

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.6601** Parcel number(s): **9514429001**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Winchell House; Yates House**
- 6. Current Building Name: **Miller House**
- 7. Building Address: **431 W. 5th Street**
- 8. Owner Name: **Robert H/Jean T C Miller**
- Owner Organization:
- Owner Address: **431 W. 5th Street**
Loveland, CO 80537-5423



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**
SW ¼ of SW ¼ of NE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493095 mE** **4471582 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lot 1, Block 4**
 Addition: **Pleasant Home Addition** 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: 51 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**
20. Special features: **Porch**
Chimney
Ornamentation/Decorative Shingles
21. General architectural description:
This is a 1.5-story, wood frame, single-family dwelling. It is supported by a painted cream white sandstone foundation, while its exterior walls are clad with painted cream white horizontal wood siding with painted blue 1" by 4" corner boards. Variegated wood shingles appear in the upper gable ends on all four elevations. The house is covered by a steeply-pitched front gable roof, with brown asphalt shingles, and with a corbelled red brick chimney located near the south end of the roof eave. The eaves are boxed with painted blue wood trim. Two 1/1 single-hung sash windows flank the front entry door on the façade (south elevation). A set of paired 1/1 double-hung sash windows penetrate the façade's upper gable end. A (probably non-historic) canted oriel window, with three 1/1 double-hung sash windows, is located on the north (side) elevation. Windows elsewhere are primarily single 1/1 double-hung sash, all with painted white wood frames and painted beige wood surrounds. An L-shaped front porch, which measures 7' by 12.5', forms the east half of the façade. This porch is approached by four sandstone steps, and features a tongue-in-groove wood floor, painted cream white Tuscan columns, and a low-pitched hip porch roof. A stained natural brown wood-paneled door, with one upper sash light, and covered by a storm door, enters the house from the front porch. A set of paired 15-light glass-in-wood-frame doors, and a single 15-light glass-in-wood-frame door, enter the north (rear) elevation from a wood deck which measures 11' by 13.5'.
22. Architectural style: **Late Victorian/Edwardian**
 Building type:

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23. Landscape or special setting features: **This well-maintained property is located on the north side of West 5th Street in the block between Harrison and Roosevelt Avenues. A planted grass front yard is nicely-landscaped with low plantings along the perimeter of the house. A flagstone sidewalk extends from the front porch steps to the main sidewalk which parallels the street. A narrow strip of land between the front sidewalk and the street is planted with sunflowers and other low plantings. The deep backyard is also nicely landscaped.**

24. Associated buildings, features or objects:

Garage

A modern two-stall garage is located near the rear northwest corner of the property. This utilitarian wood-frame building measures approximately 20' by 20', and is supported by a concrete slab foundation. The garage's exterior walls are clad with painted cream white horizontal wood siding with painted blue 1" by 4" corner boards. Variegated wood shingles appear in the upper gable ends, however. The garage roof is a low-pitched front gable, covered with brown asphalt shingles. The eaves are boxed with painted cream white wood trim. A painted blue wood-paneled roll-away garage door on the north elevation opens onto a short concrete driveway which extends to the gravel alley. A painted blue wood-paneled door, with four upper sash lights, is located at the west end of the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1903** Actual:
 Source of information: **Larimer County Assessor files; Loveland city directories**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **F.O. Winchell (probably)**
 Source of information: **Loveland city directories**

29. Construction history:
Larimer County Assessor records list 1903 as this house's year of construction. As listed in Loveland city directories, its earliest known residents were Frederick O. and Clara Winchell. The original building has been extended to the rear (north elevation, by a rear addition with an adjacent wood deck. According to building permit files, the addition and deck were built in the early 1990s for the current owners by the O.L. Hoff Construction Company.

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:

F. O. Winchell and his wife Clara are the first known residents of this home, at 431 West 5th Street. Frederick O. Winchell was born on February 7, 1848, in Fulton County, Illinois. He married Clara E. Woodmansee on October 11, 1877, in a ceremony in Page County, Iowa. While still living in Iowa, the couple's seven children were born. In 1906, the family moved to Loveland. Here, Frederick worked as an insurance agent, and was active in the Methodist Episcopalian Church. On June 13, 1916, F. O. Winchell became ill, suffering from an abscess in his knee. His health declined, and eventually, after having been bedridden for 14 months, he passed away on August 31, 1917. Following Winchell's death, the home became the residence of E. R. Curtis, followed by W. W. Yates in the late teens or early 1920s. Between the mid-1920s and the mid-1930s, Loveland city directories show that the home served as the residence of W. W. Hammond, who later became manager of the Boise-Payette Lumber Company, followed by John H. Kershner. Circa 1935, Minnie Yates, now widowed, returned to the home she had previously shared with her husband. She lived here the rest of her life, until her death in the early 1950s. In the early to mid- 1960s, this property was owned by Robert Jones. By 1967, Jones had sold to Elmer and Verda Scheck. The Schecks remained here until circa 1975. Richard J. Ohl, who for a time operated a business known as Crestline Investments at this location, had purchased the property by 1978. He owned the home for only about five years. In January of 1983, he sold this parcel to Robert H. and Jean T. C. Miller, the current property owners. For the past twenty five years, the Millers have made this charming property their home.

36. Sources of information:

Building permit files for 431 W. 5th Street. On file with the City of Loveland Building Division.

Larimer County Assessor records.

"F.O. Winchell is Dead After A Long Illness." *Loveland Daily Herald*, September 1, 1917, p.1.

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

"William W. Hammond, Pioneer Resident Here, Dies Monday." *Loveland Reporter Herald*, April 13, 1942, p. 1.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

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 |
| | 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 Late Victorian era architectural characteristics, including its steeply-pitched front-gabled architectural plan, L-shaped front porch with Tuscan columns, and its corbelled brick chimneys. To some extent this house is somewhat transitional between the more pure Victorian era styles of the late 1800s (such as the Queen Anne) and the period revival styles of the early 1900s. The house is also historically significant, in a general sense, for its association with Loveland's residential development through the first half of the twentieth century. 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. However, it may be considered individually eligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than optimal 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 slightly diminished by a rear addition which is reasonably compatible with the original construction. The integrity of setting has been reduced by the construction of a modern garage at the rear of the lot.

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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): **CD #2; Images 60-66** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **09/14/07** **500 E. Third Street**
50. Recorder(s): **Carl 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



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Location Map

