

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.4785** Parcel number(s): **9514473014**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Swetnam House; Pickrell House; Rankin House**
- 6. Current Building Name: **Williamson House**
- 7. Building Address: **328 W 5th Street**
- 8. Owner Name: **Karla R. Williamson**
- Owner Organization:
- Owner Address: **328 W 5th St  
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**  
**NW ¼ of NE ¼ of SE ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **493286 mE** **4471531 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Beginning at a point 60 FT. West of the NE corner of Lot 11, Kilburns, Loveland, West 55 FT., South 132 FT., East 55 FT., North 132 FT. to point of beginning**  
 Addition: **Kilburns West Side Addition** Year of addition: **1883**
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: 43 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Fence**
21. General architectural description:  
**This is a single story, wood frame, Bungalow style dwelling. Featuring a basic rectangular plan, the house is supported by a painted turquoise concrete foundation, and its exterior walls are clad with painted turquoise square-cut wood shingles. The low-pitched front gable roof is covered with green asphalt shingles, while painted white rafter ends are exposed beneath widely-overhanging eaves. Decorative purlins appear in the upper gable end, and in the upper gable end of the front porch roof, on the façade. A slightly projecting rectangular bay, with three 1/1 double-hung sash windows, is located on the east elevation. Windows elsewhere are primarily 1/1 double-hung sash; however, there are also a few 1x1 horizontal sliders which are probably not original. A stained dark brown wood-paneled front door, with four upper sash lights, and with a stained dark brown wood storm door, enters the façade from an open 7' by 20' front porch. The porch is approached by three concrete steps, and features a tongue-in-groove wood floor, wood frame knee walls, twin 6" by 6" wood posts, and a gable roof. A rear entry door leads into a 7' by 20' enclosed mud porch on the south elevation.**
22. Architectural style:  
 Building type: **Bungalow**

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23. Landscape or special setting features: **This property is located on the south side of West 5th Street in the block between Grant and Harrison Avenues. There is a planted grass front yard, with a narrow grass strip between the front sidewalk and the street.**
24. Associated buildings, features or objects:
- Garage**
- A wood frame garage, which measures 20' by 12' is located near the southeast corner of the property. This building has painted turquoise color horizontal wood siding or wood shingle exterior walls, and a front gable roof covered with brown asphalt composition shingles. The alley behind the property was vacated many years ago, so this building no longer actually functions as a garage.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1917**  
 Source of information:    **Larimer County Residential Property Record Card; Loveland city directories; Sanborn Insurance maps.**
26. Architect:                      **Unknown**  
 Source of information:    **N/A**
27. Builder:                        **Unknown**  
 Source of information:    **N/A**
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8. Original owner:                **Sarah A. Swetnam (probably)**  
 Source of information:    **Loveland city directories**
29. Construction history:  
**Larimer County Assessor records list 1917 as this house's year of construction. The property's address (328 W. 5th Street) begins to appear in Loveland city directories in 1919, indicating that the 1917 construction date is probably accurate. Sanborn Insurance maps corroborate that the house was built sometime between 1911 and 1917. Sanborn maps also indicate that the garage was likely built between 1917 and 1927. In November 1954, owner Lewis Rankin, Jr. received a building permit to "relocate garage and add 4' to it." Some of the home's windows appear to have been altered at a more recent, unknown, date.**
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 dwelling**

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35. Historical background:

The Pickrell/Rankin House was associated with the same family for over 60 years. Its early history dates back to 1907. On July 31st of that year, the *Fort Collins Weekly Courier* noted the sale of a portion of Block 11, Kilburn's Addition, Loveland, from W. G. Amoss (Amos) to George W. Foster, future Loveland Mayor, for \$6,500. Ten years later, on February 23, 1917, the *Weekly Courier* again noted the sale of a part of this land, this time from George W. Foster to Ellen Pickrell. Miss Pickrell paid Mr. Foster \$600 for her lot in the Kilburn's Addition. According to genealogical records, Ellen Pickrell was born on September 8, 1888, near Petersburg, Menard County, Illinois. However, federal census records for 1920 (recorded when Ellen was an adult living in Loveland), show that she was then 36 years old, and had been born in Missouri, in 1884. What is undisputed, however, is that she was the youngest daughter of Sarah Ann Power Pickrell and James Pickrell. According to the genealogical records, her father passed away on November 10, 1891. A few years later, on January 17, 1893, Sarah Pickrell married her second husband, Joseph T. Swetnam (Sweetman), at Menard County, Illinois. In 1908, Sarah Swetnam and her daughters, Lola B. (born June 6, 1877), Mary O. "Mollie" (born April 2, 1879), Alma E., (born March 3, 1881), and Ellen came to Loveland from Missouri. When they first arrived in Loveland, the family lived at 210 West 4th Street. Ellen worked as a bookkeeper for W. A. Riley's contracting business, and Mary was a teacher.

