

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.6614** Parcel number(s): **9514426013**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Thompson House; Livengood House**
- 6. Current Building Name: **Robinson House**
- 7. Building Address: **625 W 5th Street**
- 8. Owner Name: **Joni S Robinson**
- Owner Organization:
- Owner Address: **625 W 5th St  
Loveland, CO 80537-5315**



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**  
**SE ¼ of SW ¼ of NW ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **492769 mE** **4471585 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 13 and 14, and West 1/2 of Lot 15, Block 1**  
 Addition: **Fairview** Year of addition: **1908**
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: 40 feet x Width: 30 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Fence**
21. General architectural description:  
**This 1.5-story, wood-frame hip-roofed, dwelling features a rectangular plan which measures 40' N-S (deep) by 30' E-W (across). It is supported by a low coursed sandstone foundation, with a bulkhead cellar entry on the west (side) elevation. The house's exterior walls are clad with painted cream yellow horizontal wood siding, with painted white 1' by 4" corner boards. The house is covered by a steeply-pitched hip roof, with intersecting gables on the east, south, and west-facing slopes. The roof is covered with black asphalt composition shingles, and the eaves are boxed with painted white wood trim. Variegated wood shingles appear in the upper gable ends. A non-historic fixed-pane window, with a rounded arch set over two awning or hopper windows, penetrates the façade's upper gable end. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A painted cream yellow wood-paneled front door, with one upper sash light, and with a metal storm door, enters the façade (north elevation) from a 6' by 15.5' porch which comprises the eastern 2/3s of the façade. The porch is approached by three sandstone steps, and features a tongue-in-groove wood floor, painted white Tuscan columns, and is recessed under the front southeast corner of the house's hip roof. Two entry doors originally entered the house from the front porch; however, one of the doors has been replaced by an oval window. Two sandstone steps near the north end of the east (side) elevation lead to a white synthetic storm door at the exterior of a 10' 5' by 5' enclosed hip-roofed side porch. A painted yellow wood-paneled door, with one upper sash light, leads from within this porch into the house's interior.**

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22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**  
 Building type:
23. Landscape or special setting features: **This property is located at the northeast corner of West 5th Street and Franklin Avenue. The property features a nicely-landscaped planted grass front yard, with a flagstone front sidewalk paralleling West 5th Street. A gravel strip, landscaped with low shrubs, is located between the street and the sidewalk. A wood privacy fence encloses the backyard.**
24. Associated buildings, features or objects:  
**Garage**  
**A wood frame garage, which measures approximately 24' N-S by 30' E-W, is located near the rear of the property. This building is supported by a concrete foundation, and its exterior walls are clad with painted yellow vertical composition board siding. The garage is covered by a gable roof, with black asphalt composition shingles, and with painted white boxed eaves. Solar panels are located on the south-facing roof slope. A single painted yellow/green wood-paneled door enters the garage on the east elevation. Two painted white wooden overhead or roll-away garage doors on the west elevation provide vehicular access via Franklin Avenue.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1908** Actual:  
 Source of information: **Loveland city directories; Larimer County Residential Property Record Card; Sanborn Insurance maps.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **E.F. Thompson (probably)**  
 Source of information: **Loveland city directories**
29. Construction history:  
**Larimer County Assessor records list 1908 as this house's year of construction. This date is probably accurate because the property's address (625 W. 5th Street) begins to appear in Loveland city directories in 1910. The dwelling, along with a garage and chicken house at the rear of the property, is depicted on the 1927 and 1937 Sanborn Insurance maps. A circa 1948 sketch from the Larimer County Real Estate Appraisal card reveals that the historic garage measured 18' N-S by 20' E-W, and that the chicken house (which measured 8' by 12', and was previously attached to the garage's east elevation) was demolished not long prior to 1948. The Assessor card sketch also indicates that a 12' by 8' coal house near the rear northeast corner of the property was also razed shortly prior to 1948. The extant garage is somewhat larger than the garage depicted on the Assessor card sketch, thus, it is either an entirely newer building, or the historic garage was enlarged. A non-historic window in the façade's upper gable end appears to be a relatively recent alteration.**
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 dwelling**

