

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|-------------------|
| 1. Resource number: | 5LR.14725 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 9513414004 |
| 3. County: | Larimer | | |
| 4. City: | Loveland | | |
| 5. Historic building name: | Prosper House, Askey House | | |
| 6. Current building name: | Hastings / Mallot House | | |
| 7. Building address: | 732 E. 6th Street | | |
| 8. Owner name and address: | Danielle R. Hastings and Timothy Richard Mallot
726 E. 6th Street
Loveland, CO 80537 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Not Individually Eligible
Not Individually Eligible
Not Eligible
Noncontributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 13
10. UTM reference (NAD 27)
Zone 13: **494297 mE 4471650 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: "**LOT 5 & W 16 2/3 FT OF LOT 4, BLK 2, AMD, GIFFORD GOSS ADD, LOV**"
Addition: **Gifford-Goss** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1118 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gable Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence, Attached Garage**

21. General architectural description:
The building at 732 E. 6th Street consists of: an original (1920) Bungalow-type dwelling with a pre-1948 rear addition, a post-1970 two-stall garage, and a connecting addition between the dwelling and garage. The original 1920 dwelling measures 43' N-S x 26' E-W; the pre-1948 rear addition measures 8' N-S x 26' E-W; the garage measures approximately 30' N-S x 26' E-W; the connecting addition measures approximately 20' N-S x 10' E-W.

Original 1920 Dwelling and Pre-1948 Addition

The original dwelling and its pre-1948 rear addition are supported by a poured concrete foundation, with foundation walls painted burgundy color above grade. The exterior walls are clad with painted cream yellow horizontal wood siding, while the moderately-pitched front gable roof is covered with brown asphalt composition shingles. Painted cream yellow color stucco, with painted white false half-timbering, appears in the upper gable ends, along with decorative painted white purlins and a ridge pole with knee braces. Painted cream yellow rafter ends are exposed beneath widely-overhanging eaves. A brick chimney with concrete parging is on the roof ridge. A horizontally-oriented, rectangular-shaped, wood decorative element in the façade's upper gable end consists of four diamond-shaped cutouts flanking two louvered vent openings.

The nearly symmetrical façade faces north toward 6th Street. A non-original painted beige wood-paneled door, with a fanlight, and covered by a white metal-paneled storm door, enters near the center of the façade from an open full-width front porch that measures 8' N-S x 26' E-W. The porch is recessed under the north end of the house's main gable roof, and is approached by three concrete steps with concrete knee walls. The porch flooring is of non-historic, recycled, Trex type material. A non-original open wood railing, wood pedestals, and piers support the porch roof. The original windows are one-over-one double-hung sash with painted wood frames and surrounds. The east wall contains a slightly-projecting rectangular bay with a set of paired one-over-one double-hung sash windows. The south wall contains a large, non-original, one-beside-one horizontal sliding window in a metal frame.

Garage and Connecting Addition

The garage and the addition that connects it to the dwelling are supported by concrete foundations. Their exterior walls are clad with yellow horizontal metal siding, and their gable roofs are covered with brown asphalt composition shingles. The roof eaves are boxed with painted yellow wood trim. Two painted yellow wood-paneled rollaway garage doors in the garage's south wall provide vehicular access from the alley. The garage's east and west walls each contain a one-beside-one horizontal sliding window in a metal frame. The connecting element's west wall contains two one-beside-one horizontal sliding windows in metal frames.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the south side of the 700 block of East 6th Street in the primarily residential neighborhood east of downtown Loveland. A planted grass front yard, with a deciduous tree, and a narrow side yard east of the house are unfenced. A concrete driveway for the property next door at 726 E. 6th Street is immediately west of the house (Historically, this was a shared driveway.) The backyard is enclosed by a wood privacy fence. A wide grass strip is between the public sidewalk and the street curb. A gravel alley is behind the property to the south.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: **1920**
Source of information: **Larimer County Real Estate Appraisal Cards, Sanborn Insurance maps, Loveland city directories.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**

- Source of information: **N/A**
28. Original owner: **Charles F. and Mary Prosper (probably)**
Source of information: **Loveland city directories**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The six Bungalow style dwellings at 714, 720, 726, 732, 738, and 744 E. 6th Street were all built in 1919 or 1920, presumably by the same builder. Larimer County Assessor records list 1920 as this dwelling's year of construction. City directories and Sanborn Insurance maps corroborate a circa 1920 date of construction. The property's address, 732 E. 6th Street is not listed in the 1919 Loveland directory; however, it does appear in the next available 1922 directory. The dwelling, and a small (no longer extant) 20' x 14' garage southwest of the dwelling, are depicted on Sanborn Insurance maps published in August 1927, July 1937, and September 1946.

