

L O V E L A N D

W E S T 5 T H

S T R E E T

HISTORIC SURVEY

Prepared For:

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LOVELAND WEST 5TH STREET HISTORIC SURVEY

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Survey Report

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1.0 INTRODUCTION

The West Fifth Street Historic Survey was undertaken by the City of Loveland as part of a continuing effort to inventory, at the intensive-level, the city=s historic resources. A primary objective of the project is to develop public awareness regarding the benefits of the city=s historic preservation program, through the inventory of both residential and commercial properties. More broadly, it is anticipated that these efforts will enhance the effectiveness, efficiency, and success of Loveland=s historic preservation program, by identifying historic buildings, and evaluating them at the intensive-level. Eligible property owners may then be encouraged to pursue National or State Register nomination, local landmark designation, and/or designation of one or more historic districts involving multiple properties. Toward this end, this report presents the results of intensive-level surveys of fifty-one residential properties. Forty-one of these properties are located on West 5th Street, between Garfield Avenue on the east, and Colorado Avenue on the west (200 - 700 blocks); the remaining ten properties are located in the 400 and 500 blocks of N. Harrison Avenue. These properties were surveyed between August 2007 and January 2008. Each of the fifty-one intensively-surveyed properties was recorded on a “Colorado Cultural Resource Survey Architectural Inventory Form (OAH #1403), issued by the Colorado Historical Society, Office of Archaeology and Historic Preservation.

The project was funded in part by Certified Local Government (CLG) grant (CO-07-017) received by the City of Loveland from the Colorado Historical Society, Office of Archaeology and Historic Preservation. The project was conducted by Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Loveland. Carl McWilliams and Karen McWilliams of Cultural Resource Historians conducted the field survey, photography, and archival research. The inventory forms were completed by Karen and Carl McWilliams, and by Timothy Wilder, acting as a sub-consultant to Cultural Resource Historians. Marc Cittone, City Planner for the City of Loveland, managed the project on behalf of the City.

The following sections describe the project area, provide a historical overview, and present the file search results, methodology, and research design for the project. The survey results are then summarized, followed by a comprehensive survey log which present the survey=s conclusions for each property in detail.



2.0 THE PROJECT AREA

With a population of approximately 60,000, the City of Loveland is located along Colorado's Front Range, in the Big Thompson River Valley of northeastern Colorado. The Big Thompson Canyon and the mountain community of Estes Park are located to the west, while the majestic Longs Peak and Mount Meeker, within Rocky Mountain National Park, dominate the view shed to the southwest, and the rolling prairies of the great plains extend to the east. Situated in southern Larimer County, Loveland is located approximately ten miles south of Fort Collins, the county seat, and home to Colorado State University. Denver, Colorado's state capital and largest city, is located approximately fifty miles to the south. Geographically, Loveland's city limits comprise just under twenty-six square miles of land, with the city's historic core located in sections 13 and 14 of Township 5 North, Range 69 West of the 6th Principal Meridian.

Loveland's older platted streets and avenues exhibit a grid pattern oriented to the cardinal directions, divided into east and west sections by the Burlington Northern and Santa Fe Railroad tracks which parallel Railroad Avenue through the historic downtown area. As originally platted, Loveland's east-west running streets were assigned numbers, beginning with 1st Street on the south, and extending up to 14th Street on the north, which later became Eisenhower Boulevard (U.S. Highway 34). The north-south running streets, meanwhile, were originally assigned letters; however, by circa 1910, the letter street designations had been replaced with avenues named for U.S. presidents and other well-known historical figures. A Street, for example, became Lincoln Avenue, and B Street became Cleveland Avenue. One exception to the predominantly presidential naming system was that C Street, paralleling the railroad tracks, was appropriately named Railroad Avenue.

Located west of downtown, the project area comprises approximately forty acres, within the north half of the southeast quarter of Section 14, Township 5 North, Range 69 West of the 6th Principal Meridian. Forty-one of the surveyed properties are located along West 5th Street, between Garfield Avenue on the east, and Colorado Avenue on the west (200 - 700 blocks). Other avenues which bisect the survey area, from east-to-west, include Grant Avenue, Harrison Avenue, Roosevelt Avenue, Sheridan Avenue, and Franklin Avenue. The remaining ten surveyed properties are located in the 400 and 500 blocks of North Harrison Avenue, the two blocks lying immediately north and south of West 5th Street. Two properties within the survey have been previously listed, respectively in the National Register of Historic Places and in the State Register of Historic Properties. These are: the A.S. Benson House at 463 W. 5th Street (5LR.6604), listed in the National Register, and the Norton C. Fansler House at 603 W.

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5th Street (5LR.6611), listed in the State Register. Not all other properties within the survey area were inventoried. Some were not included because they were rated as having "poor" integrity in the 1999 reconnaissance survey. As a result, this project is a selective intensive survey.

While generally located within Loveland's historic west side residential neighborhood, the surveyed properties are more specifically each located within one of thirteen separate small subdivisions platted between 1883 and 1919. These include:

- Kilburn's West Side Addition 1883, 1902, 1904
- Rist's Addition 1903
- Huntington Place Addition 1903, 1906
- Ten Brook Addition 1903
- Mountain View Addition 1906
- Pleasant Home Addition 1906
- Clearview Addition 1907
- Evanston Subdivision 1907
- Fair View Addition 1908
- Evanston Addition 1915
- Seely Addition 1919
- Sheridan Addition 1919
- Chilson Addition c. 1919

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3.0 HISTORIC OVERVIEW

The modern city of Loveland is the product of approximately 135 years of increasingly intensive settlement, agricultural enterprise, and urbanization. Its history reflects a pattern of development characteristic of many plains towns founded adjacent to a railroad and sustained historically by an agricultural economy. Loveland's history also reveals the community's unique role in the evolution of Larimer County and northeastern Colorado.

The plains extending east of the Front Range of the Rocky Mountains in northeastern Colorado were inhabited for centuries by aboriginal people. By the mid-nineteenth century, two nomadic tribes - the Cheyenne and Arapaho - occupied what later came to be called the Big Thompson Valley and Larimer County.

