

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.4797** Parcel number(s): **9514437005**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Crumrine House; Flowers House; Meachem House**
- 6. Current Building Name: **VanDyken House**
- 7. Building Address: **486 W 5th Street**
- 8. Owner Name: **Ronald L. VanDyken**
- Owner Organization:
- Owner Address: **486 W. 5th Street**
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**
NE ¼ of NE ¼ of SW ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **492976 mE** **4471529 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: Map scale: **7.5**
12. Lot(s): **Lots 5-7, Block 1**
 Addition: **Huntington Place** Year of addition: **1906**
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: 54 feet x Width: 32 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Chimney
Window/Glass Block
Fence
21. General architectural description:
The house at 486 West 5th Street is composed of an original, circa 1891, brick, hip-roofed dwelling, and an 18' by 15' gable-roofed concrete block addition to the original southwest corner. The original house was composed of two offset blocks, with an open, 24' by 6' porch comprising the northern portion of the east elevation, and a with a smaller rear porch comprising the southwest corner. The rear porch was incorporated into the 1953 addition. The original dwelling is supported by a low unpainted coursed sandstone foundation, while its brick walls have been clad with white horizontal aluminum siding. The intersecting truncated hip roof is covered with green asphalt composition shingles, and the eaves are boxed with painted white wood trim. A short red brick chimney stack is located at the base of the south-facing roof slope. The home's windows are primarily single and paired 2/2 double-hung sash, with painted white wood frames and surrounds. Some windows also feature painted green decorative wood shutters. Two entry doors lead into the house from the historic porch which forms the north end of the east elevation, which remains intact. One of these doors is a painted white wood-paneled door, with two vertically-oriented upper sash lights with rounded tops, covered by a white synthetic storm door. The other door is a painted white 15-light glass-in-wood-frame door, also covered by a white synthetic storm door. The 18' by 15' addition to the original rear southwest corner features concrete block walls, and is covered by a gable roof. A painted white wood-paneled door, with one upper sash light, and with a white synthetic storm door, enters the addition's south elevation from a 5' by 10' redwood deck. A 4-light glass block window penetrates the addition's south elevation.

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22. Architectural style:

Building type: **No Style**

23. Landscape or special setting features: **This property is located on the east side of Harrison Avenue in the block between W. 4th and W. 5th Streets. A well-maintained planted grass yard, with modest landscaping features, surrounds the house. The backyard is enclosed by a chain link fence. A narrow grass strip is located between the front sidewalk and the street.**

24. Associated buildings, features or objects:

Garage/Workshop

A garage/workshop (formerly a secondary residence) is located southwest of the house. This building measures 24' N-S by 24' E-W, and is supported by a concrete foundation. Its walls are made of concrete blocks, and it is covered by a gable roof with green asphalt composition shingles and boxed eaves. Painted white horizontal wood siding appears in the upper gable ends. A painted white overhead garage door on the south elevation opens onto a short gravel driveway which extends to the alley. Two painted white wood-paneled doors, each with one upper sash light, and each covered by a white synthetic storm door, are respectively located on the north and east elevations. Three-light awning windows penetrate the upper gable ends on the north and south elevations. Multiple industrial sash windows, with painted white metal frames and concrete sills, penetrate the north and east elevations.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1891** Actual:

Source of information: **Larimer County Assessor records.**

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 list 1891 as this house's year of construction. This date is compatible with the dwelling's hip-roofed plan, solid brick masonry walls, and architectural details. City of Loveland building permit files reveal that an 18' by 15' addition was built onto the original rear southwest corner in 1953. Larimer County Assessor files and Sanborn Insurance maps suggest that the garage/workshop was constructed sometime between 1937 and 1948. The house was sided with horizontal metal siding at an unknown date, probably in the 1960s or 1970s.

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

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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**

35. Historical background:

The early history of this house is somewhat obscure. Real estate transfer records show that the property containing this home was owned in 1903 by William T. Parke, a Loveland area real estate investor and developer. On May 7, 1903, Parke filed a subdivision plat for the Huntington Place development. Less than a month later, on June 3, the *Fort Collins Weekly Courier* noted that William T. Parke had sold Lots 2 to 9 of Block 1, Huntington Place, to S.S. Taylor and A.F. Warner for \$2,500. Then, on February 10, 1910, the *Weekly Courier's* real estate transactions noted that Lots 5, 6 and 7 of Block 1 had been sold by Taylor and Warner to S. and A.B. Crumrine. The Crumrines paid \$2,000 for their parcel. Samuel Crumrine was a retired farmer. He was born in March, 1850 in Ohio. As a young man, he worked as a blacksmith in the town of Union, Adair County, Iowa. Circa 1880, he married his wife, Abbie. Abbie Crumrine was also a native of Ohio, born in October 1852. The couple had two daughters, Clara, born in April 1886, and Elinor ("Nellie"), born in August 1887. The Crumrine family moved from Iowa to Colorado in the late 1880s or 1890s; by 1900, federal census records show them living on a farm they had purchased near Loveland. The Crumrines owned land adjacent to the 1903 Huntington Addition, where the subject property is located. On March 8, 1905, the *Fort Collins Weekly Courier* noted that Samuel Crumrine, et. al., sold ten acres of land located in Section 14, Township 5, Range 69. The 1904 Loveland City Directory indicates that the Crumrines were residing on West 5th Street. The family is not listed in the 1907 and 1908 directories, but appears again in the 1910-1911 directory, as the owners/occupants of this dwelling at 486 W. 5th Street.