Appraisal card photos and building footprint sketches document that the dwelling's 8' x 26' rear addition predates 1948. They also show that the open front porch originally had closed knee walls and larger pedestals, each with four wood piers, at each corner. The appraisal card photos also document that the extant garage and connecting addition replaced the original garage sometime after 1970. No building permits related to the construction of the garage and connector were located on file with the City of Loveland. Based on its appearance, the garage probably dates from the 1970s, and the connector from the 1980s or 1990s.

30. Original Location: **Yes** Date of move(s): **N/A**

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: **Building**
35. Historical background:
This dwelling at 732 E. 6th Street was originally owned and occupied by Charles F. and Mary H. Prosper, from 1920 to the early 1940s. The son of H. Charles and Mary Ellen (Trackwell) Prosper, Charles Frank Prosper was born in New Orleans on February 6, 1874. He married Mary H. Koebel in Cheyenne, Wyoming, on November 24, 1898. The daughter of Carl O. and Bertha (Lovock) Koebel, Mary Helen Koebel was born at Burlington, Iowa on September 24, 1878. Charles and Mary Prosper lived in Cheyenne during the early years of their marriage. A daughter, Marjorie, was born to the couple, circa 1903, followed by a son, Melvin, who was born on March 28, 1906. Charles Prosper worked as a locomotive engineer in Cheyenne, and later in Loveland, for the Great Western Railway. The 1910 U. S. federal census records the Prosper family as living in Cheyenne, while the 1920 census records the

family as residing at this address in Loveland. Mr. Prosper enjoyed a long career as a locomotive engineer until his retirement from the Great Western Railway in the early 1940s. Mr. and Mrs. Prosper then retired to Fresno, California. Charles passed away there on April 16, 1946 at the age of 72. Mary died, also in Fresno, on January 10, 1960, at the age of 81. They are interred in Belmont Memorial Park Cemetery.

The house at 732 E. 6th Street was next owned and occupied by John M. and Dorothy L. Askey, from the 1940s to the early 1960s. Mr. and Mrs. Askey were both natives of Montgomery County, Iowa where they lived until they moved to Loveland in 1926. The son of Ira Thomas and Lillie Rue (Hazen) Askey, John Monroe Askey was born at Red Oak, Iowa on October 4, 1899. On February 6, 1922 he was married to Miss Dorothy L. Coonley. The daughter of William F. and Harriet M. Coonley, Dorothy was born on August 15, 1902, also in Red Oak, Iowa. Mr. and Mrs. Askey moved to Loveland in 1926, living for a time on Grant Avenue, before moving to this house on East 6th Street in the 1940s. A daughter, whom they named Jonna Mae, was born circa 1934. The Askeys owned and operated the Loveland Mattress Factory and Upholstery Shop for many years, and Loveland city directories indicate that Mr. Askey also served as Loveland's fire chief during the late 1950s. Mr. and Mrs. Askey moved from this location in the early 1960s and eventually retired to Oregon. John Askey died there on October 25, 1980, at the age of 80, followed by Dorothy, who passed away on August 17, 1995 at the age of 93. Although their deaths occurred in Oregon, Mr. and Mrs. Askey are interred in the Loveland Burial Park Cemetery.

Following the Askeys, 732 E. 6th Street was next owned and occupied by James and Genevieve Thurman, and their son, Wayne, during the late 1960s and early 1970s. Mr. Thurman managed Mock's Shoe Store in Loveland.

A series of relatively short-term residents occupied the home from the late 1970s to the present. These include: Gordon and Maxine Brunmeier (late 1970s – early 1980s); R. C. Rowley (late 1980s); Christina Stevens (mid-1990s); Judith Durant (early 2000s), Wendy Delima (late 2000s); and Jennifer and Sean Reeve (early 2010s). Larimer County Assessor records indicate that current owners, Danielle Hastings and Timothy Mallot, purchased the property in April 2019.

36. Sources of information:

A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).

"Dorothy L. Askey." (obituary) *Loveland Daily Reporter Herald*, August 24, 1995, p. A-16.

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/>

(Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5th Street, Loveland, CO.

Loveland City Directories.

Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893,

November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946.