This region was repeatedly traversed by Euro-Americans in the 1840s and 1850s, and during this period trails were blazed that led to destinations west of the Rockies. In 1849-1850, parties of gold seekers from Georgia established a route known as the Cherokee Trail, which extended along the eastern base of the Front Range before crossing the mountains northwest of LaPorte. In the spring of 1858 Captain Randolph Marcy led a sizable supply train from Fort Union, New Mexico to Fort Bridger, Wyoming Territory, by way of the Cherokee Trail, to aid General Albert S. Johnston's forces in Utah where they were deployed to suppress a Mormon uprising.

The first Euro-American settlers to arrive in the Loveland area were the family of Mariano Medina, who in 1858 established a homestead, store, and bridge on the banks of the Big Thompson River near the future site of Loveland. A small settlement grew around "Mariano's Crossing," also called "Namaqua" or "Miraville."

Settlement of northern Colorado and the Big Thompson Valley increased in the 1860s. In 1861 the Cheyenne and Arapaho nations ceded all their lands east of the Rocky Mountains to the U.S. government; however, soon afterward dissatisfied tribe members rejected the treaty and determined to thwart Euro-American encroachment with violence. From 1862 to 1867, the Cherokee and Overland Trails were heavily used by emigrant wagon trains as well as by stagecoaches carrying the U.S. mail - first by Ben Holladay's Overland stage Line, followed by Wells, Fargo & Company. Indian depredations failed to stem the tide of westward migration and mail service, in part due to the stationing of military units along the route. Several miles north of the future site of Loveland, Fort Collins was established in 1864 along the Cache la Poudre River to protect traffic along the Overland Trail. During the early 1860s Mariano Medina's



Namaqua Station served briefly as a stage stop on the Overland Trail, succeeded in 1864 by a stage station and bridge established by John Washburn on his homestead approximately two miles downstream on the Big Thompson River (near the present day intersection of the river and U.S. Highway 287).

Like Namaqua, Washburn's Station served as a nucleus of settlement, as a small community grew up nearby. In 1867 John Douty constructed a flour mill near the stage station, and the town came to be known variously as Old Saint Louis or Big Thompson. In 1874 a plat was filed for a community called Winona (after John Washburn's daughter) at this location. The importance of both Namaqua and Washburn's Station diminished in 1869 when one of the most ambitious engineering projects in United States history - the Transcontinental Railroad - was completed along a route passing north of Colorado through southern Wyoming. Almost overnight, the rail connection obviated the need for long distance overland stagecoach and wagon travel.

The completion of the transcontinental railroad ushered in a new period of settlement and agricultural development on the plains of Colorado and provided the impetus for the founding of numerous communities, including Loveland. In 1877 the Colorado Central Railroad (CCRR) constructed a rail line extending from Golden to the Union Pacific mainline at Cheyenne. The route of the CCRR bypassed both Namaqua and Old St. Louis; however, a station was required in the general vicinity. In September of 1877, farmer David Barnes laid out a townsite on his wheat field on land lying north of the Big Thompson River and named it Loveland in honor of CCRR's president, William A.H. Loveland. In addition to platting the town, the farsighted Barnes planted cottonwood trees along every street in the town.

Loveland's street and block grid was typical for a railroad town in the heart of a thriving agricultural region. Shortly after the town was platted, the pattern of development was influenced by construction of the CCRR depot adjacent to the tracks on "C" Street (later renamed Railroad Avenue), and by the erection of a substantial two story brick commercial building in the first block of 4th Street. The latter building, owned by Lewis Herzinger and S.B. Harter, housed a mercantile business and served to establish East 4th Street as the community's "Main Street."

The earliest residents and buildings in Loveland had relocated from old St. Louis. By 1880 the U.S. Census counted 256 residents in Loveland and the following year the community was incorporated. The town continued to grow at a steady rate during the last two decades of the nineteenth century. Numerous improvements were added, including a newspaper, bank, a large hotel near the railroad, a grain elevator, flour mills, public schools, a municipal waterworks, and a growing number of homes and business



establishments. By 1890 Loveland's population had reached 698 and by 1900 the community claimed 1091 residents.

Loveland's future was profoundly affected by the construction of a sugar beet processing plant on the outskirts of town in 1901. Prior to this time wheat and other cereal grains were the main crops produced by farmers in the Big Thompson Valley. Sugar beet cultivation was introduced into the plains of Colorado in the 1870s and by 1890 this root crop was included among the agricultural products grown in the region. In the 1890s a tariff on imported sugar gave rise to a large scale development of the domestic sugar beet processing industry and the first factory in the state was built at Grand Junction in 1899. Built two years later, the Great Western Sugar Company facility in Loveland provided a reliable market for farmers in the region as well as employment for numerous Loveland residents. In the next several years the sugar company's subsidiary, the Great Western Railway, built branch lines from the Loveland sugar plant to Longmont and Windsor.

The sugar beet industry was responsible, at least in part, for a more than 300 percent increase in Loveland's population between 1900 and 1910. By the end of the first decade in the twentieth century, Loveland boasted 3651 residents and the city had been transformed by a building boom that included both the downtown business district as well as residential areas on either side of the railroad tracks. Notable additions to Loveland's built environment during this period included the Association Building on Cleveland Avenue (1904), as well as the three story brick Union Block on the corner of East 4th Street and Lincoln Avenue and the Mission Revival style Washington School, both built in 1905. During this dynamic decade the Colorado & Southern Railroad (successor in 1899 to the CCRR) built a handsome new brick depot (1902), Loveland installed a sewer system and water treatment plant, and the city was supplied with electricity. In 1905 Lee J. Kelim constructed a power plant on West 2nd Street that was succeeded a year later by the Northern Colorado Power Company. Another sign of the community's maturation was the construction in 1908 of a public library aided by a generous grant from Andrew Carnegie. Loveland's prosperity was further enhanced by the establishment in 1908 of the Empson Canning Company factory south of 1st Street and west of Railroad Avenue. The Empson plant canned and shipped locally grown peas produced on 3000 acres of farmland.

