

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**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
☐ Determined Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5LR.4793** Parcel number(s): **9514436007**
 2. Temporary resource number: **N/A**
 3. County: **Larimer**
 4. City: **Loveland**
 5. Historic Building Name: **Pollock House; Wagner House**
 6. Current Building Name: **Horner House**
 7. Building Address: **454 W 5th Street**
 8. Owner Name: **Jonathan M. and Gina R. Horner**
 Owner Organization:
 Owner Address: **1929 79th Ave**
Greeley, CO 806348642



44. National Register eligibility field assessment:
 Local landmark eligibility field assessment:

Not Eligible
Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
NW ¼ of NW ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493050 mE** **4471531 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **West 40 Feet of Lot 5, Block 2**
 Addition: **Ten Brook Addition** Year of addition: **1903**
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: 58 feet x Width: 30 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This building consists of the following elements: the original (circa 1891) brick masonry hip-roofed dwelling which measures 24' N-S (deep) by 24' E-W (across); an early (pre-1927) low-pitched hip-roofed, wood frame, addition to the original south (rear elevation which measures 22' N-S by 22' EW; an enclosed shed-roofed, wood frame enclosed rear porch addition, which measures 6' N-S by 13.5' E-W; and a shed-roofed wood frame addition to the rear southwest corner which measures 12'5' N-S by 11' E-W. Sanborn Insurance maps and Larimer County appraisal card sketches indicate that both of these rear shed-roofed additions were erected between 1937 and 1948. The original dwelling is supported by a sandstone and brick foundation, covered with concrete parquetry. The solid brick walls are laid in running bond, and are painted white. The original truncated hip roof is low-pitched, and is covered with grey asphalt composition shingles. The eaves are boxed with painted cream white wood trim, and a red brick chimney is located near the center of the roof ridge. The house features a symmetrical façade which faces West 5th Street on the north elevation. A non-historic stained natural brown wood-paneled door, with a painted white wood screen door, and covered by a heavy sandstone lintel, enters the center of the façade. The entry door is flanked on either side by a 2/2 double-hung sash window, each with a painted beige wood frame and a heavy sandstone lintel. The entry door leads into the house from a nearly full-width, 7' by 20', porch which features a concrete floor, painted white 4" by 4" wood posts, and a shed roof. The original east elevation is penetrated by a large 1/1 double-hung sash window, and by a 6-light fixed-pane window. The original west elevation is penetrated by a 2/2 double-hung sash window and by a 1/1 double-hung sash window. All of the original windows have painted beige wood frames and heavy sandstone lintels. The exterior walls of the rear additions are clad with white horizontal composition board siding. A painted white wood-paneled door, with one upper sash light, enters the low-pitched hip-roofed addition on the east elevation.

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22. Architectural style:

Building type: **Hipped-roof Box**

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 narrow side yard along the west side of the house are minimally landscaped. A narrow strip of land between the front sidewalk and the street is landscaped with rocks and gravel. A concrete driveway extends from the curb at W. 5th Street to along the east side of the house. The back yard is unfenced.**

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1891** Actual:Source of information: **Larimer County Assessor records.**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 1891 as this house's year of construction. This date is consistent with dwelling's square hip-roofed plan, solid brick walls, and narrow 2/2 double-hung sash windows. Loveland city directories corroborate that the original dwelling predates 1904. The original 24' by 24' dwelling, and the 22' by 22' hip-roofed addition are both depicted on the 1927 and 1937 Sanborn maps. The shed-roofed additions are not depicted on the Sanborn maps; however, they are depicted on a circa 1948 Larimer County Assessor real estate appraisal card sketch of the property. An item in the City of Loveland building permits file for this property indicates that a historic garage once located here was moved to 736 W. 5th Street by Wilson Zimmerman at an unknown date. Other, more recent, building permits on file for this property are for electrical work in 1973, and for re-roofing in 1982 and 1993.

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:

Larimer County Assessor records indicate that this house was built in 1891. E.A. and Mabel A. Pollock, and Maude Ameg, a student, are the earliest known residents, as listed in the 1904 and 1906 Loveland city directories. Mr. Pollock was an architect and sign writer with offices at 511 Cleveland Avenue. Subsequent directories indicate that numerous residents occupied this house through the mid-to-late 1930s. Some of these included: Howard H. and Etta Kelly (1908), Mrs. J.R. Orendurff (1910-1911), C.M. Paul (1917), J.A. Hilliker (1919), J.W. James (1922), H.W. Crawford (1925), E.O. Collins (1927), C. Williams (1931), Bert A. Harris (1933), and Elmer K. Wright (1936). J.A. Hilliker reportedly purchased the house in December 1916, and apparently then mostly maintained it as a rental, although he is listed as its occupant in 1919. Hilliker was employed as station agent for the Colorado and Southern Railway in Loveland in the 1910s, before he was transferred to Fort Collins where he held the same position between 1920 and 1922. He was then received a promotion to the Railway's Denver facility in 1922.

Circa 1937, this property became the home of William G. and Caroline F. Wagner. They then lived and owned here until their respective deaths in December 1944 and October 1949. Natives of St. Louis, the Wagners had come to Loveland in 1918 where they ran a meat market, and later a shoe repair and leather shop. The Wagners were survived by three sons, Elmer, William, and Arnold, and by one daughter.

Residents of the property during the latter half of the twentieth century included: Fred N. Curtis (1954), Randy A. Sterkel (1958), Mrs. Lois E. Smith, Nora J. and Nellie A. Mansir (1962), Mrs. Cornelia V. Lafferty (circa 1965-1989), Sherri and Dennis Gill (early 1990s), and Ned W. Sparks (late 1990s). Jonathan M. and Gina R. Horner, acquired the property circa 2000, and have apparently maintained it as a rental since that time.

36. Sources of information:

Building permit files for 454 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.

"Wm. G. Wagner, 71, Dies in Fort Collins." *Loveland Reporter Herald*, December 18, 1944, p. 1.

"Mrs. Wagner, 76, Dies Suddenly." *Loveland Daily Reporter Herald*, October 11, 1949, p. 1.

"Caroline V. Lafferty." (obituary) *Loveland Daily Reporter Herald*, May 4, 1989, p. 12.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Local C. & S. Agent Gets Promotion." *Fort Collins Courier*, March 23, 1922, 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 |
| | 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: ☒

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42. Statement of significance:

This house is architecturally significant for its early, circa, 1891, Hipped-roof Box architectural plan, and for such representative late 19th century features as its solid brick masonry walls and narrow 2/2 double-hung windows with sandstone lintels. The property is also historically significant for its associations with Loveland's residential development through the mid-1900s. The property's level of significance in these regards is probably 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, should be considered eligible for local landmark designation by the City of Loveland.

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. There have been no notable additions or adverse alterations to the historic house or garage. Wood frame additions to the original hip-roofed dwelling predate 1948, and have achieved some level of architectural and/or historical significance in their own right.

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 25-28	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	91/7/07		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		

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Sketch Map



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Location Map

