



City of Loveland

Community and Strategic Planning
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Loveland Historic Preservation Commission Staff Report

From: Marc Cittone, Community and Strategic Planning
Meeting Date: April 21, 2008
Re: Application for Historic Landmark Property Designation

SITE DATA

Address: 411 W 5th Street, Loveland, Colorado

Request: Application for Historic Landmark Property Designation

Historic Name: F.M. Samuels House

Architectural Style: Victorian Eclectic

Current Building Sq. Ft.: 2633 Sq. Ft.
(Source: Larimer County Assessor Property Information)

Construction Date: 1891

Legal Description: LOT 1 & 2, & E 18 FT OF N 63 FT LOT 3, BLK 4, KILBURNSW S, LOV EX N 7 FT, City of Loveland, County of Larimer, State of Colorado

Owner(s): CARL ELMO and LINDA G FRICKMAN
411 W 5TH ST
LOVELAND, CO 80537-5423

Applicant: CARL ELMO and LINDA G FRICKMAN

Application Summary:

On April 7, 2008 staff verified a completed nomination application for the landmark designation of the property at 411 W 5th Street. Staff mailed a notification letter announcing the date of the public hearing to the property owners of 411 W 5th St, return receipt, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*, and physically posted a sign at the property as required by ordinance.

Larimer County Assessor records identifies the property by the following address: 411 W 5th St., Loveland, Colorado.

History:

Frank G. Bartholf built the original Victorian cottage portion of this home in 1891. Bartholf came to Colorado in 1861 to homestead with his family when he was 15. As he grew up, Bartholf became involved with several businesses in the area including meat markets and real estate. Bartholf also organized and financed a fire team and the first Opera House (with E.S. Allen) and build the Forks (Drake) Hotel. Besides owning extensive land in the canyon that he ranched, Bartholf also owned land in Montana, Wyoming, and Alberta Canada. Due to his success in business, Bartholf was able to help bring the sugar factory to Loveland and serve as County Commissioner for three years.

The first owners of the home at 411 W 5th Street were F.M. and Edith Mason Samuels, who bought the house when they first married in 1893. Bartholf built the house as part of a small subdivision but the Samuels are listed as farmers who raised potatoes, grains, wheat, corn, and vegetables while they lived there. The small detached garage (now a guesthouse) was built to house the first electric car in Loveland, owned by Mrs. Samuels.

By 1917, the house had new owners and the property continued to change hands every few years according to the Loveland City Directories. The major addition to the house occurred in 1959 when Einar Haugen probably owned the house (the library did not have the 1959 directory). Further additions to the detached garage occurred in 1973, and to the north side of the house in 1993 and 1999.

The original cottage exemplified the characteristics of a Queen Anne cottage in its use of iron roof cresting, a veranda, and carved spindlework. The additions since that time that made this structure eclectic are clearly delineated from the original portion of the house and help tell the story of how the housing needs and desires of residents in Loveland have changed over the last 100 years. Since the Frickmans bought the house in 1987, they have restored much of the interior of the original portion of the house and the iron cresting on the roof.

Architectural Description:

This single story, brick and wood frame, Eclectic Victorian residence on a stone foundation has a complex roof system of hip, gable, mansard, and shed roofs covered with wood shingles. (See attached roof plan.) The original hip roof with a crested widow's walk stands as the eastern portion of the structure. Along this same hip portion, a mansard roof covers the porch that wraps around the southern and eastern portions of the original structure. Three steps up from the ground level on the southeast corner allow access to the porch but the wood framed, glass main entrance door sits west of this approach. Carved spindles line both the roofline and the edge of the raised concrete floor of the porch between modified Doric columns; the top spindles are miniature versions of the spindles from the balustrade. Tall, double-hung, rectangular windows stretch from the porch floor almost the full height of the wall, allowing just enough room for a decorative entablature over the window. The portion of the house under this hip

roof is brick construction.

Extending west from the original hip roof is a gable roof that covers a small pentagonal window next to a double-hung window on the south façade before the garage extends south under a hip roof with approximately a one foot overhang. This section also has two flat skylights and a large galvanized metal ventpipe on the gable roof of the main portion of the residence. The double garage door has four rows of eight panels with the second row from the top consisting of square fixed windows. The garage intersects with a one room addition under a gable roof. These two rooms also extend west beyond the gable end of the main portion of the residence. Along the west façade of the garage, the one room addition, and the main gable end are 2' x 3' double-hung segmented arch windows. A small louvered vent sits just under the cornice of the main gable end (there is no overhang on the gable ends).

From directly under the main gable peak on the west façade and extending north is a one room section of brick, followed by a wide passageway filled in with horizontal lap siding around a door and another brick room under a hip roof. This brick room also has double-hung windows set in segmented arches. Numerous small metal ventpipes protrude from the roof of this room and the adjacent area. Another addition abuts this brick room on its eastern side but extends a couple feet further north and has a shed roof sloping east (the extension beyond the brick room has a very steep gable). This room has two large fixed pane windows. On the east side of this room, sits a solarium. The solarium's shed roof slopes down to the north from its intersection with the hip roof just behind the porch. The first half of the roof has wood shingles with a flat skylight but the lower half has four solar panels covering the entire width of the roof.