Mary Pickrell married John William Larson on October 17, 1908. A year later, on October 7, 1909, Alma married Loveland resident John Jackson, foreman of the Colorado Nursery Company. In 1918, the couple was living at 946 West 5th Street, before later moving to Boulder. On November 19, 1917, the *Loveland Reporter* published a brief article noting that Sarah Swetnam was granted a divorce from Joseph Swetnam, on the grounds of desertion and non-support. In the 1918 directory, Sarah and daughter Ellen are listed as residing at 510 West 5th Street. Since Larimer County Assessor's records provide a construction date of 1917 for this dwelling at 328 West 5th Street, it is likely that Ellen and her mother moved into their new home here shortly after the information for the 1918 directory was gathered. Ellen was self-employed, supporting both her mother and herself as a dressmaker.

According to family genealogical records, on March 8, 1925, Sarah Pickrell Swetnam passed away. Ellen Pickrell continued to live in this home through the 1920s. However, Loveland directories show that during much of the 1930s, the dwelling was occupied by others. In 1931, Thomas M. Huston is listed as its resident, followed by Roy H. Walker in 1933, and Carl Wilson in 1936. By 1938, Ellen Pickrell is again listed as living here. It appears that at this time Miss Pickrell was renting out a portion of her house. Along with Miss Pickrell, in the 1938 city directory indicates that Mrs. Beth Lundy was also living here at that time; from circa 1938 to the mid-to-late-1940s, Ellen shared her home with Mrs. C. O. Woodmansee. In January 1951, Miss Ellen Pickrell passed away at a local rest home, following a lingering illness. She was 67 years old. She was buried in Lakeside Cemetery, interred next to her sister, Lola Pickrell Rankin, who had passed away in Loveland in 1948. She was survived by her sisters Mary Larson of Hastings, Nebraska, and Alma Jackson of Boulder.

Following Ellen Pickrell's death, the property apparently was deeded to Lewis Rankin Jr., the son of Ellen's sister Lola. Family records indicate that Lola and Lewis Rankin Sr. were married on August 2, 1899. The couple had two children, a son, Lewis, born on October 5, 1900, and a daughter Susan Jane, born June 14, 1903. Little is known about Lewis Rankin Jr.'s life. As an older adult living in Loveland, he developed quite a reputation as a tramp. In his later life, he was a loner, who spent many hours each day wandering from business to business, visiting with people and finding odds and ends to do. He reportedly always carried a road map of Illinois, which is where he told people he was from. He told stories of the days when he rode the rails and operated a trucking firm. He picked up trash along the streets of downtown Loveland, and was a fierce champion of the old train

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depot, believing it was "the greatest building in the community." In late 1979 or early 1980, Lewis Rankin Jr. was in the hospital for surgery. A social worker tried to encourage him to recuperate in a nursing home, but, independent to the end, he return alone to his home, which, according to his obituary, had not had utilities for years. Lewis Rankin Jr. was found dead in his 5th Street home on Tuesday, January 29, 1980. He was 79 years old. Despite being regarded as a "bum" Lewis had touched many people during his life, especially the merchants in downtown Loveland that he frequented on his walks. The headline of the *Loveland Daily Reporter Herald* on January 30, 1980 proclaimed, "Louie, a legend in Loveland, is dead." An editorial appearing the following day was titled, "We'll miss you, Louie." Ironically, it was noted that he hated being called Louie, preferring Lou or Lewis. The editorial may have said it best. Lewis "was a character - the kind of character every town should have."

According to the home's current owner, Karla Rae Williamson, the property at 328 West 5th Street was sold after Rankin's death to Sheri Parker. Ms. Parker was a single mother, raising her son Chad and supporting the two of them by selling real estate. According to Ms. Williamson, Chad Parker is now a teacher at Ferguson High School. Karla Rae and Steve Williamson purchased the house in 1986. Karla is now the sole owner of the property. Karla, who was raised in Fort Collins, still feels the presence of Ellen Pickrell and Lewis Rankin in her home, which she is happy to share with them.

36. Sources of information:

Building permit files, on file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Williamson Karla. Oral interview with Carl McWilliams, January 16, 2008.

Sanborn Insurance Maps.

"Pioneer Resident Dies Here Sunday" *Loveland Daily Reporter Herald*, January 8, 1951, p. 1.

"Funeral Services - Miss Ellen Pickrell." *Loveland Daily Reporter Herald*, January 11, 1951, p. 2.