Loveland continued to grow in the 1910s. Highlights of this decade included construction of such landmark buildings as the three story Loveland Hotel (1912-13), Loveland High School on West 4th Street (1919), and the Rialto Theater (1919-20). The complexion of Loveland was also altered in the latter 1910s by the advent of mass



produced gasoline-powered vehicles as well as by establishment of Rocky Mountain National Park in 1915.

Reflecting a national trend, automotive business establishments such as garages and showrooms began to appear in Loveland, and the Loveland Chamber of Commerce encouraged the development of tourist facilities catering to motorists bound for the new National Park. To accommodate continuing urban growth, a second water treatment plant was added in 1917 and the following year an elevated water tank nicknamed the "Leaning Tower of Pisa" was erected at 14th Street and Cleveland Avenue. By 1920 Loveland's population had reached 5065.

During the 1920s Loveland's growth slowed markedly, adding only 441 people to the population by 1930 (5506). Still, the community witnessed a number of major improvements. In the early 1920s the Loveland Canning Company began operating out of Lee Kelim's 1905 power plant building and canned the sizable, locally grown, cherry crop. Other noteworthy developments of the 1920s included the proliferation of facilities for motorists and tourists, particularly along Highways 287 and 34. In 1926 Loveland was bestowed with a handsome fortress-like State Armory building (at 201 S. Lincoln Avenue) to house its National Guard unit. In 1927 the Elks Club acquired the landmark Lovelander Hotel at the corner of East 4th Street and Railroad Avenue to convert into a lodge. A block away, at 201 East 4th Street, the stately First National Bank was built in 1928; its Classical Revival or Temple-Front façade exuding confidence on the brink of the Great Depression.

It was against this backdrop of Loveland's early historical development, between circa 1880 and the 1930s that the West 5th Street neighborhood developed. Historically, the survey area along West 5th Street encompassed parts of thirteen small additions or subdivisions, platted between 1883 and 1919. Only one of the additions was platted before the turn of the twentieth century (Kilburn's West Side Addition, 1883), while nine additions were platted during the first decade of the twentieth century and the remaining four were platted during the 1910s. Mirroring this development pattern and Loveland's population growth generally, more of the survey area's inventoried houses were constructed between 1900 and 1910 than during any other decade. Just one house in the survey area dates to the 1880s, while during the 1890s another seven dwellings were erected. Twenty-two residences were then built between as part of a city-wide building boom between 1900 and 1910, while during the same decade Loveland's population more than tripled, from 1100 to nearly 3700 citizens. An additional four houses were then erected in the 1910s, followed by nine houses in the 1920s, five during the 1930s, and finally three in the 1940s.



The survey area's earliest residents represented a true cross section of Loveland society. It was not a predominantly "upper class" neighborhood, made up primarily of bankers, merchants, attorneys, and other professionals; nor was it a predominantly

"blue collar" neighborhood, composed of laborers, sugar beet factory employees, and tradesmen. The neighborhood's residents, rather, represented all of these professions, along with numerous other occupations. Loveland's progression, from a late nineteenth century agricultural center and railroad town, to a more diversified twentieth century economy, was also reflected in residents' occupations which evolved over the years. For example, jobs such as blacksmith, liveryman, and farmer were common through circa 1910, but by the 1920s had largely given way to a variety of occupations associated with the increasingly important automobile and tourism industries. One such example was the Lawrence E. Osborn family who resided at 218 W. 5th Street in the years surrounding 1908. After the establishment of Rocky Mountain National Park in 1915, Lawrence, together with his father Daniel Osborn and his brothers William and Otto Osborn, operated the Rocky Mountain Transportation Company, the first automobile line to Estes Park. The famed "Stanley Steamers" invented by F. O. Stanley were the first vehicles used by the Osborns in operating their automobile line. Other examples included the Warner and Monahan families at 478 W. 5th Street, Bernt Hanson who lived at 737 W. 5th Street, and the Penfold family at 700 W. 5th Street. William and Emma Warner, the earliest known residents of 478 W. 5th, made their living as farmers; however, John B. Monahan who lived at the same address in the 1920s and 1930s supported his family by working as a salesman at H.F. Bonnell's Chevrolet dealership. Bernt Hanson, who resided at 737 W. 5th Street, operated Loveland Tire Works on Cleveland Avenue beginning circa 1919 while at about the same time, J.W. and Lydia Penfold established a small filling station on their property at the southwest corner of West 5th Street and Franklin Avenue.

The occupations of others were more enduring, including livelihoods such as bankers, realtors, insurance agents, lawyers, pastors, and architects as well as trade vocations such as plumbers, electricians, carpenters and contractors. Several teachers, many of whom were employed at nearby Loveland High School (historically located on West 4th street, one block to the south of the survey area), also resided in the neighborhood over the years. Other residents gained employment at the local Great Western Sugar Company factory, established in 1901, and at the Empson Canning Company facility, established in 1908. Many residents were also engaged as proprietors or employees of downtown Loveland businesses, including hardware stores, groceries, lumber yards, dry goods stores, and shoe stores.



Demographically, the neighborhood was predominantly made up of single-family households. A surprising number of unmarried women, including several widows, also lived throughout the neighborhood. Some of these women were retired, while others worked variously as teachers, nurses, dressmakers, seamstresses, and milliners. Anna and Rebecca Siefke, well-known Loveland dressmakers resided first at 449 W. 4th Street, and later at 468 W. 5th Street during the early 1900s. Anna moved to Salt Lake City in 1911, while Rebecca continued to live in the neighborhood for many years. Other examples of unmarried women included Vera Wepsala, a nurse, who lived at 518 W. 5th Street in the 1920s and 1930s and Anna Gaines, a dressmaker or seamstress, who resided at 448 W. 5th Street beginning circa 1907. Ellen Pickrell and her daughter Mary Pickrell were also women who acted as the breadwinners for their families, at least during some years. Ellen Pickrell arrived in Loveland in the 1890s and for a time lived at 210 W. 4th Street before moving to 328 W. 5th Street circa 1906. Ellen worked as a bookkeeper for a contracting business while daughter Mary later gained employment as a teacher.

