

411 W 5th Street

Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number:
2. Temporary resource number:
3. County: Larimer
4. City: Loveland
5. Historic building name: F.M. Samuels House
6. Current building name: Frickman House
7. Building address: 411 W 5th Street
8. Owner name and address: Carl Elmo & Linda Frickman
411 W 5th Street
Loveland, CO 80537

Parcel Number(s): 9514430001



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 (NAD83_HARN_StatePlane_Colorado_North_FIPS_0501_Feet)
 Zone: 13 3112403 mE 1387650 mN
11. USGS quad name: **Loveland, Colorado**
 Year: ___ Map scale: 7.5' ___ 15' ___ Attach photo copy of appropriate map section.
12. Lot(s): **Lot 1, 2, & E 18 FT of N63 FT lot 3 Block 4 KLBURNSW S, Loveland EX N 7 FT**
 Addition: Kilburn's West Side Year of Addition:
13. Boundary Description and Justification:

This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: **2633 sq ft**
16. Number of stories: **1**
17. Primary external wall material(s): **wood, brick**
18. Roof configuration: **Gable, hip, shed, mansard**
19. Primary external roof material: **wood shingles**
20. Special features: **Porch**
Garage/Attached Garage

21. General architectural description:

This single story, brick and wood frame, Eclectic Victorian residence on a stone foundation has a complex roof system of hip, gable, mansard, and shed roofs covered with wood shingles. (See attached roof plan.) The original hip roof with a crested widow's walk stands as the eastern portion of the structure. Along this same hip portion, a mansard roof covers the porch that wraps around the southern and eastern portions of the original structure. Three steps up from the ground level on the southeast corner allow access to the porch but the wood framed, glass, main entrance door sits west of this approach. Carved spindles line both the roofline and the edge of the raised concrete floor of the porch between modified Doric columns; the top spindles are miniature versions of the spindles from the balustrade. Tall, double-hung, rectangular windows stretch from the porch floor almost the full height of the wall, allowing just enough room for a decorative entablature over the window. The portion of the house under this hip roof is brick construction.

Extending west from the original hip roof is a gable roof that covers a small pentagonal window next to a double-hung window on the south façade before the garage extends south under a hip roof with approximately a one foot overhang. This section also has two flat skylights and a large galvanized metal ventpipe on the gable roof of the main portion of the residence. The double garage door has four rows of eight panels with the second row from the top consisting of square fixed windows. The garage intersects with a one room addition under a gable roof. These two rooms also extend west beyond the gable end of the main portion of the residence. Along the west façade of the garage, the one room addition, and the main gable end are 2' x 3' double-hung segmented arch windows. A small louvered vent sits just under the cornice of the main gable end (there is no overhang on the gable ends).

From directly under the main gable peak on the west façade and extending north is a one room section of brick, followed by a wide passageway filled in with wide lap siding around a door and another brick room under a hip roof. This brick room also has double-hung windows set in segmented arches. Numerous small metal ventpipes protrude from the roof of

this room and the adjacent area. Another addition abuts this brick room on its eastern side but extends a couple feet further north and has a shed roof sloping east (the extension beyond the brick room has a very steep gable). This room has two large fixed pane windows. On the east side of this room, sits a solarium. The solarium's shed roof slopes down to the north from its intersection with the hip roof just behind the porch. The first half of the roof has wood shingles with a flat skylight but the lower half has four solar panels covering the entire width of the roof.

To the west of the main residence is a small one story guesthouse under a gable roof with a one foot overhang and asphalt shingles. The walls are of pressed concrete block, with one window on the north end; on the gable ends, the block stops at the level of the sidewalls and then the area under the gables is covered with drop siding. There is a window on the south end and a louvered vent on the north end under the peak. Formerly a garage, the main door opening on the east side has been filled in with a walk door, concrete block, and another walk door that has been filled in with wide lap siding to match the house and a fixed window over a flower box. Protruding from the roof (beginning directly above the east side wall and extending approximately two feet west over the peak) is a shed roof pop-top addition covered in wide lap siding. The east side has two sliding windows flanked by decorative shutters.

22. Architectural style/building type: **Victorian Eclectic**
23. Landscaping or special setting features: **There are five evergreens and a deciduous tree dating from around the time of original construction on the south and east sides of the residence's front lawn.**
24. Associated buildings, features, or objects: **Guesthouse**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: **1891**
Source of information: **Larimer County Assessor Property Information website**
26. Architect: **unknown**
Source of information: **N/A**
27. Builder/Contractor: **Frank G. Bartholf**
Source of information: *A Guide to Historic Loveland*. Loveland: Loveland Museum/Gallery, 1996.
28. Original owner: **F.M. Samuels**
Source of information: *A Guide to Historic Loveland*. Loveland: Loveland Museum/Gallery, 1996.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The original structure built in 1891 was a basically square masonry residence under a hip roof with cresting. A porch wrapped around the southern and eastern sides of the structure with a main entrance on the east side, under the extended roof of the porch. There is evidence that a masonry kitchen extended west from the main square structure and a separate masonry building stood approximately eight feet north of this kitchen and inline with its western edge. By 1914, a small garage was built west of the main structure. The first major addition to the house was built in 1959. This included a gable roof that extended west from approximately the center of the peak of the original hip roof to the western edge of the kitchen. The space between the kitchen and the separate masonry building was filled in with horizontal lap siding at this time. Also part of this addition, a garage that opened southward was attached to the south façade but extended 9.3 feet west of the new main gable end. Based on the site plan on the Real Estate Property Card, it appears the garage was extended further south at a later date.

It is also likely that the main entrance to the structure was moved into a window opening on the south side as part of the 1959 addition. The detached garage received its pop-top addition in 1973. In the early 1990s, the Frickmans constructed the shed roof additions on the north side of the structure. They matched the wide horizontal lap siding from the 1959 addition on the new walls but installed large, rectangular single-pane windows rather than continuing the smaller segmented arch windows.

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**

35. Historical background:

36. Sources of information:

A Guide to Historic Loveland. Loveland: Loveland Museum/Gallery, 1996.

Frickman, Carl Elmo. Interview by Lorna Meidinger, 12 March 2008.

“Larimer County Assessor Property Records Inquiry.” Larimer County.
<http://www.larimer.org/assessor/query/search.cfm> accessed 7 March 2008.

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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:

A) Architectural:

- 1) Exemplifies specific elements of an architectural style or period.
- 2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, or locally.
- 3) Demonstrates superior craftsmanship, or high artistic value.
- 4) Represents innovation in construction, materials, or design.
- 5) Represents a built environment of a group of people in an era of history.
- 6) Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- 7) Is a significant historic remodel.

B) Social/Cultural

- 1) Is a site of an historic event that had an effect upon society.
- 2) Exemplifies the cultural, political, economic, or social heritage of the community.
- 3) Is associated with a notable person(s) or the work of notable person(s).

C) Geographical/Environmental

- 1) Enhances sense of identity of the community.
- 2) Is an established and familiar natural setting or visual feature of the community.

411 W 5th Street

Resource Number:

39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local X
42. Statement of significance:
43. Assessment of historic physical integrity related to significance:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___
45. Is there National Register district potential? Yes X No
Discuss:
If there is National Register district potential, is this building: Contributing ___ Noncontributing X
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. RECORDING INFORMATION

47. Photograph numbers:
Negatives filed at:
48. Report title:
49. Date(s): **10 March 2008**
50. Recorder(s): **Lorna Meidinger**
51. Organization: **City of Loveland, Strategic Planning**
52. Address: **500 E Third Street**
53. Phone number(s): **970-962-2745**

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395