

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.6615** Parcel number(s): **9514425029**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Ivers House; Baker House**
- 6. Current Building Name: **Koons/ Edgmon House**
- 7. Building Address: **707 W 5th Street**
- 8. Owner Name: **David W Koons & Rhonda C Edgmon**
- Owner Organization:
- Owner Address: **707 W. 5th Street**
Loveland, CO 80537



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 8

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** **492741 mE** **4471587 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 29-32, Block 1**
 Addition: **Evanston** 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): **Irregular Plan**
15. Dimensions in feet: **Length: 45 feet x Width: 32 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Ornamentation/Decorative Shingles
21. General architectural description:
This distinctive brick dwelling features a main 2.5-story section, which measures 31.5' N-S (deep) by 32.5' E-W (across), and a one-story gable extension to the north (rear) elevation which measures 13' N-S by 18' E-W. The house is supported by a low unpainted coursed sandstone foundation, while its walls are made of red brick laid in running bond. Three brick belt courses encircle the building: the first, comprising two courses of projecting brick stretchers, is at the level of the first story window sills; the second, composed of two courses of projecting brick stretchers with a sawtooth course in-between, is at the level of the first story window lintels; the third, composed of two courses of projecting brick stretchers and a course of alternating projecting and flush headers, is at the level of the second story window sills. The house is covered by a moderately-pitched truncated hip roof, with small intersecting gables on the south, east, and west-facing roof slopes. Variegated patterned wood shingles appear in the upper gable ends. The roof is finished with grey asphalt composition shingles, and the eaves are boxed with painted green wood trim. A red brick chimney rises from the center of the truncated hip roof. A large single-hung sash window, with latticed upper sash lights, penetrates the south elevation (façade). Elsewhere, the home's windows are predominantly single and paired 1/1 double hung sash, with painted green wood frames and surrounds, and with sandstone lugsills and lintels. A stained natural brown glass-in-wood-frame door, topped by a transom light and a sandstone header, and covered by a green metal storm door, enters the east end of the façade from a 3-step concrete porch. This porch measures 5' N-S by 28.5' E-W, extending across nearly all of the façade. The porch originally had some type of roof; however, it is now uncovered except for a green canvas awning over the entry. A low-pitched hip-roofed, screened-in, side porch addition, which

Architectural Inventory Form

Page 3 of 8

measures 33.5' N-S by 8' E-W, comprises the east elevation. Erected circa 1950, this addition is accessed by two painted green wood screen doors located at the far east end of the façade. One of these doors leads to a concrete handicap ramp, while the other leads to a set of concrete stairs which descend to the cellar. The single-story, gable-roofed rear portion of the building, is either original or it is an early addition. Housing the kitchen, this portion of the dwelling features red brick walls and single-light casement windows. A stained natural brown wood-paneled door, with a wood screen door, enters the east elevation from a narrow concrete porch covered by a shed roof. A set of concrete stairs, on the west elevation, are covered by a shed roof, and descend to a vertical wood plank cellar door.

22. Architectural style: **Late 19th and Early 20th Century American Movements**
 Building type:
23. Landscape or special setting features: **Taking up four lots at the northwest corner of W. 5th Street and Franklin Avenue, this property measures 140' N-S (deep) by 140' E-W (deep). The grounds are nicely landscaped with mature deciduous trees, cedar bushes, and native plants and flowers. A pine tree is located near the front southeast corner of the house. A narrow gravel strip is located between the front sidewalk and W. 5th Street.**
24. Associated buildings, features or objects:
 1: Type: **Garage/ Studio**
 Describe: **A garage, with a studio in the upper half story, is located near the northeast corner of the property. This 1.5-story wood frame building measures approximately 24 feet square, and is supported by a concrete foundation. The exterior walls are clad with painted blue horizontal weatherboard siding. The gable roof is steeply-pitched, and is covered with black asphalt shingles. The eaves are boxed with painted blue wood trim. Gable dormers are located on the east and west-facing roof slopes. Two 4/4 double hung sash windows, with sandstone sills and lintels, penetrate the west elevation. Single 4/4 double hung sash windows, each with a sandstone sill and lintel, also penetrate the upper gable ends on the north and south elevations. A white metal-paneled garage door on the north elevation provides vehicular access to the alley. A single white metal-paneled door, with four upper sash lights, is located at the south end of the west elevation.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1901**
 Source of information: **Larimer County Assessor records; Larimer County Assessor, Real Estate Appraisal Card - Urban Master; Loveland city directories; oral information obtained indirectly from Mrs. Virgil Ivers.**
26. Architect: **James H. Ivers**
 Source of information: **Mrs. Virgil Ivers, as related to the current owners.**
27. Builder: **James H. Ivers**
 Source of information: **Mrs. Virgil Ivers, as related to the current owners.**
28. Original owner: **James H. and Maggie Ivers**
 Source of information: **Mrs. Virgil Ivers, as related to the current owners; Loveland city directories.**

Architectural Inventory Form

Page 4 of 8

29. Construction history:

Larimer County Assessor records, and information passed on by descendants of the original owners, document that this house was built in 1901. A 1937 Sanborn map depicts the 2.5-story portion of the building along with the single-story kitchen extension. The kitchen, though, may have been built some years after the original construction. A screened-in side porch along the east elevation dates to circa 1950 when the building was converted into a nursing home for a period of years. There are just three building permits for the property on file with the City of Loveland. One, dated June 1984, was to remodel the kitchen and bathroom and to add a bathroom in the second story. The second permit, obtained by the current owners in 1999, was for construction of the garage. Stan Deines served as the contractor. The third permit, also issued in 1999, was for a new water heater.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
 32. Intermediate use(s): **Health Care**
 33. Current use(s): **Domestic/Single Dwelling**
 34. Site type(s): **Single family residence; formerly a nursing home in the early-to-mid 1950s.**

35. Historical background:

Larimer County Assessor's records indicate that this property, at 707 West 5th Street, was first developed in 1901. On August 24, 1899, a warranty deed was filed for this parcel, purchased by Jay P. Harter for a reported \$300.00. A few months later, on April 27, 1900, James H. Ivers took possession of the property. James Ivers was a builder by trade, responsible for constructing many of Loveland's residential dwellings, as well as the building at the southeast corner of 5th Street and Cleveland Avenue, once the location of the Gas Company and the Reporter-Herald newspaper.