Prominent builders and other craftsmen who resided in the neighborhood included Elmer Ivers, who was associated with both 707 and 747 W. 5th Street, Art Faucett, a carpenter, who lived at 731 W. 5th Street, and Norton C. Fansler, whose well-constructed residence was located at 603 W. 5th Street. "White collar" professionals were perhaps most notably represented by Aaron S. Benson, president of the Bank of Loveland, and by his two sons, Aaron V. Benson and Clarence V. Benson, both of whom were also engaged with their father in the banking business. The elder Benson's stately home was built at 463 W. 5th Street in 1897, while his two sons also resided in architecturally impressive houses, located respectively at 481 W. 5th Street and 355 W. 5th Street. Other prominent professionals included: Winfield S. Mehaffey at 432 W. 5th Street, whose real estate and loan office was in the Opera Block in downtown Loveland; E.A. Pollock, an architect and sign writer, who lived at 454 W. 5th Street; and William T. Parke, a real estate investor, who lived at 486 W. 5th Street beginning circa 1903.

The neighborhood's mixed socioeconomic status was also reflected in its varied architecture, where stately 2½-story Edwardian and other prominent Late Victorian-era style houses were erected next to humble hip-roofed wood frame cottages. Known as "hipped-roof boxes," these modest homes represent a predominant housing type, throughout Loveland and elsewhere, in the years prior to 1910. By the late 1910s though Bungalow and Craftsman style homes had become most popular in the neighborhood, a trend which would continue well into the 1930s. Early residences in the survey area also included predominantly brick 1½-story Classic Cottage style and 2½-story American Foursquare style houses. Other late nineteenth and early twentieth century dwellings were built as modest vernacular wood frame homes, with few stylistic influences. The late 1920s and 1930s then saw the construction of several English-

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Norman Cottage style houses, most notably in the 400 and 500 blocks of Harrison Avenue. Finally, some of the neighborhood's most recent homes, built in the 1940s, were constructed in the Minimal Traditional style of architecture.

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Plat maps for the following Loveland Additions and Subdivisions, on file at the Larimer County Clerk's Office, Fort Collins: Kilburn's West Side Addition, 1883, 1902, 1904; Rist's Addition, 1903; Huntington Place Addition, 1903, 1906; Ten Brook Addition, 1903; Mountain View Addition, 1906; Pleasant Home Addition, 1906; Clearview Addition, 1907; Evanston Subdivision, 1907; Fair View Addition, 1908; Evanston Addition, 1915; Seely Addition, 1919; Sheridan Addition, 1919; Chilson Addition, c. 1919.

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(Portions of the preceding Historic Overview were researched and written by Carl McWilliams and Jason Marmor in 1999 as part of the "Loveland Historic Preservation Survey" report.)



4.0 RESEARCH DESIGN

The West 5th Street Historic Survey project is designed to document at the intensive-level, fifty-one, residential properties selected by City of Loveland staff in consultation with Cultural Resource Historians.

In order to identify any historic properties which have already been surveyed within the project area, a file search of previously recorded properties in the survey area was obtained from the Colorado Historical Society, Office of Archaeology and Historic Preservation. The file search results were then cross-referenced with an on-line file search through the CHS/OAHP "Compass" database. All of the properties had been recorded at the reconnaissance level as part of the "Loveland Historic Preservation Survey" prepared by Jason Marmor and Carl McWilliams in 1999. One property within the survey area, the A.S. Benson House at 463 W. 5th Street (5LR.6604) has been listed in the National Register of Historic Places. Another property, The Norton C. Fansler House at 603 W. 5th Street (5LR.6611) has been listed in the State Register of Historic Properties.

Following the file search, the basic scope of the project was to conduct intensive-level surveys of the fifty-one selected properties. A key project objective was to inventory all of the properties with a consistent methodology and standard for excellence. In addition to recording architectural and historical data for each property, the survey also provides a professional recommendation regarding each property=s eligibility to be listed individually in the National Register of Historic Places, individually designated as a local landmark by the City of Loveland, whether or not it would contribute to a potential National Register and/or locally-designated historic district. Owners of eligible properties may then be made aware of the historic preservation benefits of designation, as it relates to their properties, and to the neighborhood as a whole.



5.0 METHODOLOGY

The intensive-level surveys of fifty-one properties were conducted between August 2007 and January 2008, in accordance with the "Colorado Cultural Resource Survey Manual," issued by the Colorado Historical Society, Office of Archaeology and Historic Preservation. Properties to be surveyed at the intensive level were selected by the City of Loveland in consultation with Cultural Resource Historians.

Archival Research and Oral Interviews

Archival research was conducted to provide contextual information about Loveland's historical development, and to collect relevant information about each of the properties surveyed at the intensive level. Toward this end, the researchers relied to some extent on previous reconnaissance-level survey work completed in Loveland by Carl McWilliams and Jason Marmor in 1999. Research was conducted at the Loveland Museum/ Gallery, at the Loveland Public Library, at the Larimer County Clerk and Recorder's, and Assessor's offices in Fort Collins, and at the Denver Public Library, Western History Department. Extensive online research was conducted as well, with "Colorado's Historic Newspaper Collection" at <http://www.coloradohistoricnewspapers.org> providing particularly useful biographical information. Finally, oral interviews were conducted with several property owners. The repositories, with the corresponding key sources obtained from them, are as follows:

City of Loveland, Building Division	Building permit files
Denver Public Library:	Sanborn Insurance maps, historic photographs
Larimer County Assessor's Office:	Current ownership and property data
Larimer County Clerk and Recorder's Office:	Plat maps for the historic subdivisions
Loveland Museum/ Gallery:	Larimer County Assessor Residential Property Appraisal cards
Loveland Public Library:	Loveland city directories, microfilm copies of historic Loveland newspapers, biographical clipping files

Field Survey and Photography

The exterior form and appearance of each building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings, such as garages and sheds, were also similarly documented. The manually recorded field notes, and the results of the research, were then used to complete a computer-generated Colorado Cultural Resource Survey Architectural Inventory Form,⁶ (OAHP #1403) for each property in accordance with the ⁶Colorado Cultural Resource Survey Manual."