U. S. federal census records. Reference Prosper. Koebel, Askey, and Coonley families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38. A 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

39. Area(s) of significance: **Architecture**

40. Period of significance: **1920 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This house is architecturally notable as a representative Bungalow type dwelling, dating from 1920, a time when the Bungalow style was especially popular throughout America. The property is also historically significant for its association with residential development in Loveland, and in particular, for its association with the family of Charles and Mary Prosper. Mr. Prosper had a long notable career as a locomotive engineer for the Great Western Railway Company. The property's level of historical and architectural significance is not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to a loss of integrity, the property is also evaluated as ineligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays a less than stellar level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Alterations to the historic dwelling (described above in sections 21 and 29) have diminished the property's integrity, and therefore, its ability to convey a sense of its architectural and historic significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **Not Individually Eligible**
Local Landmark eligibility assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

Discuss: **Historic properties in this primarily residential neighborhood east of downtown Loveland have the potential to form a historic district. More broadly, Loveland's east side neighborhoods, lying west and southwest of the former Great Western Sugar Company property have the potential to form one or more historic districts. This area is generally bordered by Jefferson Street on the west, 4th Street on the south, 13th Street on the north, and Monroe and Pierce Avenues on the east.**

If there is N.R. district potential, is this building contributing or noncontributing? **Noncontributing**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

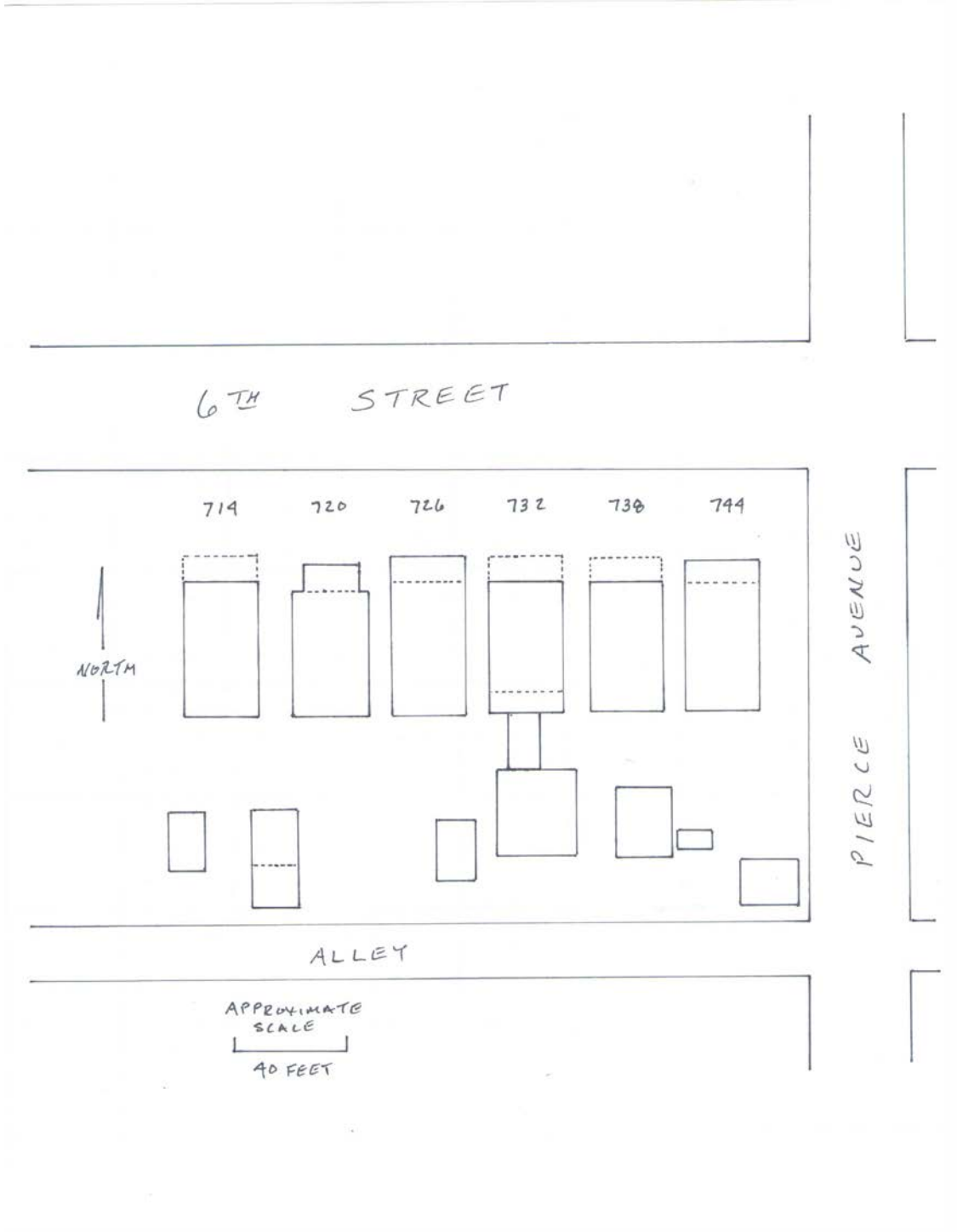
VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 89-95**