By this time, the Crumrine family consisted only of Samuel, Abbie and daughter Clara, with younger daughter Nellie having passed away. A bride of just over a year at the time of her death, Nellie Crumrine had married fellow Loveland resident Edward A. Gooch on April 15, 1908. Their ceremony was held in the Episcopal Parsonage in Fort Collins. Mr. Gooch was an enterprising young man, who just two month before the wedding had entered into a business partnership with his friend O'Connor, purchasing the stock of Tullis and Davis' Clothing Company in nearby Windsor. Following their marriage, Nellie joined Edward in their Windsor home. Within a year, the couple sold out their interests in the clothing company, and returned to Loveland. On June 6, 1909, Edward faced the added loss of his young wife. Her funeral was held at All Saints Episcopal Church, and she was buried at Loveland's Lakeside Cemetery.

The Crumrines lived in their 486 West 5th Street home from 1910 until 1914. During this period, daughter Clara, who had attended a nursing program at Mercy Hospital in Denver, was employed at the Loveland hospital. She married a gentleman named Parker, and had a son, Robert. Apparently, circa May 1914, the Crumrines moved to Denver, possibly to be closer to Clara, who was widowed about this time. Then, in March 1918, Samuel and Abbie purchased a "four-room modern cottage" on Rapp Street in Littleton. A year and a half later, in December 1919, Samuel Crumrine passed away in Littleton at the age of 69, a victim of apoplexy. He was interred in the Littleton cemetery. Following his death, Abbie Crumrine moved in with her daughter and grandson, into their home at 525 E. Alameda Street in Denver, where Clara supported the family with her nursing skills.

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In May 1914, Samuel and Abbie Crumrine had transferred ownership of this home at 486 West 5th Street in Loveland to Emma Flowers, who paid \$1400 for the property. Emma Flowers was the wife of Alfred N. Flowers. Emma Flowers was a nurse, while Alfred worked as a machinist. The previous year, the Flowers had been living at 1251 N. Lincoln Avenue. Emma and Alfred Flowers owned this 5th Street property until 1947 or 1948. In later years, the couple spent their summers in Loveland, but lived for much of the remainder of the year in Casper with one of their two daughters, Mrs. Judson Shoemaker. Apparently, the Flowers rented the property out a various times. In 1927 Jason and Nellie R. Turner were living at this address. Mr. Turner worked as a sausage maker for the Loveland Packing Company. In 1933, the Loveland city directory again lists the occupants as the Flowers, but three years later, in 1936, Wesley J. Knox is the tenant. Circa 1940, the Flowers erected a secondary building behind the principal house into a second dwelling unit, and rented this building as well. The Flowers owned the property until 1947 or 1948, when it was sold. Emma Flowers passed away in Casper in September 1948. Her husband, Alfred N. Flowers, followed her in death on July 30, 1949.

The next owners of this property were the Meacham family. Glenn E. and Mary T. Meacham were married on March 28, 1936 at Sylvan Dale Ranch in Loveland. The couple had two children, a son, Tom, and daughter, Barbara. The family lived in Torrington, Wyoming, Scottsbluff, Nebraska, and Rifle, where Glenn worked as a printer, before they settled permanently in this West 5th Street home in the mid 1940s. Glenn worked for the Loveland Reporter Herald. Mary Meacham was a homemaker for many years with a special talent for sewing. She started a sewing group at the First Christian Church to make children's clothing that was then donated to needy causes. She later worked as a proofreader and office manager for the Loveland Reporter-Herald. In 1975, the couple retired from their work at the newspaper. Glenn Meacham passed away in 1988. Mary Meacham lived to be 93 years old, passing away on September 4, 2005. Following Mrs. Meacham's death, the home was sold in March 2007 to its current owner, Ronald L. VanDyken.

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.

Sanborn Insurance Maps, August 1927, July 1937.

"Mrs. A. N. Flowers, Former Lovelander, Expires at Casper." *Loveland Daily Reporter-Herald*, Sept 10, 1948, p. 1.

"A. N. Flowers, Former Lovelander, Is Dead." *Loveland Daily Reporter-Herald*, August 11, 1949, p. 1.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Windsor." *Fort Collins Courier*, Feb 12, 1908.

"Real Estate Transfers." *Fort Collins Weekly Courier*, May 29, 1914.

"Loveland." *Fort Collins Weekly Courier*, June 16, 1909.

"Larimer Lineup." *Fort Collins Weekly Courier*, June 9, 1909.

"Windsor." *Fort Collins Weekly Courier*, April 22, 1908.

"Real Estate Transfers." *Fort Collins Weekly Courier*, February 10, 1910.

"Real Estate Transfers." *Fort Collins Weekly Courier*, June 3, 1903.

"Real Estate Transfers." *Fort Collins Weekly Courier*, May 20, 1903.

America's Obituaries & Death Notices: <http://infoweb.newsbank.com>

"Mary T. Meacham." *Loveland Daily Reporter-Herald*, September 6, 2005.

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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 |
| <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 |
| | 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:

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42. Statement of significance:

This house is architecturally significant for its early, circa, 1891, hip-roofed architectural plan, and for such representative late 19th century features as its solid brick masonry walls and narrow 2/2 double-hung windows. The property is also historically significant for its association with Loveland's residential development from the time of its construction through the middle of the twentieth century. 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, may 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 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 house's physical integrity has been compromised by the application of metal siding over the original brick walls. A 1953 addition is reasonably compatible with the original construction.

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 53-59	CDs filed at:	City of Loveland
48. Report title:	Loveland 5th 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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Sketch Map



Architectural Inventory Form

Location Map