Locational information (UTM coordinates, legal lot and block descriptions, and Section, Township and Range grid position to within 22 acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was also pinpointed on a segment of the Loveland, Colorado U.S.G.S. Quadrangle map. Current ownership for each property was also determined using online Larimer County Assessor records.

Black-and-white digital photographs of each intensively surveyed property were taken, the number of views being dictated by the placement of each building. All exposed elevations of each building were photographed, along with any notable façade details. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and labeled according to Colorado Historical Society guidelines.

Each inventory form included a site sketch map showing the footprint and placement of the intensively surveyed properties, including their relationship with adjacent buildings in the same block.

Perhaps most important, each inventory form also included an evaluation of the surveyed property=s eligibility to be individually listed in the National Register of Historic Places, individually designated as a local landmark by the City of Loveland, and whether or not the property would contribute to a potential National Register historic district and/or locally-designated historic district. In general, to be listed in the National Register of Historic Places, a property should (under most circumstances) be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to be able to convey a sense of its historic significance. The National Register Criteria and the concept of integrity as it relates to significance, are discussed in greater detail below:

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Potential Eligibility for Individual Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

- Criterion A The property is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B Properties that are associated with the lives of persons significant in our past.
- Criterion C Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Some properties which do not meet the threshold for individual National Register eligibility may qualify for individual listing in the State Register of Historic Properties.

Potential Eligibility for Individual Listing in the State Register of Historic Properties

A property considered for nomination to the State Register of Historic Properties must meet one or more of the following criteria, as defined by the Colorado Historical Society, Office of Archaeology and Historic Preservation. Unlike the National Register, to be nominated to the State Register a property does not typically need to be at least fifty years of age. Although the properties were not specifically evaluated for State Register eligibility, the State Register Criteria is included below for property owners and others who may be interested in learning more about its benefits and requirements.

- Criterion A The property is associated with events that have made a significant contribution to history. To be considered for nomination to the State Register under Criterion A, a property must have an historical association with a single event, such as the founding of a town, or with a pattern of events that were important in the history of the locality, state or nation.



- Criterion B** The property is connected with persons significant in history. To be considered for nomination to the State Register under this criterion the property must be associated with an individual whose contribution to history was significant and can be documented. The property also needs to be associated with the person's productive life when the person achieved importance. The property should have a documented association with the person, such as an office, home or studio, but should not be a property merely owned or briefly visited by the prominent person or one which does not represent the productive period in that person's life.
- Criterion C** The property has distinctive characteristics of a type, period, method of construction or artisan. Properties nominated under Criterion C are generally significant for their architecture and must be physically intact with a minimum of alterations. Buildings may qualify under this criterion if they have artistic merit in design or individual elements. In addition to architecture, other areas of significance under this criterion are engineering, community planning and development, art, and landscape architecture. A building nominated for a particular architectural style must possess the distinctive characteristics which make up that particular style. A building may also qualify if it can be demonstrated that the building exemplifies important local building practices, techniques or materials. A property which illustrates an early or developing technology in structural systems may be eligible as an example of a particular method of construction. Archaeological architectural features must be intact enough to retain information concerning construction methods and materials.
- Criterion D** The geographic importance of the property. The geographic importance of a property refers to its location. A building or structure commonly recognized as a visual landmark due to its prominent location may qualify under Criterion D. A lighthouse has geographic importance as does a fire look-out tower. A park in the center of town and a cemetery on top of a hill may also have geographic importance. For a property to be nominated under Criterion D it must also possess physical integrity with a minimum of alterations.
- Criterion E** The property contains the possibility of important discoveries related to prehistory or history. Certain important research questions about human history can only be answered by the actual physical material of cultural resources. The most common type of property nominated under Criterion E is the prehistoric or historic archaeological site. However, buildings,

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structures and objects may also be eligible for their information potential. Properties nominated under Criterion E must meet two requirements: the

property must have, or have had, information that contributes to our understanding of history or prehistory, and that information must be considered important.

Potential Eligibility for Individual Designation on the Loveland Historic Register

A property eligible for local landmark designation must be significant under one or more of the following criteria, as established by the City of Loveland.

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

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Geographic/
Environmental

Is an established and familiar natural setting or visual feature of the community

Eligibility as a Contributing Property Within a Potential Historic District

Many properties which do not meet the threshold for individual listing in the National Register of Historic Places, or for local landmark designation, may qualify for the National Register and/or for local landmark designation as a contributing resource within a historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date to a specific time period. Older properties with below average integrity, that are not associated with the district's significance, or properties that are less than fifty years of age, are usually considered non-contributing.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places; however, they must retain enough of these qualities to convey a sense of their historic significance.

6.0 RESULTS

The Loveland West 5th Street Historic Survey resulted in the intensive-level surveys and completion of Colorado Cultural Resource Survey Architectural Inventory forms for 51 properties. In addition to 51 primary dwellings, 48 secondary buildings were also inventoried. These included: 37 garages, 5 storage sheds, 2 secondary dwellings, one chicken house, one garage/studio, one garage/workshop, and one secondary residence/workshop/garage. Overall, a total of 99 primary and secondary buildings, thus, were surveyed.

