

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.4789** Parcel number(s): **9514435014**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Luce House**
- 6. Current Building Name: **Turf House**
- 7. Building Address: **424 W 5th Street**
- 8. Owner Name: **Louis R. Turf**
- Owner Organization:
- Owner Address: **3315 Morey Ct**
Loveland, CO 80537

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
NW ¼ of NW ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493108 mE** **4471533 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **W. 48 FT of Lot 13, W 20 FT of N 93 1/3 Ft of Lot 12, and N 93 1/3 FT of E 7 FT of Lot 13, Block 5**
 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: 48 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
Ornamentation/Decorative Shingles
21. General architectural description:
This is a single-story wood frame Hip-roofed Box type dwelling with a historic shed-roofed rear extension. The main hip-roofed portion of the house measures 38' N-S (deep) by 28' E-W across; the rear shed-roofed portion measures 10' N-S by 20' E-W. The building is supported by a low unpainted sandstone foundation, and the exterior walls are clad with painted cream white horizontal wood siding with painted green 1" by 4" corner boards. The hip roof is steeply-pitched, with small intersecting gables on the north and east elevations. The roof is covered with green asphalt composition shingles, and the eaves are boxed with painted green wood trim. A red brick chimney is located on the roof ridge. There are two entry doors - respectively located at either end of the east elevation. The entry at the north (front) end of the east elevation has a stained natural brown glass-in-wood-frame door, with leaded glass lights, and with a wood screen door. This door leads into the house from three sandstone steps with a flanking black wrought iron railing, and covered by a gable hood with brackets. The entry at the south (rear) end of this elevation has a painted white wood-paneled door, with one upper sash light, and covered by a wood screen door. This door is approached by five sandstone steps, flanked by a pipe railing, and leads into an enclosed 8' by 8' rear mud porch. The dwelling's north elevation wall (facing W. 5th Street) is penetrated by a single-hung sash window, and by another single-hung sash window with narrower flanking 1/1 double-hung sash windows. Elsewhere, the home's windows are predominantly 1/1 double-hung sash. All of the windows feature painted white wood frames, painted green wood surrounds, and painted green exterior wood storm windows.

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22. Architectural style:

Building type: **Hipped-roof Box**

23. Landscape or special setting features: **This property is located on the south side of West 5th Street in the block between Harrison and Roosevelt Avenues. A planted grass front yard is landscaped with low shrubs along the perimeter of the house, while a narrow strip of land between the front sidewalk and street is landscaped with ornamental rock. A concrete driveway extends from the street, along the east side of the house, to the garage. A newer wood privacy fence extends along the alley.**

24. Associated buildings, features or objects:

1:	Type:	Garage	Contributing?	Not assessed
	Describe:	A wood-frame garage is located a short distance southeast of the house. This building is composed of the original front gabled garage, which measures 20' N-S by 10' E-W, and a shed-roofed addition to the east (side) elevation, which also measures approximately 20' N-S by 10' E-W. The garage is supported by a low concrete foundation, and its exterior walls are clad with painted white horizontal weatherboard with painted green 1" by 4" corner boards. The roof is covered with green asphalt shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted cream white and are exposed beneath the eaves. Two sets of paired, painted cream white, vertical wood plank garage doors open onto the driveway on the north elevation. A non-historic 1x1 horizontal sliding window penetrates the south elevation.		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
- Source of information: **Larimer County Assessor records; Loveland city directories.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Clifton D. and Bessie Powell (probably)**
- Source of information: **Loveland city directories.**
29. Construction history:
- Larimer County Assessor records list 1906 as this house's year of construction. This date is probably accurate as the property's address (424 W. 5th Street) first appears in Loveland city directories in 1908. Sanborn Insurance maps indicate that the shed-roofed addition to the rear of the house was built between 1927 and 1937. The Sanborn maps also reveal that the original gabled portion of the garage predates 1927, while Larimer County Assessor residential appraisal card sketches indicate that the garage's shed-roofed addition postdates 1969. The only building permit for the property located on file with the City of Loveland is for a new water heater in 1993.**
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**

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34. Site type(s): **Single family dwelling**

35. Historical background:

Larimer County Assessor records and Loveland city directories reveal that this house was built circa 1906. C.D. Powell, a farmer, and his wife Bessie were perhaps the first residents, as listed in the 1908 Loveland city directory. Clifford D. Powell, age 36, and his wife, Bessie, age 32, are listed as Loveland residents in the 1910 census; however, they are not listed in subsequent city directories, and no further information regarding them was found in newspaper obituary files at the Loveland Public Library. According to the census, Mr. Powell was employed as an agent at the freight depot, while Mrs. Powell was a milliner with her own store.

Subsequent city directories indicate that the property had numerous occupants through the early 1930s. Residents during these years included: C.O. and Nellie Woodmansee (1910-1911); Mrs. Flora Coy (1917); Harry Ross (1919); Mrs. G.C. Rist (1922), W.A. Duckworth (1925); C.H. Jacobs (1927); and H. Seymour Braden (1931).

