

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.6617** Parcel number(s): **9514425024**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Childs House; Gaddis House**
- 6. Current Building Name: **Howell House**
- 7. Building Address: **729 W 5th Street**
- 8. Owner Name: **Tom D/Sandra J Howell**
- Owner Organization:
- Owner Address: **2801 Arbor Dr  
Loveland, CO 80538**



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**  
**SW ¼ of SW ¼ of NW ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **492695 mE** **4471586 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 24-26, 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 38 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Pyramidal**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Fence**  
**Decorative Shingles**
21. General architectural description:  
**This modest wood frame dwelling measures 38' N-S (deep) by 28' E-W (across). It is supported by a low sandstone foundation, which is exposed on the façade (south elevation), but which is covered by painted cream color concrete pargeting on the east and west (side) elevations. The exterior walls are clad with painted green horizontal wood siding, with painted brown 1" by 4" corner boards. The steeply-pitched hip roof is covered with asphalt composition shingles, and the eaves are boxed with painted green and brown wood trim. Small intersecting gables, with painted green, white and brown variegated wood shingles in their upper gable ends, are located on the south and west-facing roof slopes. A single-hung sash window, with a painted white wood frame and a painted brown wood surround, penetrates the façade wall to the west of the entry porch. Windows elsewhere are primarily 1/1 double hung sash with painted white wood frames and painted brown wood surrounds. Three sandstone steps, flanked by wrought iron railings, approach a 5' by 13.5' porch which is recessed under the east half of the façade. The porch features a carpeted wood floor, and a single painted cream white Tuscan column which supports the corner of the roof eave. Two wood-paneled doors, each with a single upper sash light, lead from the porch into the house. One of these doors is covered by a white synthetic storm door. A small, shed-roofed, enclosed rear porch extension is located at the east end of the north (rear) elevation. A painted white wood-paneled door, with one upper sash light, and covered by a painted green and white wood screen door, enters the enclosed porch from a concrete stoop.**
22. Architectural style:  
 Building type: **Hipped-Roof Box**

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23. Landscape or special setting features: **This property is located on the north side of West 5th Street, in the block between Franklin and Colorado Avenues. A planted grass front yard is nicely-landscaped with low shrubs and flower beds adjacent to the porch and along the perimeter of the house. The historic sandstone sidewalk paralleling W. 5th Street in front of this house has been preserved. A gravel strip is located between the sandstone sidewalk and the street. A planted grass backyard is enclosed by a chain link fence.**

24. Associated buildings, features or objects:

1:    Type:                               **Garage**  
       Describe:                       **A single-stall wood frame garage is located northeast of the house. This utilitarian building measures 24' N-S by 12' E-W, not including a shed-roofed addition to the east elevation. The garage is supported by a concrete foundation, while its exterior walls are clad with narrow painted green horizontal wood siding. The moderately-pitched front gable roof is covered with brown asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. Two painted green vertical wood plank doors, both side-hinged with metal strap hinges, are located on the west elevation. A painted brown and white wood-paneled roll-away garage door is located on the south elevation, providing vehicular access from W. 5th Street along the east side of the house.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:       Estimate:   **1900**       Actual:  
     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:               **Unknown**  
     Source of information:   **N/A**
29. Construction history:  
     **Larimer County Assessor records indicate that this house was built at the turn of the twentieth century. The small enclosed rear porch extension may have been added some time after the original construction; however, it is depicted on the 1937 Sanborn insurance map. Otherwise there have been no additions, and no notable exterior alterations, to the original dwelling. The only building permit on file for the property is for installation of a new water heater in 1996.**
30. Original location:        Moved:               Date of move(s):

### 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**

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35. Historical background:

**James F. and Anna R. Childs were the earliest known residents of this house, as listed in Loveland city directories. No obituary records, or other articles, for the Childs family were located in newspaper indexes at the Loveland Public Library; however, the family was enumerated in the 1910 census. According to the census, James F. Childs was 49 years of age in 1910, he was self-employed, had been born in Texas, and both of his parents had been born in Tennessee. Anna was 47 years old in 1910, and had been born in Iowa. Her father was a native of Ohio, while her mother had been born in Indiana. Mr. and Mrs. Childs were married circa 1885, and in 1910 they had one daughter living at home, Ethel M., who was then age 16.**

**Throughout most of its history, this house was owned and occupied by the Arthur R. and Grace T. (Taylor) Gaddis family. Mr. and Mrs. Gaddis moved into the house circa 1922, and the property then remained with the Gaddis family through the mid-1960s. Grace was born in Illinois, the daughter of George Washington Taylor and Josephine (Hill) Taylor. She was married to Arthur Robert Gaddis at Holdrege, Nebraska, on January 19, 1893. The Gaddis family then lived at Grant Nebraska until 1922, when they moved to this house in Loveland. Arthur and Grace raised a family of two daughters and two sons - named Fern[e], Merle, Cliff, and Alvin. Arthur Gaddis died on March 22, 1954, followed by Grace who died six years later, in September 1960. Fern[e] Gaddis, who apparently never married, continued to live in the house for a few more years following her mother's death.**

**From the late 1970s through the early 1990s, this property was owned and occupied by Jessie J. Wood, Jr. and his wife, Patricia A. Wood. In the late 1980s and early 1990s, Jessie operated "Woody's Small Engine Repair" at this location, while in the early 1980s, Patricia had been employed by the First National Bank. Jessie was the son of Jessie J. Wood, Sr., and Bertha M. (Billings) Wood.**

**Between circa 1996 and the present (2007) the property has been owned by Tom D. and Sandra J. Howell. They currently lease it to their daughter and son-in-law.**

36. Sources of information:

**Building permit files for 729 W. 5th Street. On file with the City of Loveland Building Division.**

**Larimer County Assessor records.**

**"Mrs. Grace Gaddis Dies in Longmont." *Loveland Reporter Herald*, September 20, 1960, p.2.**

**Thirteenth Census of the United States: 1910, Precinct 13, Loveland City, Larimer County, Colorado.**

**"Jessie J. Wood." [Jessie J. Wood, Sr. obituary] *Loveland Daily Reporter Herald*, June 5, 1979, p. 8.**

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

**Loveland city directories.**

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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 |
|                                     | 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)  |
|                                     | 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 modest Hipped-Roof Box type, of architecture. Hipped-Roof Box dwellings represented a predominant housing type for working class families in the early 1900s. The house is also historically significant for its association with Loveland's residential growth, beginning in the very early 1900s. 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. It may be considered individually eligible for local landmark designation, however, and it would qualify as a contributing resource within a National Register historic district, or a 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. There have been no additions, and no notable exterior alterations, to the house following its original construction. The garage also displays a high degree of integrity.**

### 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 designate 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): | <b>CD #1; Images 27-33,</b>                          | CDs filed at: | <b>City of Loveland</b>                                |
| 48. Report title:         | <b>City of Loveland Fifth Street Historic Survey</b> |               | <b>Community and Strategic<br/>Planning Department</b> |
| 49. Date(s):              | <b>08/08/07</b>                                      |               | <b>500 E. Third Street</b>                             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>            |               | <b>Loveland, CO 80537</b>                              |
| 51. Organization:         | <b>Cultural Resource Historians</b>                  |               |  |
| 52. Address:              | <b>1607 Dogwood Court<br/>Fort Collins, CO 80525</b> |               |  |
| 53. Phone number(s):      | <b>(970)493-5270</b>                                 |               |  |

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## Sketch Map