The primary buildings were categorized by their architectural style or type, in accordance with the Survey Manual's "Architectural Style and Building Type Lexicon." Historically, the neighborhood was made up of a fairly wide cross section of Loveland's society, and this is reflected in the survey area's architecture. During the early 1900s, the neighborhood's wage earners primarily consisted of merchants, business owners, craftsmen, and laborers. Citizens engaged professionally as teachers, lawyers, doctors, and clergymen, also lived in the neighborhood during its early years, although in significantly fewer numbers. The neighborhood's representative housing styles/types are listed below:

Hipped-roof Box	10
Bungalow	9
Late Victorian/Edwardian	6
English-Norman Cottage	5
Classic Cottage	4
Minimal Traditional	3
No Style	3
Late 19th and Early 20th Century American Movements	3
Late Victorian	2
Craftsman	2
Bungalow and Craftsman	2
Foursquare	1
Modern Movements	1
Total	51

The five English-Norman Cottage style houses were built on the east side of Harrison Avenue, in the late 1920s and early 1930s, and may have all been erected by the same builder. Oral information in the neighborhood holds that William W. Green, a noted Loveland builder, constructed two of these houses, and it is possible that he was involved in the construction of all five. Otherwise, the housing styles/types are relatively

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evenly distributed throughout the survey area.



Eligibility Evaluations

Each property was evaluated for three levels of designation:

- § Individually Eligible for the National Register of Historic Places
- § Individually Eligible for local landmark designation by the City of Loveland
- § Eligible as a contributing resource within a potential local landmark historic district

These eligibility assessments constitute only the professional opinion of Cultural Resource Historians; they are not official determinations of eligibility.

The National Register of Historic Places (NRHP) is the nation's official list of buildings and other cultural resources worthy of preservation. Authorized under the by the National Historic Preservation Act of 1966, the NRHP is administered by the National Park Service, and within Colorado by the Colorado Historical Society, Office of Archaeology and Historic Preservation (CHS/OAHP). Its goal is to help coordinate and support public and private efforts to identify, evaluate, and protect significant historic and archaeological resources. Properties listed in the NRHP include buildings, structures, sites, objects, and districts.

Among other possible benefits, listing a property in the NRHP provides: recognition that the property is significant to the history of the nation, state or community; provides consideration for the property when it may be impacted by federal or federally-assisted projects; and it makes the property eligible for federal and state rehabilitation tax credits. Owners of National Register properties are free to maintain, manage, or dispose of their property as they choose provided there is no federal involvement. Owners have no obligation to open their properties to the public, or to restore or maintain them in any particular way.

Owners of properties designated as local landmarks by the City of Loveland may take advantage of tax incentives to maintain their historic properties. Local designation also encourages pride of ownership, promotes increased property values and neighborhood renewal, and may provide some protection from projects which may adversely affect a property. To date, thirty-one properties within the city limits have been locally designated on the Loveland Historic Register.



Among the 51 properties surveyed, just two were assessed as individually eligible for inclusion in the National Register of Historic Places, while 41 properties were assessed as individually eligible for local landmark designation. Only two properties were evaluated as non-contributing to a potential locally-designated historic district.

This report does not make specific recommendations regarding boundaries of a specific district to allow for the greatest flexibility at the local level. Ideally, additional intensive-district boundaries may be properly delineated. In the interim, however, a locally landmarked district could be as small as the group of five English-Norman Cottage style houses on Harrison Avenue, or as large as the entire survey area.

The creation of a locally designated historic district would require the approval of a majority of the property owners, and could be promoted by interested property owners, with assistance from the City of Loveland and CHS/OAHP. The boundaries of the potential district would likely also be established in consultation with the City, and with guidance available from CHS/OAHP. A key advantage to creating a historic district is that some properties which do not qualify individually for designation could qualify as part of a district. The owners of those properties could then take advantage of tax credits and other financial incentives. The rationale in forming district boundaries would ideally benefit from additional intensive-level survey throughout the historic west side neighborhoods. In the interim, district boundaries within the survey area could be based on historic subdivision boundaries, on concentrations of architectural styles and building types, or on other factors. One possibility is that a small district could potentially be formed from the collection of English-Norman Cottage style houses along Harrison Avenue. These houses are not only linked by style, but they also all date from the late 1920s or early 1930s, and may have been constructed by a single builder.

7.0 RECOMMENDATIONS

The following recommendations are proposed to help guide the City of Loveland in meeting its primary objectives: to create an awareness not only of the city's preservation program, but also of the social and financial benefits of historic preservation through the identification and preservation of historic buildings throughout the city's residential neighborhoods.

1. Property owners should be encouraged to explore the tangible socioeconomic benefits of creating one or more National Register designated, or locally designated, historic districts.
2. Owners of properties which are individually eligible for the National or State Registers or eligible for local landmark designation, should be encouraged to explore the tangible socioeconomic benefits of designating their properties at the appropriate level.
3. Property owners who choose to designate should be provided every possible assistance in completing the designation process.
4. Past and present property owners and all other interested persons should be encouraged to provide additional research information for all surveyed properties.
5. The survey results should be widely publicized and disseminated to all interested persons. The results should be made available on-line, through the City of Loveland's website. Paper copies of the survey results should also be made available through the city's Community and Strategic Planning Department, at the Loveland Public Library, and perhaps at other locations such as the Loveland Museum/ Gallery.

LOVELAND WEST 5TH STREET HISTORIC SURVEY

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.4434	478 W. 5th Street	Warner House; Monahan House	Nyaver House	Not Eligible	Eligible	Contributing
5LR.4759	558 W. 5th Street	Kilburn House; Pergande House	Smerker House	Not Eligible	Not Eligible	Contributing
5LR.4760	610 W. 5th Street	Krenz House; Cannon House	Nichols House	Not Eligible	Not Eligible	Contributing
5LR.4763	630 W. 5th Street	Walton House; Lohnes House	Edquist House	Not Eligible	Not Eligible	Contributing
5LR.4764	700 W. 5th Street	Rottman House; Hipps House	Langford House	Not Eligible	Eligible	Contributing
5LR.4765	714 W. 5th Street	Hanson House; Darling House	Cooper House	Not Eligible	Eligible	Contributing
5LR.4766	724 W. 5th Street	Smith House	Zimmerman House	Not Eligible	Eligible	Contributing
5LR.4784	218 W. 5th Street	Huggins House; Robinson House	Veit House	Not Eligible	Eligible	Contributing
5LR.4785	328 W. 5th Street	Swetnam House; Pickrell House	Williamson House	Not Eligible	Eligible	Contributing
5LR.4786	330 W. 5th Street	Foster House	Gogerty House	Not Eligible	Eligible	Contributing
5LR.4787	334 W. 5th Street	Cook House; Blake House	Bonser House	Not Eligible	Eligible	Contributing
5LR.4788	340 W. 5th Street	Van Valin House; Ross House	Cook House	Not Eligible	Eligible	Contributing
5LR.4789	424 W. 5th Street	Luce House	Turf House	Not Eligible	Eligible	Contributing