35. Historical background:

Larimer County Assessor records indicate that this house was constructed in 1908; and the property's address begins to appear in Loveland city directories in 1910-1911. E.J. and Lillian Thompson are the first residents listed. Mr. Thompson was employed as a manual training teacher, probably at the high school. O.E. Miller is listed as the property's next resident, by 1917. He occupied the property until sometime in the early 1920s. By 1922, though, William L. Livengood, and wife Minnie, are listed as the property's new owners. The Livengoods lived here for the next fourteen years, until 1936 when William died suddenly from a heart attack. His death possibly resulted from being struck in the chest with an auto crank a week previous to his death. Minnie continued to reside in the house until 1958.

The property once again changed occupants circa 1958, as that year's city directory listed Robert Connell as the new owner. He was employed by the Holiday Amusement Company, and continued to live in the house for four years. In 1962, William Horne is shown as the new occupant. He remained here until 1967. The next ten years show two different residents. John Madison Taylor lived here for five years, followed by Kenneth C. Gorman. Laddie Gilstrap, who is listed as the new resident in 1977, lived at this location for about the next eight years until the house was purchased by Richard G. Robinson in 1985. Mr. Robinson married his wife Joni not long after purchasing and moving into this house. He passed away not long after, though, leaving Joni Robinson as the house's current sole owner and resident.

36. Sources of information:

**Building permit files for 625 W. 5th Street. On file with the City of Loveland Building Division.**

**Larimer County Assessor records.**

**Larimer County Assessor: Residential Property Appraisal Card.**

**Loveland city directories.**

**Robinson, Joni. Oral interview with Carl McWilliams, February 13, 2008.**

**Sanborn Insurance Maps, August 1927, July 1937.**

**"W. L. Livengood Dies Suddenly After Injury" *Loveland Reporter Herald*, Nov.10, 1936, p.1.**

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## VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Loveland Standards for Designation:

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | Architectural            | Exemplifies specific elements of an architectural style or period  |
|                                     | Architectural            | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
| <input checked="" type="checkbox"/> | Architectural            | Demonstrates superior craftsmanship or high artistic value   |
|                                     | Architectural            | Represents an innovation in construction, materials, or design   |
|                                     | Architectural            | Represents a built environment of a group of people in an era of history   |
|                                     | Architectural            | Exhibits a pattern or grouping of elements representing at least one of the above criteria   |
|                                     | Architectural            | Is a significant historic remodel  |
|                                     | Social/cultural          | Is a site of an historic event that had an effect upon society   |
| <input checked="" type="checkbox"/> | Social/cultural          | Exemplifies the cultural, political, economic, or social heritage of the community   |
|                                     | Social/cultural          | Is associated with a notable person(s) or the work of a notable person(s)  |
| <input checked="" type="checkbox"/> | Geographic/environmental | Enhances sense of identity of the community  |
|                                     | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community  |

39. Area(s) of significance:                    **Not Applicable**

40. Period of significance:                    **Not Applicable**

41. Level of significance:    National:                    State:                    Local:

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42. Statement of significance:

**This house is architecturally significant for its early twentieth century Classic Cottage architectural characteristics, including such representative details as its single-story gable-on-hip roof plan, and Tuscan porch columns. The property is also historically significant for its association with Loveland's residential development through the mid-1900s, and in particular for its long association with the Livengood family. The property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, should be considered eligible for local landmark designation by the City of Loveland.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and only minor exterior alterations to the house. The most notable alteration is a non-historic window in the façade's upper gable end.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes  No

Discuss: **Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.**

If there is National Register district potential, is this building: Contributing  Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #4, Images 94-100** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **01/12/08** **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**

