

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5LR.4764** Parcel number(s): **9514440001**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Rottman House; Higgs House; Wood House; McCreary House**
- 6. Current Building Name: **Langford House**
- 7. Building Address: **700 W 5th Street**
- 8. Owner Name: **Rebecca S Langford**
- Owner Organization:
- Owner Address: **700 W 5th St  
Loveland, CO 80537-5318**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**  
**NW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **492695 mE** **4471531 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 1 and 2, Block 6**  
 Addition: **Clearview** Year of addition: **1907**
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: 44 feet x Width: 34 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**  
**Fence**
21. General architectural description:  
**This Minimal Traditional type house features a basic rectangular plan, measuring 44.5' N-S (deep) by 34' E-W (across). Built of wood frame construction, the house is supported by a low concrete foundation, faced with wire-cut red brick. The foundation is penetrated by 3-light hopper windows, with painted white wood frames and surrounds, and with wire-cut red brick rowlock sills. The house's exterior walls are clad with a wire-cut red brick veneer, laid in running bond; however, painted white stucco appears in the upper gable ends on the north (façade), east and west elevations. The dwelling is covered by a moderately-pitched side gabled roof, with an intersecting front gable at the west end of the façade. The roof is finished with brown asphalt shingles, and the eaves are closed. A red brick fireplace chimney is located on the east elevation, while a stuccoed brick chimney is located on the north-facing roof slope. Two large (original) single-light, fixed-pane, picture windows, with painted white wood frames and painted black exterior wood shutters, penetrate the façade wall. Windows elsewhere are primarily single 1/1 double-hung sash with painted white wood frames and surrounds, and with wire-cut red brick sills. A painted white wood-paneled front door, covered by a white synthetic storm door, leads into the house from a 4-step, uncovered, concrete porch located on the façade. Another painted white wood-paneled door, with one upper sash light, and covered by a white synthetic storm door, leads into the west (side) elevation from a 5-step concrete porch with an open wood railing and a shed roof.**

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22. Architectural style:

Building type: **Minimal Traditional**

23. Landscape or special setting features: **This property is located at the southwest corner of 5th Street and Franklin Avenue. It features nicely-landscaped front and back yards, and a narrow side yard along the east side of the house. A narrow grass strip is located between the concrete sidewalk and 5th Street. The backyard is enclosed by a wood privacy fence.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **This two-stall, wood frame, garage is located adjacent to the alley, near the rear of the lot. It measures 20' N-S by 24' E-W, and is supported by a concrete slab foundation. Its exterior walls are clad with painted white horizontal weatherboard siding, while its low-pitched side-gabled roof is covered with asphalt composition shingles. A beige-colored metal-paneled roll-away garage door on the south elevation provides vehicular access to the alley. Two 1x1 horizontal siding windows, and a painted white wood-paneled door, penetrate the north elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1946**

Source of information: **Larimer County Assessor records; Larimer County Assessor, Real Estate Appraisal Card - Urban Master; Loveland city directories.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Robert L. Hipps (probably)**

Source of information: **Loveland city directories**

29. Construction history:

**Larimer County Assessor records, Sanborn insurance maps, and Loveland city directories corroborate to indicate that this house was built in 1946. Prior to that time, between circa 1920 and 1936, a filling station occupied the site. Consisting of a small building and gas pumps, the filling station was situated at a 45 degree angle to the intersection of 5th Street and Franklin Avenue. Sanborn maps indicate that the filling station and pumps were removed prior to 1937. There have been no additions, and no notable exterior alterations, to this house following its construction in 1946. Three building permits for the property are on file with the City of Loveland. One, issued in 1988, is for the construction of the garage. William J. Nagy, who lived across the street at 733 5th Street, was the contractor in charge of the garage's construction. The second permit, issued in 1996, was for a re-roofing by Cedar Crest Roofing Company. The third permit, issued in 2001, was for an upgrade of the electrical service, by Shellenbarger Electric.**

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

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                   **Domestic/Single Dwelling**
32. Intermediate use(s):           **Domestic/Single Dwelling**
33. Current use(s):                   **Domestic/Single Dwelling**
34. Site type(s):                      **Single-family residence**