LOVELAND WEST 5TH STREET HISTORIC SURVEY

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Survey Report

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.4790	432 W. 5th Street	Mehaffey House	Linden House	Not Eligible	Eligible	Contributing
5LR.4791	440 W. 5th Street	Wild House; Naylor House	Camp House	Not Eligible	Eligible	Contributing
5LR.4792	448 W. 5th Street	Gaines House	Beeman-Glowacki House	Not Eligible	Not Eligible	Non-Contributing
5LR.4793	454 W. 5th Street	Pollock House; Wagner House	Horner House	Not Eligible	Eligible	Contributing
5LR.4794	460 W. 5th Street	Kelim House; Reyburn House	Moss House	Not Eligible	Eligible	Contributing
5LR.4795	468 W. 5th Street	Siefke House; Disney House	Searcy House	Not Eligible	Not Eligible	Contributing
5LR.4797	486 W. 5th Street	Crumrine House; Flowers House	VanDyken House	Not Eligible	Eligible	Contributing
5LR.4799	504 W. 5th Street	Uhrich House	Hough House	Not Eligible	Eligible	Contributing
5LR.4800	510 W. 5th Street	Hurrell House; Bernhardt House	Bernhardt House	Not Eligible	Eligible	Contributing
5LR.4801	518 W. 5th Street.	Schoffner House; Hermetet House	Williams House	Not Eligible	Eligible	Contributing
5LR.4803	536 W. 5th Street	Clark House; Jackson House	Feher House	Not Eligible	Not Eligible	Contributing
5LR.4945	435 N. Harrison Avenue	Reed House; Dean House	Key House	Not Eligible	Eligible	Contributing
5LR.4946	437 N. Harrison Avenue	Herrin House	Ward House	Not Eligible	Eligible	Contributing
5LR.4947	439 N. Harrison Avenue	Allen House; Downey House	Baxter House	Not Eligible	Eligible	Contributing
5LR.4948	529 N. Harrison Avenue	Smith House; Richards House	Mills House	Not Eligible	Eligible	Contributing

LOVELAND WEST 5TH STREET HISTORIC SURVEY

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Survey Report

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6392	430 N. Harrison Avenue	Huston House	Thompson/ Shipley House	Not Eligible	Not Eligible	Contributing
5LR.6393	438 N. Harrison Avenue	Armstrong House	Bonser House	Not Eligible	Eligible	Contributing
5LR.6394	502 N. Harrison Avenue	Sampson House; Handy House	Denton House	Not Eligible	Eligible	Contributing
5LR.6395	524 N. Harrison Avenue	Ray House; Hauseman House	Kinkade House	Not Eligible	Eligible	Contributing
5LR.6396	530 N. Harrison Avenue	Gasser House; Bowman House	Kantola House	Not Eligible	Eligible	Contributing
5LR.6397	536 N. Harrison Avenue	Raybourn House; Jensen House	Sauget House	Not Eligible	Eligible	Contributing
5LR.6598	355 W. 5th Street	Benson House; Thornton House	Chessare House	Eligible A, C	Eligible	Contributing
5LR.6601	431 W. 5th Street	Winchell House; Yates House	Miller House	Not Eligible	Eligible	Contributing
5LR.6603	447 W. 5th Street	Shields House; Martin House	Riemersma House	Not Eligible	Eligible	Contributing
5LR.6605	481 W. 5th Street	Benson House; Berry House	Walker House	Eligible A, C	Eligible	Contributing
5LR.6606	501 W. 5th Street	Tiley's Grocery; Knievel's Food Store; Tandy's Grocery and Market	Schneider Building	Not Eligible	Eligible	Contributing
5LR.6607	509 W. 5th Street	Seely House; Knievel House	Caylor House	Not Eligible	Not Eligible	Non-Contributing
5LR.6608	521 W. 5th Street	Peterson House; Sunderland House	Williams House	Not Eligible	Eligible	Contributing

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Survey Report

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6609	525 W. 5th Street	Romans House; Pomranka House	Arvidson House	Not Eligible	Eligible	Contributing
5LR.6610	535 W. 5th Street	Krouskop House	Glasgow House	Not Eligible	Eligible	Contributing
5LR.6612	607 W. 5th Street	Beede House; Price House	Stolebarger House	Not Eligible	Eligible	Contributing
5LR.6614	625 W. 5th Street	Thompson House; Livengood House	Robinson House	Not Eligible	Eligible	Contributing
5LR.6615	707 W. 5th Street	Ivers House; Baker House	Koons/ Edgmon House	Not Eligible	Eligible	Contributing
5LR.6617	729 W. 5th Street	Childs House; Gaddis House	Howell House	Not Eligible	Eligible	Contributing
5LR.6618	731 W. 5th Street	Faucett House	Govan House	Not Eligible	Eligible	Contributing
5LR.6619	733 W. 5th Street	Mather House; Hill House	Neal House	Not Eligible	Eligible	Contributing
5LR.6620	737 W. 5th Street	Hanson House; Grabski House	Carraher-Keuter House	Not Eligible	Not Eligible	Contributing
5LR.6621	747 W. 5th Street	Ivers House; Graham House	Garst House	Not Eligible	Eligible	Contributing

