

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.6621** Parcel number(s): **9514425017**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Ivers House; Graham House; Dreis House**
- 6. Current Building Name: **Garst House**
- 7. Building Address: **747 W 5th Street**
- 8. Owner Name: **Lynn R. and Deborah L. Garst**
- Owner Organization:
- Owner Address: **747 W. 5th Street**  
**Loveland, CO 80537**



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** **492640 mE** **4471586 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 17 and 18; 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: 49 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This is a 1.5-story, wood frame dwelling which displays some attributes of the Bungalow style. It is supported by a low painted red concrete foundation, penetrated at intervals by 3-light hopper basement windows with painted white wood frames. The exterior walls are clad with wide, painted blue, horizontal wood siding. The roof is a moderately-pitched front gable, covered with grey asphalt composition shingles, and with painted white rafter ends exposed beneath widely-overhanging eaves. A red brick chimney is located on the roof ridge. A non-historic, painted white, wood-paneled front door, covered by a non-historic painted white wood storm door, enters the west end of the façade (south elevation) from a painted red, 3-step, concrete porch, covered by a gable hood with knee brace supports. A painted white, 10-light, glass-in-wood-frame entry door leads into the north (rear) elevation. The house features primarily multi-paned casement type windows with painted white wood frames and surrounds. A set of paired 3/3 ribbon style casement windows, and a set of tripled 3/3 ribbon style casement windows, penetrate the façade wall to the east of the porch. Another set of 3/3 ribbon style casement windows are located in the façade's upper gable end. Canvas awnings cover the windows on the west elevation.**
22. Architectural style:  
 Building type: **Bungalow**

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23. Landscape or special setting features: **This property is located at the northeast corner of West 5th Street and Colorado Avenue. It features a planted grass front yard, and a side yard along the west side of the house. A large spruce tree is located northwest of the house, while a very large elm tree is located along Colorado Avenue to the west. A narrow strip, planted predominantly with sunflowers, is located between the front sidewalk and 5th Avenue.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
- Describe: **A single-stall, wood frame, garage is located northwest of the house. This building measures 12' N-S by 20' E-W, and is supported by a low concrete perimeter walls foundation, with a concrete slab floor. The exterior walls are clad with painted blue, wide, horizontal wood siding, with painted white 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with grey asphalt composition shingles. Painted white rafter ends are exposed beneath flared eaves. A painted white vertical wood plank garage door opens onto a short concrete driveway on the west elevation, providing vehicular access via Colorado Avenue.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1922** Actual:
- Source of information: **Loveland city directories; Larimer County Residential Property Record Card.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **James H. Ivers (probably)**
- Source of information: **"James Ivers Dies at Loveland Home of Long Illness." Loveland Reporter Herald, January 17, 1946, p. 5.**
28. Original owner: **Elmer M. and Mary Ivers**
- Source of information: **Loveland city directories.**
29. Construction history:
- Larimer County Assessor records list 1924 as this house's year of construction. The property's address (747 W. 5th Street) begins to appear in Loveland city directories in 1922, however. There have been no additions to the house and garage following their original construction. No building permits for the property are on file with the City of Loveland. The buildings' siding appears to date to the 1950s or 1960s.**

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:

Larimer County Assessor's records indicate that this dwelling, at 747 West 5th Street, was constructed in 1924. Loveland City Directories, though, list Elmer M. and Mary Ivers as the home's occupants beginning in 1922. Elmer Ivers was the son of builder James Ivers, who is credited with constructing many of Loveland's residential dwellings. Elmer Ivers' first career was as an electrician, and it is likely that father and son built this home.