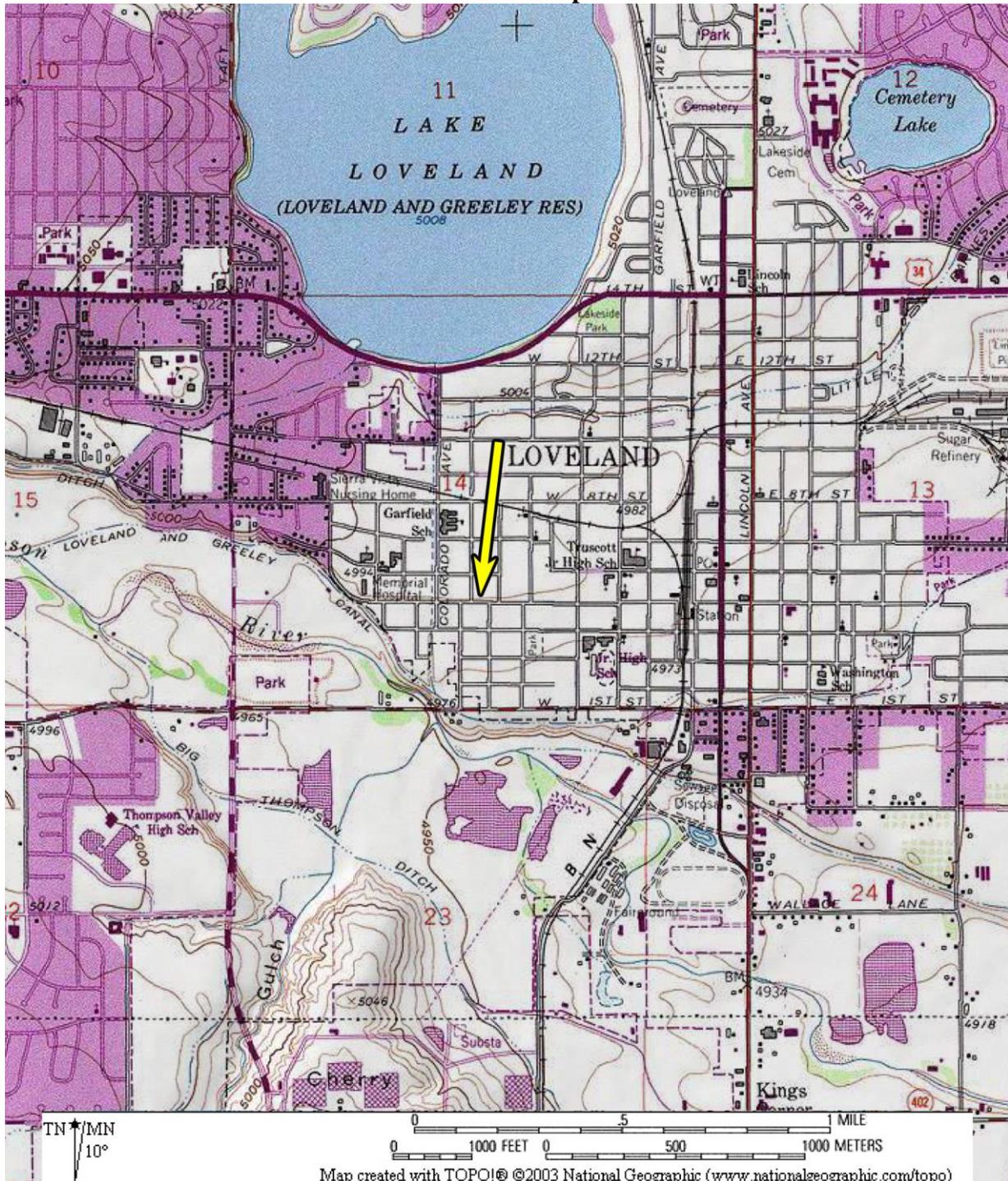
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)