Mrs. Rosella Luce has been the home's longest owner/resident. Apparently living here through her retirement years, Mrs. Luce is listed at this address between 1936 and the mid-1950s. George E. Luce, age 45, and his wife Rosella M. Luce, age 38, are listed as Loveland residents in the 1910 census. Other members of the Luce household at that time included daughters Oral E., age 18, Ombra C., age 16, and Hildred D. (age 12), as well as George Luce's mother, Sophia, age 79. Rosella Luce was perhaps widowed some years prior to when she moved into this house.

In the late 1950s and early 1960s, this property was owned and occupied by K.F. May, followed by Richard L. McCorkill by the early 1970s. McCorkill sold the property in July of 1978 to its current owner Louis R. Turf. It has been maintained as a rental from that time to the present.

36. Sources of information:

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:

- 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

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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:

42. Statement of significance:

This house is architecturally significant for its Hipped-roof Box architectural plan, and for such features as its small intersecting gables with decorative shingles. It is also historically significant for its associations with Loveland's residential development through the mid-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 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 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 notable additions or adverse alterations to the historic house or garage.

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 #2; Images 1-6** CDs filed at: **City of Loveland**

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48. Report title:	City of Loveland Fifth Street Historic Survey	Community and Strategic Planning Department
49. Date(s):	09/17/07	500 E. Third Street
50. Recorder(s):	Carl 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	

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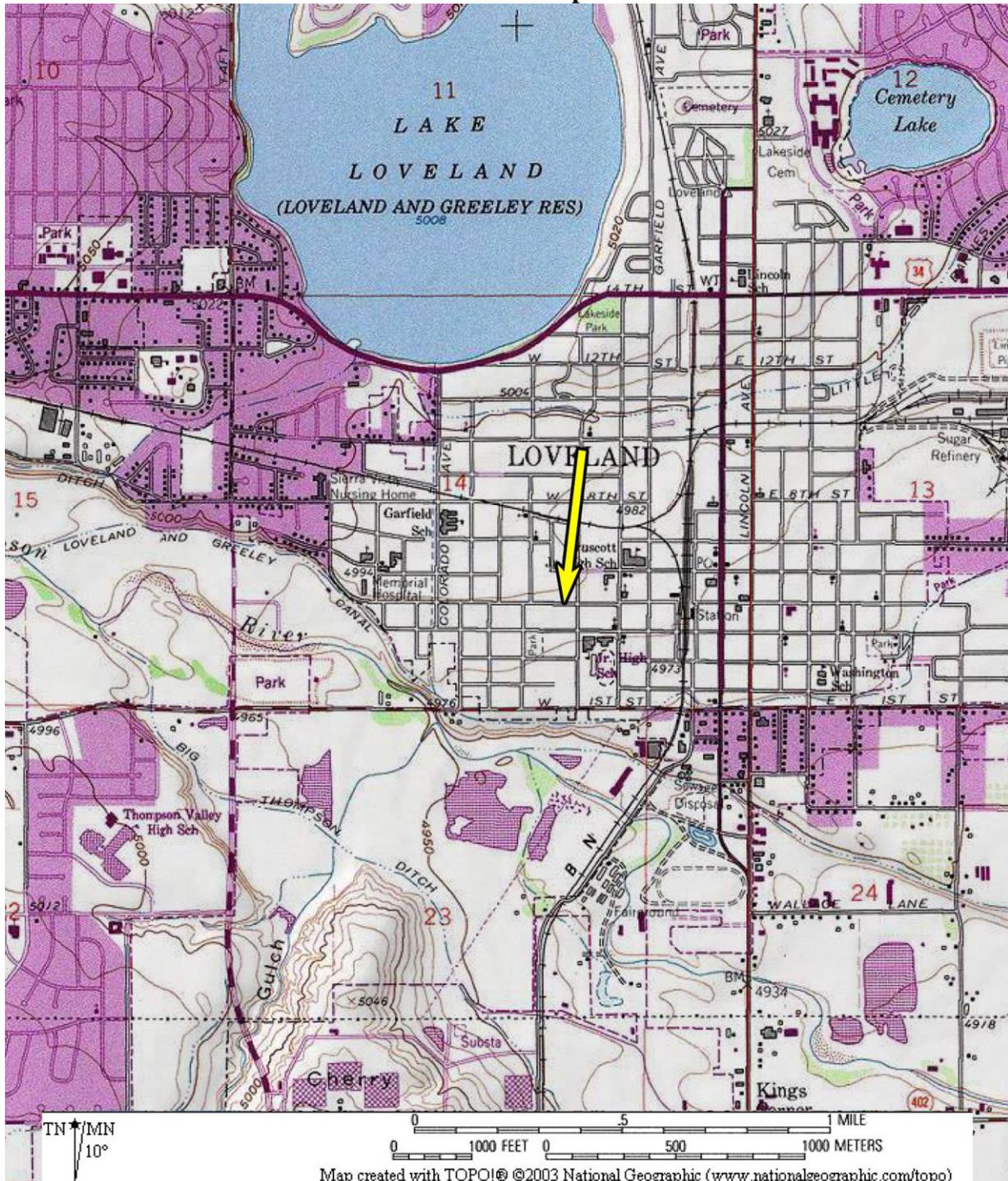
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Sketch Map



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Location Map



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