Born in Guthrie Center Iowa in 1889, Elmer moved with his family to Loveland in circa 1900. The home at 707 West 5th Street was constructed by James Ivers as the family's home. According to the Ivers' daughter-in-law, Mrs. Virgil Ivers, Elmer and another brother used that home as one of their first projects, supposedly providing it with one of the first outhouse lights in the town of Loveland. As an adult, Elmer was employed as an electrician by Public Service Company and the Great Western Sugar Company in Fort Morgan and in Loveland. He also was an electrical contractor, and installed the first street lights in Loveland. On January 6, 1910, Elmer married Mary M. Greene in Fort Collins, and the couple had one child, Dr. William N. Ivers. At the time this home on West 5th Street was being constructed, Elmer was making his living in real estate. He also worked as manager of the Loveland Canning Company, from 1923 to 1934, and served as mayor of Loveland for two terms, from 1931 to 1934, and from 1956 to 1960. Elmer Ivers is often credited with initiating Loveland's popular Valentine re-mailing program.

Apparently, the Ivers built this home at 747 West 5th Street as a speculative venture. By 1925, Elmer Ivers had sold the property to James M. Graham. A Loveland native, James Graham was the son of Larimer County Commissioner James M. Graham, Sr. He attended Colorado A. and M. College in Fort Collins, before going to work for the Larimer County State Bank. From 1932 until his death, he was employed as an accountant for the City of Loveland. James Graham and his wife, Mima J. Graham, had one child, a daughter they named Jane. The Grahams lived in this home for twenty five years, until James Graham's death in November 1950, when only 53 years of age. The house was then sold to Lawrence H. and Florine T. Dreis.

Florine Tresa Kost was born November 3, 1906, in Roscoe, Minnesota. The daughter of Clemens and Catherine Neutzling Kost, Florine married Lawrence Dreis on June 12, 1933, at St. Joseph Catholic Church in Golden. Lawrence Dreis owned and operated the Merchants Hotel in Paynesville, Minnesota, while Florine Dreis was a registered nurse. The couple moved to Loveland in August, 1951. Here, Florine worked as a registered nurse at Loveland Memorial Hospital for twenty years. The couple celebrated fifty three years of marriage before Lawrence Dreis passed away on December 20, 1986. Florine Dreis passed away at the age of 87, on January 1, 1994.

In 1986, Lawrence and Florine Dreis had sold their home to Lynn Roger and Deborah Lee Garst, the property's current owners. Lynn Garst works for Gulf Oil. Originally from Oklahoma, Lynn came first to Casper, Wyoming, before being transferred to Denver. Deborah Garst was born in California, and arrived in Colorado from Florida. She has a background in commercial art. For two decades, now, the couple has made 747 West 5th Street their home.

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36. Sources of information:

"James Ivers Dies at Loveland Home of Long Illness." *Loveland Reporter Herald*, January 17, 1946, p. 5.

Larimer County Assessor: Residential Property Appraisal Card.

"Ivers." [Elmer M. Ivers obituary] *Loveland Daily Reporter Herald*, August 31, 1982, p. 18.

Loveland city directories.

Larimer County Assessor records.

"James M. Graham Dies Friday After Lengthy Illness." *Loveland Reporter Herald*, November 13, 1950.

"The Dreises." [50th Wedding Anniversary] *Loveland Daily Reporter Herald*, June 9, 1983, p. 17.

"Surprised Friends Married in Fort Collins This Afternoon." [Elmer Ivers and Miss Mary Green wedding announcement] *Loveland Reporter*, January 6, 1910, p. 1.

"Florine T. Dreis." [obituary] *Loveland Daily Reporter Herald*, January 4, 1994, p. A8.

### 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 somewhat unusual expression of the Bungalow style of architecture. In particular, the house is architecturally notable for its multi-paned casement windows, and small front porch, covered by a gable roof, at the west end of the façade. The house is historically significant for its association with Loveland's residential growth, beginning in the early 1920s, and for its successive associations with the Ivers, Graham and Dreis families. 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, 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 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 in recent years. Based on its appearance, the home's siding may not be original; instead, it probably dates to the 1950s or 1960s. It is probably somewhat wider than the original siding. The garage, which was presumably built at the same time as the house, 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 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 53-57,** 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** **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