To the west of the main residence is a small one story guesthouse under a gable roof with a one foot overhang and asphalt shingles. The walls are of pressed concrete block, with one window on the north end; on the gable ends, the block stops at the level of the sidewalls and then the area under the gables is covered with drop siding. There is a window on the south end and a louvered vent on the north end under the peak. Formerly a garage, the main door opening on the east side has been filled in with a walk door, concrete block, and another walk door that has been filled in with horizontal lap siding to match the house and a fixed window over a flower box. Protruding from the roof (beginning directly above the east side wall and extending approximately two feet west over the peak) is a shed roof pop-top addition covered in horizontal lap siding. The east side has two sliding windows flanked by decorative shutters.

Determination of Significance and Integrity

Significance should be used as the starting point in determining eligibility for placement on a historic register.

Significance has two distinct attributes – the “area of significance” which answers the question of context, or what is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. The Frickman House is significant for its link to the historical context of the “Architecture” and to “Community Development” context as defined in the Historical Preservation Plan 2002 document by South Mountain Associates for the City of Loveland.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of when a resource was significant. As noted in a previous section of this staff report, the Frickman House is greater than 50 years old.

Integrity refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

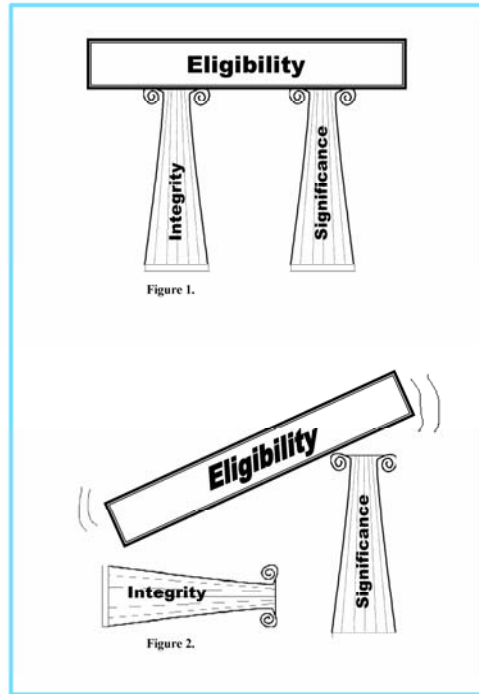
According to the list of features described in the application, and which is verified by current photographs, the Frickman House has maintained a fair amount of its integrity, and will contribute to the proposed West 5th Street District.

Staff Recommendation

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Frickman House satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

- a) Architectural
 - 1. Exemplifies specific elements of an architectural style or period.
- b) Social/Cultural
 - 1. Is associated with a notable person(s) or the work of notable person(s).
- d) Physical Integrity
 - 1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
 - 2. Retains original design features, and materials distinguishable from additions.
 - 3. Retains its original location.

Given available information for the property at 411 W 5th Street, staff has determined that the Frickman House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility (see Figure 1 and Figure 2, below). Staff recommends the Historic Preservation Commission recommend approval by the City Council of this request for designation of the Frickman House, located at 411 W 5th Street, as a Loveland Historic Register landmark property.



Attachments:

- A. Location Map, prepared by staff
- B. Nomination Application prepared by staff
- C. Photos



Attachment A: Location Map

Attachment C – Photos and Roof Plan



Southeast corner



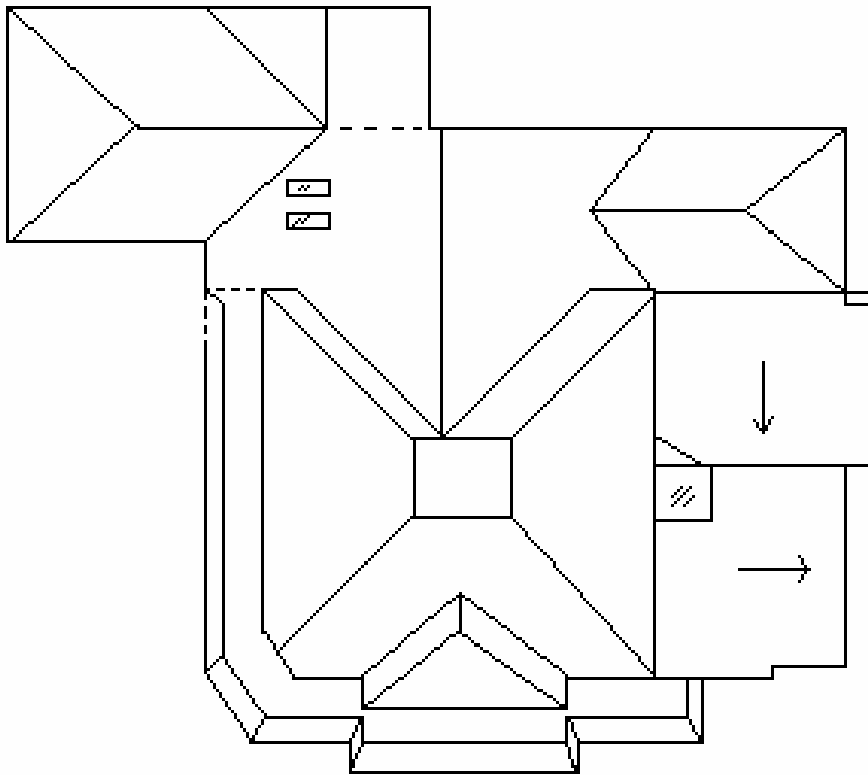
Southwest corner



Northeast corner, east portion



Northeast corner, west portion



Roof Plan-not to scale