the backyard, are planted in grass. Plantings include native shrubs, plants and flowers, particularly along the perimeter of the house. A narrow gravel strip is located between the front sidewalk and West 5th Street.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-stall garage is located a short distance northwest of the house. This wood frame structure measures 18' N-S' by 12' E-W, and is supported by a concrete foundation. Its exterior walls are clad with painted pale blue horizontal weatherboard siding, with painted blue 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, with asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath widely-overhanging eaves. A painted pale blue, wood-paneled, roll-away, garage door penetrates the south elevation. This door opens onto a concrete driveway which extends along the west side of the house to W. 5th Street. A painted blue single wood-paneled door is located on the east elevation. Single 1/1 double-hung sash windows, with painted blue wood frames, penetrate the garage's east and west elevations.**

2: Type: **Shed (formerly a Chicken House)**

Describe: **A wood frame gardening shed (historically a chicken house) is located near the rear of the property. This is a single-story wood frame structure which measures 5' N-S by 12' E-W. It features painted white horizontal weatherboard exterior walls, and a moderately-pitched gable roof. Single wood entry doors are located on the south and east elevations. The south elevation is also penetrated by two 4-light hopper, or fixed-pane, windows.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1922**

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

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Art Faucett**

Source of information: **Donna Govan (Application for Designation of a Historic Landmark form)**

28. Original owner: **Art L. and Alcia V. Faucett**

Source of information: **Loveland city directories; Donna Govan (Application for Designation of a Historic Landmark form)**

29. Construction history:

Larimer County Assessor records and Loveland city directories indicate that this Bungalow type house was constructed in 1922. The extant house, garage, and shed, are all depicted in their current configuration, on the 1937 Sanborn insurance map. There have been no additions, and no notable exterior alterations, to the house following its original construction. No building permits for the property are on file with the City of Loveland.

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

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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:

Constructed in 1922, this dwelling at 731 West 5th Street was originally the home of Artie Lee and Alcia V. Faucett. A carpenter by trade, Artie built the home with the assistance of local resident Frank Green.

The following additional information was researched and written by current owner Donna Govan as part of an "Application for Designation of a Historic Landmark: form:

ORIGINAL HOMESTEAD

In 1865, David and John Hershman moved to Colorado from Pennsylvania. After spending several weeks in the Denver area, they traveled north to the Big Thompson Valley where they both acquired homesteads. John Hershman homesteaded 160 acres that is today bounded by 1st and 8th street[s] and Garfield and Colorado Avenue[s]. In 1872, that homestead was sold to James Lormer with no record of John Hershman remaining in the Loveland area after the sale. (SOURCE: *Exploring Loveland's Hidden Past* by Jeff and Cindy Feneis)

THE FAUCETTS

IN 1922, Artie Lee Faucett and his wife, Alcia Viola Faucett along with their two young sons moved to Loveland, CO from Missouri. Artie Faucett, who made a living as a carpenter, built their home at 731 W. 5th Street, Loveland, CO. Local resident Frank Green assisted with the construction of the home. The Faucetts were the original owners and lived in the home for approximately 60 years.

Artie Lee Faucett - Born on February 7, 1883, deceased March 6, 1936. Artie Lee was a carpenter by trade, resident of Loveland for 16 years. He died at his home following complications of pneumonia. According to the [Loveland] Reporter Herald, dated March 6, 1936, "he had been employed in the construction of the new building erected here since he became a resident of the city." He was born [and lived] in Memphis, MO, until coming to Loveland.

Alcia Viola Faucett - Born February 6, 1885, deceased November 25, 1980 at the age of 95. She was born in Schuyler County, MO and moved to Loveland in 1920 and was a seamstress. In 1947, Alcia took in a boarder, a school teacher named Miss M. Serilda Grey, who rented the small bedroom at the rear (north side) of the home for a few years.

At the time of her death [Alcia] was 95 years old. She had shoveled after a snowstorm and was found collapsed at her home by a neighbor. She never had a driver's license or owned a car; Alcia did her shopping by walking to local markets on W. 5th Street at Roosevelt, and a market near 8th Street and Colorado. (SOURCE: *Marcia Lee Faucett Green, granddaughter*)

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The couple had two sons:

Gerald Elmo Faucett (older son), Born in 1908, deceased March 22, 1988. He attended Garfield School and graduated from Loveland High School in 1929... He was a sales and service representative for Frigidaire Division of General Motors from 1940-1968. He served in the Army-Air Force during World War II from 1941-1945 mostly at Biggs Field in El Paso, TX. He attained the rank of Technical Sergeant and was a life member of Loveland BPOE.

Harold Lee "Si" Faucett (younger son) Born on May 13, 1909 in Downing, Missouri, deceased January 1981... He moved to Loveland in 1920, worked at the Loveland Post Office for 35 years serving as the Assistant Postmaster for 17 years. After retirement in 1972, he served as a volunteer with the Loveland Valentine Remaining program. He graduated from Loveland High School in 1929 and attended the University of Colorado at Boulder for two years. He was a member of the Loveland BPOE, 1st Loveland Investors Club, National Association of Retired Federal Employees, [and] Longs Peak Credit Union. He was a member of the Trinity Lutheran Church and had been the church financial secretary for many years.

Both were enrolled in the same class at school and graduated from high school in 1920. Gerald moved to the Denver area, and "Si" remained in Loveland as the assistant postmaster. *SOURCE: Marcia Lee Faucett Green, granddaughter)*

ADDITIONAL HOMEOWNERS

Following the death of Alcia in 1980 the residence was occupied by:

E.T. Andrews (1980s) 1984-1987

Frank T. and Betty L. Schenk (1990-1992)

Frank O. Whiting - (1992 - selling price was \$62,000 per warranty deed)

John F. and Phyllis A. Niermann (1996 - selling price \$118,000 per warranty deed)

Donna J. Govan (July 1998 - present)

36. Sources of information:

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Building permit files for 731 W. 5th Street. On file with the City of Loveland Building Division.

Loveland city directories.

Govan, Donna. "Application for a Designation of a Historic Landmark" form.

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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 |
| | 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 expression of the Bungalow style of architecture. Numerous wood frame Bungalows, such as this one, were built in Loveland and elsewhere from the 1910s through the 1930s. 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, however, and it would qualify as a contributing resource within a National Register historic district, or a locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property displays a 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 additions, and no notable exterior alterations, to the house following its original construction. The garage also displays a high degree of integrity.

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):	CD #1; Images 34-40,	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, Timothy Wilder		Loveland, CO 80537
	Donna Govan (Historic Background narrative)		
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

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