

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
☐ Determined Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5LR.4765** Parcel number(s): **9514440003**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Hanson House; Darling House/ Darling Apartments**
6. Current Building Name: **Cooper House**
7. Building Address: **714 W 5th Street**
8. Owner Name: **Jerry L. and Suzanne M Cooper**
Owner Organization:
Owner Address: **714 W 5th St**
Loveland, CO 80537



44. National Register eligibility field assessment:
Local landmark eligibility field assessment:

Not Eligible
Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
NW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **492677 mE** **4471535 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 3 and 4, Block 6**
 Addition: **Clearview** Year of addition: **1907**
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: 36 feet x Width: 32 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Roof Treatment/Dormer
Chimney
Porte Cochère/Porte Cochère
21. General architectural description:
This is a 1.5-story, wood frame, Craftsman style dwelling. It measures 36' N-S (deep) by 32' E-W (across), and is supported by a low painted blue concrete foundation. The foundation wall is penetrated at intervals by 3-light hopper windows with painted white metal frames. The house's exterior walls are clad with non-historic narrow, beige color, horizontal vinyl siding (applied circa 2000 over the original narrow horizontal wood siding). Painted blue stucco, with false half-timbering appears in the upper gable ends on the east and west (side) elevations. The house is covered by a low-pitched side-gable roof, with a swept gable which extends to cover the front porch on the façade (north elevation). The roof is clad with brown asphalt shingles, while painted beige rafter ends, covered by a fascia board, are exposed beneath widely-overhanging eaves. Decorative purlins, with knee braces appear in the upper gable ends, along with the false half-timbering. A large gable dormer, with one 6/1 (ribbon style) window flanked on either side by a 3-light ribbon style window, is centered on the north-facing roof slope overlooking the façade. This dormer also features a painted blue stucco wall finish and decorative purlins and a ridge pole with knee braces. A large shed-roofed dormer, with two 5/1 ribbon style double hung sash windows, is located on the south-facing roof slope. A non-historic boxed fireplace chimney is located on the east elevation. All of the home's windows feature painted beige wood frames and surrounds, and are predominantly ribbon style with multiple vertically-oriented upper sash lights set over a single lower sash light. The façade wall is penetrated by a set of paired 5/1 double hung sash windows, a set of 4/1 double hung sash windows, and one non-historic single-light fixed-pane window. Windows on the west elevation include: a single-light fixed-pane

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window, flanked on either side by a 3/1 double hung sash window; a set of paired 3/1 double hung sash windows; and a set of tripled 3/1 double hung sash windows. The east elevation is penetrated by a 6/1 double hung sash window. The south (rear) elevation is penetrated by two 6/1 double hung sash windows, and one 6-light fixed-pane or hopper window. Additionally, the upper gable ends on the east and west elevations are each penetrated by a 6/1 double hung sash window with flanking, narrower, 3/1 double hung sash windows. A non-historic painted white solid wood front door, with a large oval-shaped light, and covered by a synthetic storm door, leads into the façade from a full-width Craftsman style front porch. The porch is approached by two concrete steps, and features a tongue-in-groove wood floor, heavy tapered, painted blue, concrete pedestals, painted beige tapered wood piers, and painted blue 6" by 6" wood posts which support the swept gable porch roof. The porch is finished with a non-historic, painted blue and white lattice railing. A porte cochere, which extends from the east end of the porch over the driveway, is a notable architectural element. A painted beige wood-paneled door, with one upper sash light, and covered by a silver metal storm door, enters the south elevation from a concrete, shed-roof covered, patio.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
 Building type: **Bungalow**
23. Landscape or special setting features: **This 50 feet wide by 140 feet deep lot is located on the south side of Wes 5th Street. The property features planted grass front and back yards, with a narrow side yard along the west side of the house. A narrow strip between the front sidewalk and W. 5th Street is landscaped with planted flowers. A concrete driveway extends from the street, under the porte cochere and along the east side of the house. The backyard is enclosed by a chain link fence.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
 Describe: **A wood frame garage, which measures 18' N-S by 18' E-W, is located near the rear southeast corner of the property. No longer actually used as a garage, this building is supported by a concrete foundation, and its exterior walls are clad with painted blue horizontal wood siding. The roof is a low-pitched front gable, with brown asphalt shingles laid over 1x wood decking, in turn, laid over 2x wood rafters. The rafter ends are painted blue and are exposed beneath the eaves. Two, painted blue, overhead garage doors are located on the north elevation. A single, painted white, wood-paneled door is located at the north end of the west elevation.**
- 2: Type: **Greenhouse**
 Describe: **A canvas-roofed greenhouse structure is located along the east side of the house.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1920** Actual:
 Source of information: **Loveland city directories; field estimate.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Bernt and Hannah Hanson (probably)**
 Source of information: **Loveland city directories**

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29. Construction history:

