

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.4760** Parcel number(s): **9514439001**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Krenz House; Cannon House; Green House**
6. Current Building Name: **Nichols House**
7. Building Address: **610 W 5th Street**
8. Owner Name: **Jeffrey C. and Debra S. Nichols**
Owner Organization:
Owner Address: **610 W 5th St**
Loveland, CO 805375316



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
NE ¼ of NW ¼ of SW ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **492801 mE** **4471529 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lot 1, and East 50 FT. of Lot 2, Block 2**
 Addition: **Mountain View** 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: 52 feet x Width: 38 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Roof Treatment/Dormer
Ornamentation/Decorative Shingles
Garage/Attached Garage
Fence
21. General architectural description:
This is an irregular-shaped, early twentieth century, 1.5-story wood frame dwelling, with a large attached garage addition. The original house is supported by a low painted blue coursed sandstone foundation. The lower exterior walls are clad with non-historic, painted white, horizontal composition board siding, while the upper walls are clad with historic painted white square-cut wood shingle siding. Painted blue and white variegated wood shingles appear in the upper gable ends. The house is covered by a steeply-pitched gable-on-hip roof, with blue asphalt composition shingles and with painted blue boxed eaves. Three gabled walls dormers, each with a 1/1 double-hung sash window, are respectively located at the west end of the north elevation, on the east elevation, and on the south elevation. A non-historic skylight is on the east-facing roof slope. There is no chimney. A double-hung sash window, with Queen Anne upper sash lights, penetrates the façade wall, to the west of the front porch. A set of paired 6-light casement windows, with a transom light, penetrates the façade wall to the east of the front porch. A slightly projecting rectangular, hip-roofed bay, with three large 1/1 double-hung sash windows, is located on the east elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and painted blue wood surrounds. A painted blue wood-paneled front door with a transom light, and covered by a painted blue wood storm door, enters the façade (north elevation) from a 9' by 8.5' front porch which features a carpeted wood floor, brick knee walls and pedestals, painted blue tapered wood piers, and a steeply-pitched gable roof. The porch is approached by a non-historic wooden handicap accessible

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ramp. A painted blue wood-paneled door, with one upper sash light, enters the south (rear) elevation from a shed-roofed patio.

An attached garage addition (erected in 1975), which measures 30' N-S by 27' E-W, extends south and east from the original house's southeast corner. This attached garage features a concrete slab floor, painted white, wide, horizontal composition board exterior siding, and a low-pitched side-gable roof covered with asphalt composition shingles. Prominent solar panels are on the garage's south-facing roof slope. Two painted blue wood-paneled roll-away garage doors on the east elevation open onto a concrete driveway which extends to Sheridan Avenue. A single painted blue wood-paneled door, with one upper sash light, is located on the garage's north elevation.

22. Architectural style: **Late Victorian/Edwardian**

Building type:

23. Landscape or special setting features: **This property is located at the southwest corner of West 5th Street and Sheridan Avenue. The property features a planted grass front yard with mature landscaping, and a backyard enclosed by a wood privacy fence.**

24. Associated buildings, features or objects:

Garage

A detached wood frame garage, which measures 32' N-S by 24' E-W, is located near the rear southwest corner of the property. Erected in 1991, this garage is supported by a concrete slab foundation, while its exterior walls are clad with white horizontal vinyl siding. A side-gabled roof is covered with asphalt composition shingles, while the eaves are boxed and clad with vinyl trim. Three blue metal-paneled roll-away garage doors on the east elevation open onto a short concrete apron. A 1x1 horizontal sliding window penetrates the west elevation. Another 1x1 horizontal sliding window is located in the upper gable end on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
- Source of information: **Loveland city directories; Larimer County Residential Property Record Card; Sanborn Insurance maps.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **E.B. Krenz (possibly)**
- Source of information: **Loveland city directories**

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29. Construction history:

Larimer County Assessor records indicate that this house was built in 1906. The property's address (610 W. 5th Street) begins to appear in Loveland city directories a few years later, in 1910. The house, along with a garage at the rear southeast corner of the lot and another outbuilding near the rear southwest corner of the lot, is depicted on the 1927 and 1937 Sanborn maps. City of Loveland building permit files reveal that in 1953, owner O.F. Green erected an 18' by 24', garage near the at the property's rear southwest corner. Owner Jeff Nichols razed the garage in 1991, replacing it with the extant 32' by 24' garage. The building permit files also reveal that the 30' by 27' attached garage addition was built in 1975 by contractor Don Burow.