"Louie, A Legend in Loveland, is Dead." (Lewis Rankin obituary) *Loveland Daily Reporter Herald*, January 30, 1980, p. 1.

"We'll miss you Louie." (editorial) *Loveland Daily Reporter Herald*, January 31, 1980, p. 4.

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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.

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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)  |
| <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:

42. Statement of significance:

**This house is architecturally significant for its Bungalow style of architecture. The property is also historically significant for its association with Loveland's residential development through the mid-1900s. 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 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 an overall 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 minimal exterior alterations, to the original dwelling.**

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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.**

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:

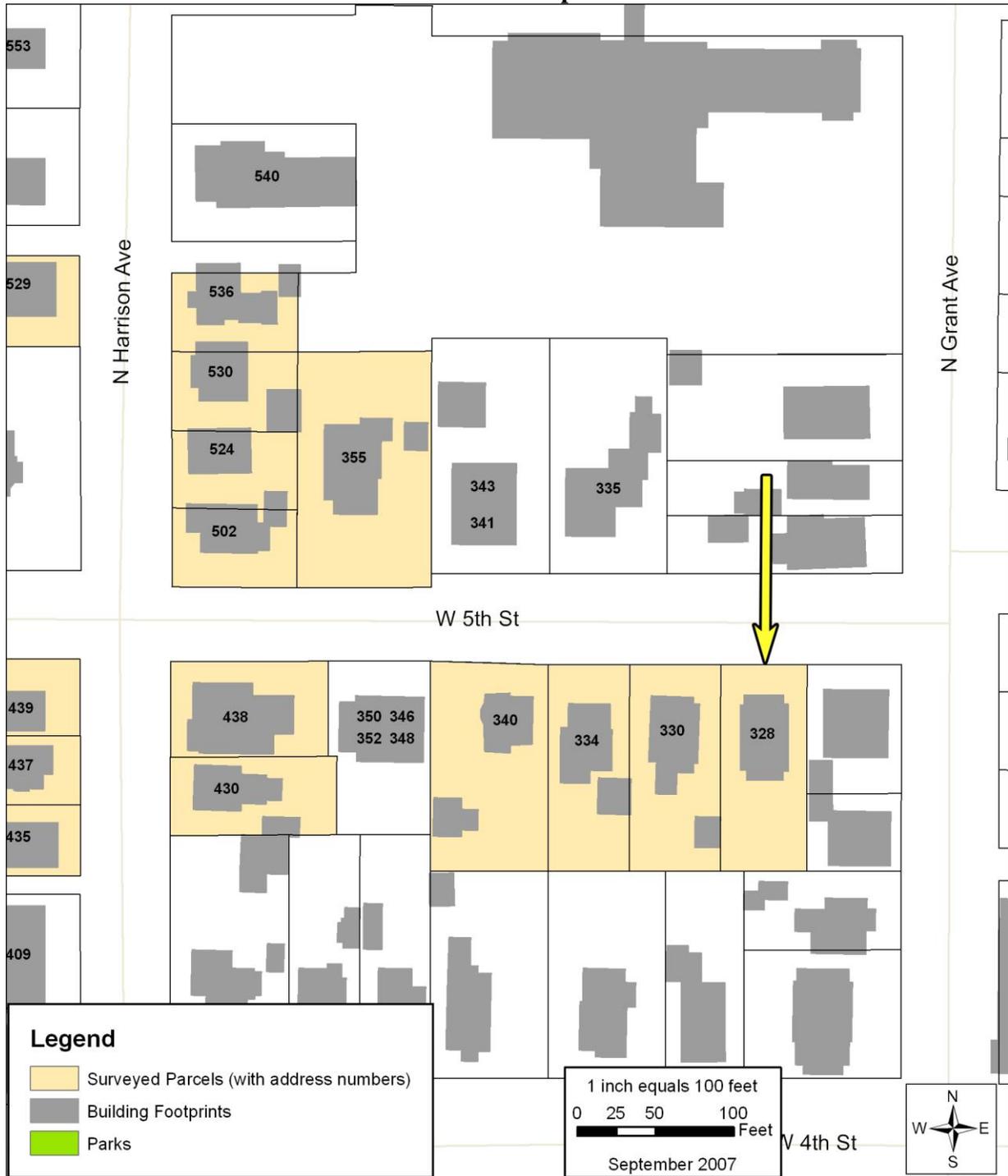
## VIII. RECORDING INFORMATION

- |                           |  |               |  |
|---------------------------|--|---------------|--|
| 47. Photograph number(s): | <b>CD #4, Images 5-10</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>01/12/08</b>                                      |               | <b>500 E. Third Street</b>                             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Karen McWilliams</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



# Architectural Inventory Form

## Location Map