Larimer County assessor records list 1908 as this house's date of construction. This date, however, is probably incorrect. The house's address (714 W. 5th Street) does not begin to appear in Loveland city directories until 1922. Moreover, the house's Craftsman style, including an original porte cochere, is indicative of an early 1920s date of construction. There have been no additions to the house following its original construction. The garage was probably built at the same time as the house. Both buildings are depicted on the 1937 Sanborn map. Five building permits are on file with the City of Loveland. The earliest, dated, March 1972, is for a modification of the electrical facilities. The second, dated January 1976, is for the fireplace and chimney on the east elevation. The third, dated January 1982, is for construction of the "solar greenhouse" still extant along the east side of the house. The fourth permit is dated August 1997, and is for re-roofing the house. The fifth, and most recent permit, is dated March 2000. It is for an upgrade of the electrical service, completed by Russell Electric. Vinyl siding was installed on the exterior walls, circa 2000.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): Domestic/Multiple Dwelling
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Presently a single family dwelling; utilized as a multiple dwelling between circa 1930s and 1960s.

35. Historical background:

Loveland city directories indicate that Bernt Hanson was the first owner/occupant of this house, between circa 1922 and 1927. A few years earlier, in 1919, Bernt, and his wife Hannah, are listed as living across the street at 737 W. 5th Street. The Hanson family, in the early 1920s, consisted of Bernt, Hannah, and their five children - daughters Bernice, May, Verna, and Helen, and a son, Gaylord. Hannah, though, passed away tragically, in January of 1923, while the children were still young. Bernt continued to live on here for a few years following his wife's death, until he moved the family to Denver circa 1928. In Loveland, Bernt was the proprietor of the Loveland Tire Shop (also known as the Loveland Rubber Works), located on Cleveland Avenue between 5th and 6th Streets. Bernt passed away in Denver in February 1948. He and Hannah are both interred at the Loveland Burial Park.

City directories indicate that the house was occupied for brief successive periods, by H.H. Johnson and Clarence I. Dunning, in the late 1920s and early 1930s. By 1933, though, the house had become the property of Raymond W. and Mabel Darling. A civil engineer, Darling converted the building into an apartment house. Mr. and Mrs. Darling lived here through the Great Depression years of the 1930s, and into the early 1940s, while leasing other portions of the building to tenants. In 1933, the Darling's renters included Mrs. Hannah Nelson, Jessie Carter, John Munn, P. Layton Raley, and Robert W. Taylor. In 1936, the tenants were John Munn, Howard W. Reece, Henry Seidow, and Louis A. Geyre. By the early 1940s, the property is listed simply in the city directories as "Darling Apartments."

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By the mid-1950s, the property was owned by Elosia B. Merrell, the widow of Henry Merrell. Elosia lived here through the mid-1960s, while continuing the practice of renting out other portions of the building. Tenants during these years included Gertrude A. Bates, Mrs. Rachel Galley, and Mrs. Juanita K. Turner.

The property was next acquired by Loren K. Wilcox, circa 1965. He continued to maintain the building as an apartment house for a few more years, before converting it back to a single family dwelling. Wilcox then owned and lived here through the end of the 1970s, before selling the property to John L. Martin. A research assistant with NAPB, Inc., Martin lived here until circa 1990 when he apparently lost the house to foreclosure. The property was then acquired by its current owners, Jerry L. and Suzanne M Cooper. The Coopers rented the house out for a period of years, before moving into it themselves in 1999.

36. Sources of information:

"Bernt Hanson Buried Here." *Loveland Reporter Herald*, February 10, 1948, p. 1.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Building permit files for 714 W. 5th Street. On file with the City of Loveland Building Division.

"Funeral of Mrs. Bernt Hanson Largely Attended." *Loveland Reporter Herald*, January 30, 1923, p. 1.

Larimer County Assessor records.

Cooper, Suzanne. Interview with Carl McWilliams, August 8, 2007.

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 |

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	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)
	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 representative Craftsman style of architecture, including a full-width, and deep, Craftsman style porch, and a porte cochere over the driveway to the east of the porch. The house's horizontally-oriented heavy massing, and heavy tapered porch columns and piers are also characteristic of the Craftsman style. The house is also historically significant for its association with Loveland's residential growth, beginning in the early 1920s. Particularly notable is that the house was first converted into apartments in the early 1930s, most likely as a means for the Darling family to make ends meet during tough economic times of the Great Depression. 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. It may be considered individually eligible for local landmark designation, though, and it would qualify as a contributing resource within a National Register historic district, or locally designated historic district.

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. There have been no additions to the house following its original construction; however, there were interior modifications as it was converted into apartments in the 1930s, and then back to a single-family dwelling in the 1960s. The building's physical integrity was somewhat diminished by the application of vinyl siding, in 2000.

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, and/or a locally designated historic district.**

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: ☒

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #1; Images 7-12,	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	08/08/07		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