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

35. Historical background:

Larimer County Assessor records indicate that this house at 610 W. 5th Street was constructed in 1906. The dwelling's earliest know residents were E. B. and Maria Krenz (Krentz?), who lived at this address in the years following 1910. Mr. Krenz, a grocer, moved to Loveland with his wife from Fort Morgan in early 1910. Their daughter joined them later that year after she finished the school term in Fort Morgan. Mr. Krenz continued in the grocery business after purchasing the firm of Cola and Parmalee in Loveland. Miss Lois Krenz, daughter of Mr. And Mrs. E. B. Krenz, was married in this house on June 28, 1911. She and her husband, Mr. Herbert Kinman, made their home in Nebraska following the wedding.

Mr. J. C. Wysong next occupied this property, living here circa 1917 to 1919.

The Charles W. Cannon family was the home's next occupants, living here from circa 1921 through circa 1934. The Fourteenth Census of The United States: 1920 Population, documents that Mr. Cannon resided here with his wife "Sadie" (Sarah), six sons, Bernard, Lloyd, Kenneth, Ralph, John, Edward and four daughters, Leona, Mildred, Irene and Elizabeth. The *Loveland Daily Reporter Herald* reports the death of another son, a one week old infant, who died June 6, 1921. This child was buried in Holdredge, Nebraska where the family had previously lived. Mr. Cannon's obituary indicates that he was survived by yet another son, George W. Cannon, of Chicago, Illinois. Mr. Cannon was born August 12, 1870 in Clinton, Illinois. He married Miss Sarah Elinor Pierce at Holdredge, Nebraska where the couple farmed until moving to Loveland in 1920. Mr. Cannon worked as a custodian at Washington School in Loveland. Sarah Cannon passed away in 1938 and Charles Cannon died September 16, 1962.

In the ensuing years, this home saw many occupants; including Mr. And Mrs. O. L. Green who celebrated their fiftieth wedding anniversary here on January 1, 1961.

Mr. Jeffrey C. Nichols and his wife Debra purchased this property in August, 1987. They continue to make this their home today (2008).

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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.

Debra S. Nichols. Oral interview with Carl McWilliams, January 21, 2008.

Moved to Loveland." *Loveland Reporter Herald*, February 17, 1910, p. 7

"Krenz-Kinman Wedding is Very Quiet Home Affair." *Loveland Reporter Herald*, June 30, 1911, p. 1

"Fourteenth Census of The United States: 1920 Population"

"Baby of Mr. And Mrs. C.W. Cannon Dies." *Loveland Daily Reporter Herald*, June 6, 1921, p. 1

"O.L. Greens Mark Fiftieth Wedding Date Sunday." *Loveland Daily Reporter Herald*, January 3, 1961, p. 5

"Charles W. Cannon, 92, Loveland Resident, Dies." *Loveland Daily Reporter Herald*, September, 17, 1962, p. 3

VI. Sanborn Insurance Maps, August 1927, July 1937. 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

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

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)

Geographic/environmental Enhances sense of identity of the community

Geographic/environmental Is an established and familiar natural setting or visual feature of the community

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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 (early 1900s) architectural characteristics, including such representative details as its asymmetrical plan, steeply-pitched gable-on-hip roof, wall dormers, and narrow double-hung window including one with Queen Anne upper sash lights. 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 was probably not to the extent that it would have qualified for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to a loss of integrity, the property probably should also be considered ineligible 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 diminished by: the construction of a large, prominent, attached garage addition; by the application of non-historic siding; and by the installation of a handicap-accessible ramp, and other changes to the front porch. The integrity of setting has been diminished by the construction of a large modern garage near the rear of the property.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not 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 #4, Images 81-87** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **01/12/08** **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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Topographic map of Loveland, Colorado, showing the city grid, Lake Loveland, and surrounding areas. A yellow arrow points to the center of the city grid. The map includes labels for streets, parks, schools, and landmarks like the Sugar Refinery and Thompson Valley High School. A scale bar at the bottom indicates distances in feet and meters.