LOVELAND WEST 5TH STREET HISTORIC SURVEY

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.4784	218 W. 5th Street	Huggins House; Robinson House	Veit House	Not Eligible	Eligible	Contributing
5LR.4785	328 W. 5th Street	Swetnam House; Pickrell House	Williamson House	Not Eligible	Eligible	Contributing
5LR.4786	330 W. 5th Street	Foster House	Gogerty House	Not Eligible	Eligible	Contributing
5LR.4787	334 W. 5th Street	Cook House; Blake House	Bonser House	Not Eligible	Eligible	Contributing
5LR.4788	340 W. 5th Street	Van Valin House; Ross House	Cook House	Not Eligible	Eligible	Contributing
5LR.6598	355 W. 5th Street	Benson House; Thornton House	Chessare House	Eligible A, C	Eligible	Contributing
5LR.4789	424 W. 5th Street	Luce House	Turf House	Not Eligible	Eligible	Contributing
5LR.6601	431 W. 5th Street	Winchell House; Yates House	Miller House	Not Eligible	Eligible	Contributing
5LR.4790	432 W. 5th Street	Mehaffey House	Linden House	Not Eligible	Eligible	Contributing
5LR.4791	440 W. 5th Street	Wild House; Naylor House	Camp House	Not Eligible	Eligible	Contributing
5LR.6603	447 W. 5th Street	Shields House; Martin House	Riemersma House	Not Eligible	Eligible	Contributing
5LR.4792	448 W. 5th Street	Gaines House	Beeman-Glowacki House	Not Eligible	Not Eligible	Non-Contributing
5LR.4793	454 W. 5th Street	Pollock House; Wagner House	Horner House	Not Eligible	Eligible	Contributing
5LR.4794	460 W. 5th Street	Kelim House; Reyburn House	Moss House	Not Eligible	Eligible	Contributing

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.4434	478 W. 5th Street	Warner House; Monahan House	Nyaver House	Not Eligible	Eligible	Contributing
5LR.6605	481 W. 5th Street	Benson House; Berry House	Walker House	Eligible A, C	Eligible	Contributing
5LR.4797	486 W. 5th Street	Crumrine House; Flowers House	VanDyken House	Not Eligible	Eligible	Contributing
5LR.6606	501 W. 5th Street	Tiley's Grocery; Knievel's Food Store; Tandy's Grocery and Market	Schneider Building	Not Eligible	Eligible	Contributing
5LR.4799	504 W. 5th Street	Uhrich House	Hough House	Not Eligible	Eligible	Contributing
5LR.6607	509 W. 5th Street	Seely House; Knievel House	Caylor House	Not Eligible	Not Eligible	Non-Contributing
5LR.4800	510 W. 5th Street	Hurrell House; Bernhardt House	Bernhardt House	Not Eligible	Eligible	Contributing
5LR.4801	518 W. 5th Street.	Schoffner House; Hermetet House	Williams House	Not Eligible	Eligible	Contributing
5LR.6608	521 W. 5th Street	Peterson House; Sunderland House	Williams House	Not Eligible	Eligible	Contributing
5LR.6609	525 W. 5th Street	Romans House; Pomranka House	Arvidson House	Not Eligible	Eligible	Contributing
5LR.6610	535 W. 5th Street	Krouskop House	Glasgow House	Not Eligible	Eligible	Contributing
5LR.4803	536 W. 5th Street	Clark House; Jackson House	Feher House	Not Eligible	Not Eligible	Contributing
5LR.4759	558 W. 5th Street	Kilburn House; Pergande House	Smerker House	Not Eligible	Not Eligible	Contributing
5LR.6612	607 W. 5th Street	Beede House; Price House	Stolebarger House	Not Eligible	Eligible	Contributing

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6614	625 W. 5th Street	Thompson House; Livengood House	Robinson House	Not Eligible	Eligible	Contributing
5LR.4763	630 W. 5th Street	Walton House; Lohnes House	Edquist House	Not Eligible	Not Eligible	Contributing
5LR.4764	700 W. 5th Street	Rottman House; Hipps House	Langford House	Not Eligible	Eligible	Contributing
5LR.6615	707 W. 5th Street	Ivers House; Baker House	Koons/ Edgmon House	Not Eligible	Eligible	Contributing
5LR.4765	714 W. 5th Street	Hanson House; Darling House	Cooper House	Not Eligible	Eligible	Contributing
5LR.4766	724 W. 5th Street	Smith House	Zimmerman House	Not Eligible	Eligible	Contributing
5LR.6617	729 W. 5th Street	Childs House; Gaddis House	Howell House	Not Eligible	Eligible	Contributing
5LR.6618	731 W. 5th Street	Faucett House	Govan House	Not Eligible	Eligible	Contributing
5LR.6619	733 W. 5th Street	Mather House; Hill House	Neal House	Not Eligible	Eligible	Contributing
5LR.6620	737 W. 5th Street	Hanson House; Grabski House	Carraher-Keuter House	Not Eligible	Not Eligible	Contributing
5LR.6621	747 W. 5th Street	Ivers House; Graham House	Garst House	Not Eligible	Eligible	Contributing
5LR.6392	430 N. Harrison Avenue	Huston House	Thompson/ Shipley House	Not Eligible	Not Eligible	Contributing
5LR.4945	435 N. Harrison Avenue	Reed House; Dean House	Key House	Not Eligible	Eligible	Contributing
5LR.4946	437 N. Harrison Avenue	Herrin House	Ward House	Not Eligible	Eligible	Contributing

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Survey Report

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.4947	439 N. Harrison Avenue	Allen House; Downey House	Baxter House	Not Eligible	Eligible	Contributing
5LR.6394	502 N. Harrison Avenue	Sampson House; Handy House	Denton House	Not Eligible	Eligible	Contributing
5LR.6395	524 N. Harrison Avenue	Ray House; Hauseman House	Kinkade House	Not Eligible	Eligible	Contributing
5LR.4948	529 N. Harrison Avenue	Smith House; Richards House	Mills House	Not Eligible	Eligible	Contributing
5LR.6396	530 N. Harrison Avenue	Gasser House; Bowman House	Kantola House	Not Eligible	Eligible	Contributing
5LR.6397	536 N. Harrison Avenue	Raybourn House; Jensen House	Sauget House	Not Eligible	Eligible	Contributing