Ivers was born in Ohio on December 27, 1854. At the age of three, his family moved to Guthrie County, Iowa, then considered part of America's frontier. When just seven, James Ivers' father passed away, leaving his large family to endure many hardships as pioneers. In 1880, at the age of 26, James married Clara Boles. They moved to Guthrie Center, Iowa, in 1887, where James entered the grocery business. Two years later, Clara Boles Ivers died, leaving James with three small children, two girls and a boy, Elmer Ivers. (Elmer Ivers later served two terms as Loveland's mayor, and is often credited with initiating Loveland's popular Valentine re-mailing program.) In 1891, Ivers married another Ohio native, Maggie Brown, and to this union two additional sons were born.

In the late 1890s, seeking relief from asthma, the Ivers family left Iowa for the West, finally settling in Loveland. Here, James Ivers became a noted businessman and building contractor. Over nearly four decades, Ivers was closely associated with the growth of Loveland, and is credited with constructing at least twenty six residential and commercial buildings, including the home at 427 East 3rd Street and the one at the southeast corner of 5th Street and Franklin Avenue. Ivers built this home, at 707 West 5th Street, for his family, and it was here that he raised his children and lived out his life. James Ivers' son, Elmer, and another brother worked as electricians in the early 1900s, and used this home as one of their first projects. According to an interview with the Ivers' daughter-in-law, Mrs. Virgil Ivers, and the current owners, David Koons and Rhonda Edgmon, this home supposedly had one of the first outhouse lights in the town of Loveland. Maggie Ivers also had a Mason Hamlin

Architectural Inventory Form

Page 5 of 8

piano installed in the southwest room, which attracted many of Loveland's pianists. James Ivers passed away on August 17, 1938, at the age of 81. Following his death, Maggie Brown Ivers stayed in this home until her own death in January 1946. She is buried in Guthrie Center, Iowa.

After Maggie Ivers' death, the home was sold. In 1947, Loveland City Directories list the occupant as Gene Harder, followed by A. L. McMurren in 1950. In 1951, the property was owned by Orville A. and Vera F. Mills, who operated the residence as the Mills Convalescent Home. In 1954, the property was on the market for the sum of \$12,000. It was purchased by Joe and Evelyn Baker. Joseph B. Baker III was employed as a superintendent on the Great Western Railroad. The Bakers lived here for thirty years, raising four children in the home. Following Joe Baker's death, Evelyn continued to reside in the home, with the assistance of daughter Susan Baker McCoy. In 1983, Myla C. Starr purchased the property from Evelyn Baker. A professional photographer, Ms. Starr used the front two rooms as her studio, Starr Images Photography. In a later interview, Myla Starr recalled that the home was a "great party house," and that she and her two daughters would decorate the house and grounds for the various holidays (including, appropriately enough, Valentine's Day, in honor of original resident Elmer Ivers). Myla Starr and her family owned the house until December 1998, when current owners David Koons and Rhonda Edgmon purchased the residence.

36. Sources of information:

"James Ivers Dies at Loveland Home of Long Illness." *Loveland Reporter Herald*, August 18, 1938, pp. 1, 8.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

"Funeral Services Mrs. Maggie Ivers." *Loveland Reporter Herald*, January 17, 1946, p. 5.

Starr, Myla. Correspondence to Rhonda Edgmon and David Koons, n.d.

Building permit files for 707 W. 5th Street. On file with the City of Loveland Building Division.

Hull, Dr. W.L. Correspondence to Rhonda Edgmon and David Koons, n.d.

Loveland city directories.

Thirteenth Census of the United States: 1910, Precinct 38, West Loveland, Larimer County, Colorado.

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.

Architectural Inventory Form

Page 6 of 8

Loveland Standards for Designation:

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | Architectural | Exemplifies specific elements of an architectural style or period |
| <input checked="" type="checkbox"/> | 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 |
| <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 |

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 distinctive expression of the American Foursquare style of architecture. Foursquare houses, built of brick, of this size, and with this level of detailing, are relatively rare on the local level. The house is also historically significant for its association with Loveland's residential growth throughout the twentieth century, and in particular for its long association with the James H. and Maggie Ivers family. Mr. and Mrs. Ivers, along with their son, Elmer and other family members, made notable contributions to Loveland's socioeconomic development over a period of many years. Due to some loss of integrity, the property probably would not qualify for individual listing in the National Register of Historic Places; however, it may qualify for individual listing in the State Register of Historic Properties. The property may be considered individually eligible for local landmark designation, and it would also qualify as a contributing resource within a National Register designated, or locally designated, historic district.

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. The building's physical integrity was altered in the 1950s when it was converted into a nursing home for a period of time. These changes, though, are now more than fifty years old, and are potentially architecturally significant in their own right. The integrity of setting was diminished to some extent when the garage was constructed in 1999.

Architectural Inventory Form

Page 7 of 8

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:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #1; Images 18-26,	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, Karen McWilliams Timothy Wilder		Loveland, CO 80537
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970)493-5270		

Architectural Inventory Form

Page 8 of 8

Sketch Map