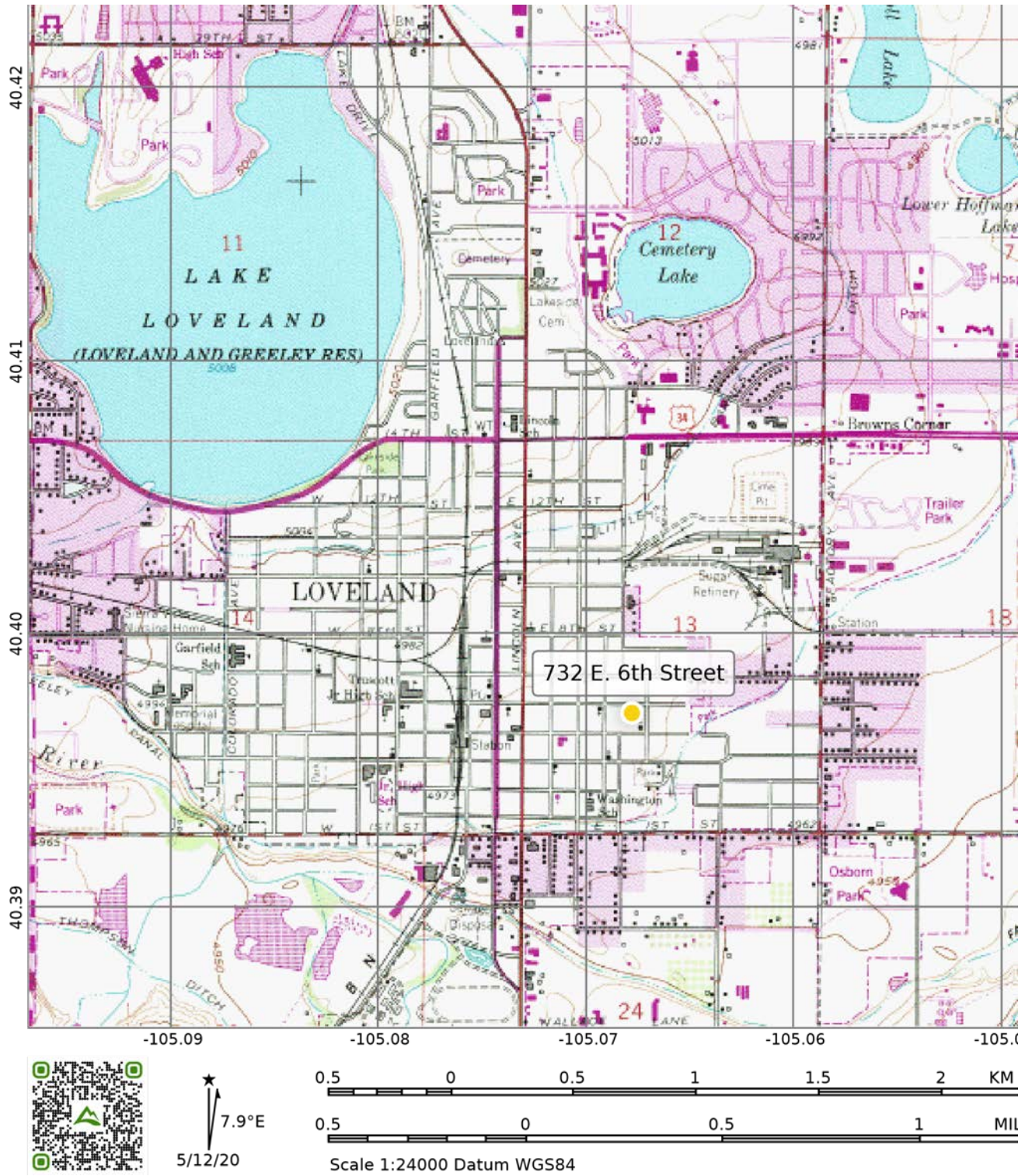
CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**
49. Date(s): **May 12, 2020**
50. Recorder(s): **Carl McWilliams**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map





CD 1, Image 89, View to South, of the dwelling



CD 1, Image 90, View to Southeast, of the dwelling



CD 1, Image 91, View to Southwest, of the dwelling



CD 1, Image 92, View to Northeast, of the dwelling and of the connecting addition



CD 1, Image 93, View to East-Southeast, of the garage and connecting addition



CD 1, Image 94, View to North, of the garage



CD 1, Image 95, View to Northwest, of the garage and dwelling