35. Historical background:

**This property was first developed circa 1920 with the construction of a small filling station, situated at a 45 degree angle to the intersection of W. 5th Street and Franklin Avenue. Known as the "Penfold Oil Station" during most of its existence, the station was owned and operated by J.W. and Lydia J. Penfold. Jay W. Penfold had been born in Iowa, circa 1878, while Lydia Penfold (maiden name unknown) had been born at Logansport, Indiana on April 11, 1876. Following their marriage, circa 1902, the Penfolds traveled to southern Kansas in a covered wagon. They lived there for a time, before moving west, to Gould, Colorado, where they managed a general store and lodge in the years prior to 1920. J.W. and Lydia then moved to Loveland in 1920. They operated the filling station at this location until sometime in the 1930s, while maintaining their residence at 1244 N. Lincoln Avenue. By 1925, they had opened a second gas station, at 640 N. Lincoln Avenue. The Penfolds also reared a large family, including daughters, Mildred, Zelma, and Mandi (sp.?), and sons, Clarence (C.J.), Leroy and Floyd. Mr. and Mrs. Penfold retired to Fort Morgan in the late 1930s. J.W. passed away there in October 1949, at the age of 72. Lydia passed away in Fort Collins, in January 1961, at the age of 84.**

**The Penfold Oil station was removed sometime in the 1930s, and the property then sat vacant until this house was constructed in 1946. Fred W. and Marjorie Rottman are the first residents listed in Loveland city directories, although they apparently did not own the property. They were the proprietors of "Rottman's Sporting Goods and Coffee Shop."**

**By 1951, the property was owned and occupied by Robert L. (Bob) and Mary Thelma (Jackson) Hipps. The Hipps family, which also included children John Robert, and Mary Lou, lived and owned here through the mid-1960s. Mr. Hipps was a prominent Loveland businessman and civic leader. In 1947, he founded the "Bob Hipps Company" appliance store, specializing in the sale of General Electric appliances, and later Zenith electronics. The Bob Hipps Company store was first established on West 4th Street in 1947. It was moved to 242 E. 4th Street a few years later, before it was relocated once again, in 1960, to 440 N. Lincoln Avenue. The store then operated at that location until 1981 when it was purchased by the Fred Schmid Company. Mr. Hipps served three terms on the Longmont City Council, and as the City's mayor during the 1960-1961 term. A World War II veteran, he also served as president of the Loveland Chamber of Commerce in the 1950s. Mr. Hipps also co-chaired the Chamber's industrial development committee (along with Paul Rice), and in this capacity, he was instrumental in attracting Hewlett Packard to Loveland in the early 1960s.**

**In the late 1960s and early 1970s, the property was owned and occupied by the Donald E. and Charlene M. Woods family. They had six children: Larry (born 1955), Lori, (born 1956), Theresa (born 1958), Diana (born 1959), and twins Darrell and Mary (born 1960). Mr. Wood worked as a journey fieldman operator for the Western Slope Gas Company.**

**William and Mary McCreary were the property's next owner-occupants, living here between circa 1979 and 1998. They sold the property to its current owner, Rebecca J. Langford, circa 1998.**

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36. Sources of information:

"Introducing the Nominees." Loveland Reporter Herald, January 25, 1960, p. 2.

Building permit files for 700 W. 5th Street. On file with the City of Loveland Building Division.

"Jay A. Penfold, 72, Former Lovelander, Dies at Fort Morgan." Loveland Reporter Herald, October 3, 1949, p. 1.

"Lydia J. Penfold Called By Death Wednesday." Loveland Reporter Herald, January 12, 1961, p. 3.

Fourteenth Census of the United States: 1920. Boulder City, Colorado, Precinct 49.

"Funeral Services." (W.D. Mitchell obituary) Loveland Daily Reporter, January 22, 1948, p. 7.

"W.D. Mitchell, Former Local Merchant, Dies. Loveland Daily Reporter Herald, January 19, 1948, p. 1.

"Higgs Company Sold to Schmid." Loveland Daily Reporter Herald, April 29, 1981, p. 25.

### 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   |
| <input checked="" type="checkbox"/> | 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  |

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39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:

42. Statement of significance:

**This house is architecturally significant for its representative Minimal Traditional style of architecture. Minimal Traditional type homes began to evolve in the late 1930s, and proliferated in the post-war years of the late 1940s. They represent a transitional housing style, between the pre-war Bungalow type houses, and the Ranch style and suburban tract type house of the 1950s and 1960s. The house is also historically significant for its association with Loveland's residential growth in the post-war years. The house is also historically notable for its association with Robert L. Hipps, who made significant economic and civic contributions to Loveland from the late 1940s to the early 1980s. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places. It may be considered individually eligible for local landmark designation, though, and it would qualify as a contributing resource within a National Register, or locally designated, historic district.**

43. Assessment of historic physical integrity related to significance:

**This property displays a high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and no notable exterior alterations, to the house following its 1946 construction. The integrity of setting was diminished to some extent when the garage was constructed in 1988.**

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## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**  
Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes  No  
Discuss: **Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts, and/or a locally designated historic district.**
- If there is National Register district potential, is this building: Contributing  Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

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## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1; Images 1-6,** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **08/08/07** **500 E. Third Street**
50. Recorder(s): **Carl McWilliams** **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