

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.4787** Parcel number(s): **9514473016**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Cook House; Blake House; Lee House; Turner House**
6. Current Building Name: **Bonser House**
7. Building Address: **334 W 5th Street**
8. Owner Name: **Mark L. Bonser**
Owner Organization:
Owner Address: **438 N. Harrison Ave.**
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**
NW ¼ of NE ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493252 mE** **4471530 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Beginning 173 FT. West of the NE corner of Lot 11, Kilburns, Loveland, then West 52 FT., South 132 Ft., East 52 Ft., North 132 Ft. to point of beginning**
 Addition: **Kilburns West Side Addition** Year of addition: **1883**
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: 48 feet x Width: 32 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Fence
21. General architectural description:
The single-story wood frame dwelling at 334 W. 5th Street consists of the following elements: the original, circa 1907 T-shaped house; a shed-roofed extension to the south end of the east (side) elevation (originally the rear mud porch); and a 1962 addition which covers the rear portion of the west (side) elevation and the south (rear) elevation. The original T-shaped dwelling consists of two intersecting blocks. The front side-gabled block measures 16' N-S by 24' E-W. The rear intersecting block measures approximately 24' N-S by 16' E-W. The original house is supported by a low unpainted coursed sandstone foundation, covered with concrete pargeting in some areas. The exterior walls are clad with painted green horizontal wood siding with 1" by 4" corner boards. The roof is covered with red asphalt composition shingles, and the eaves are boxed. The home's windows are primarily 1/1 double-hung sash, with painted white wood frames and painted pale green wood surrounds. A painted white and green wood-paneled door, with one upper sash light, and covered by a metal storm door, enters the façade from a non-historic 3-step wood porch with an open wood railing. A steeply-pitched intersecting gable is located over the entry door. A rear entry door leads into the south elevation of the 1962 addition from a 4-step concrete porch with a black wrought iron railing.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: This property is located on the south side of West 5th Street in the block between Grant and Harrison Avenues. The planted grass front yard is minimally landscaped, and there is a narrow planted grass strip between the front sidewalk and the street. A woven wire fence extends along the rear portion of the west property line. A wood privacy fence extends along the south (rear) property line.

24. Associated buildings, features or objects:

Garage

A wood frame garage, which measures 22' N-S by 12' E-W, is located southeast of the house. Erected in 1957, the garage is supported by a concrete slab foundation, and its exterior walls are clad with painted pale green horizontal weatherboard siding with 1" by 4" corner boards. A low-pitched front gable roof is covered with red asphalt composition shingles, and the eaves are boxed. The roof extends to cover a 22' by 6' concrete patio along the garage's west elevation. A painted green overhead garage door penetrates the south elevation. Another painted green overhead garage door penetrates the north elevation, providing vehicular access to W. 5th Street via a concrete driveway which extends along the east side of the house. A single painted green wood-paneled door opens onto the patio on the west elevation.

Shed

A wood frame shed, which measures 6' by 12', is located south of the house. This small building features painted pale green horizontal weatherboard exterior walls, with 1" by 4" corner boards, and a gable roof covered with asphalt composition shingles. A single entry door and a window penetrate the north elevation. A large window penetrates the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907** Actual:
- Source of information: **Loveland city directories; Sanborn Insurance maps; Larimer County Residential Property Record Card.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Elmer I. Cook (probably)**
- Source of information: **Loveland city directories**
29. Construction history:
- Larimer County Assessor records list 1901 as this house's year of construction. The property's address, though, does not begin to appear in Loveland city directories until 1908. The original house is depicted on the 1911 Sanborn Insurance map. Earlier Sanborn maps for this property are unfortunately unavailable. The original dwelling featured a T-shaped plan which consisted of two intersecting 14' by 16' gabled blocks, with a full-width open front porch, and a rear mud porch at the south end of the east elevation. City of Loveland building permit files indicate that an L-shaped addition to the south elevation and the south end of the west elevation was erected by owner Edwin Turner in 1962. Building permit files also reveal that in 1957, Turner contracted with Geist Properties to build the garage and patio.
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:

Larimer County Assessor records indicate that this house was constructed in 1901; its address, however, does not begin to appear in Loveland city directories until 1908. Elmer I. Cook, manager at the West Side Livery, was the property's first listed resident. Cook apparently lived here until only circa 1909, as by 1910, this house had become the dwelling of O. J. Van Deventer and family. According to the 1910-1911 city directory, Mr. Van Deventer worked as a clerk at the post office, and his family comprised five members. C. H. McCutchan next occupied the property in the years surrounding 1917.

The house then came under the ownership of John C. and Ethel Blake who lived and owned here together until John's death in the mid-1930s. Ethel then continued to live here until 1937 or 1938, after which time George E. Lee became the home's primary resident. According to George's obituary in the *Loveland Daily Reporter-Herald*, he was born Jan. 8, 1900, in Indianola, Nebraska, the son of Orson I. and Virginia M. (Engleman) Lee. He was married to Mary Romans in Loveland on Jan 31, 1927. The Nebraska native moved to Loveland in 1906. Here, he built owned and operated the Fawn Hollow Store west of Loveland, and was engaged in numerous other Loveland business ventures over the years. Mr. Lee also served in the United States Army during World War II. He passed away in December 1982, at the age of 82. His wife, Virginia, preceded him in death; however, an obituary for her was not located in newspaper index files at the Loveland Public Library.

Edwin S. Turner and his wife Xenia Turner, became residents of the property circa 1950, and it was subsequently owned and occupied by members of the Turner/Pedersen family until circa 2006. Edwin and Xenia lived here together until sometime in the mid-1960s. Xenia was then became the primary resident until circa 1973 at which time she apparently remarried and became the wife of Iver J. Pedersen. City directories then indicate that Iver and Xenia Pedersen made their home here until 2006. Presently, in 2008, the house is owned and occupied by Mark L. Bonser.

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.
 "George E. Lee" *Loveland Daily Reporter-Herald*, Dec 30, 1982, p. 12.

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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 |
| | 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 twentieth century, unstylized wood-frame architectural plan. The property is also historically significant for its association with Loveland's residential development from the time of its construction through the mid-1900s. 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. The property, though, should 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.

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: ☒

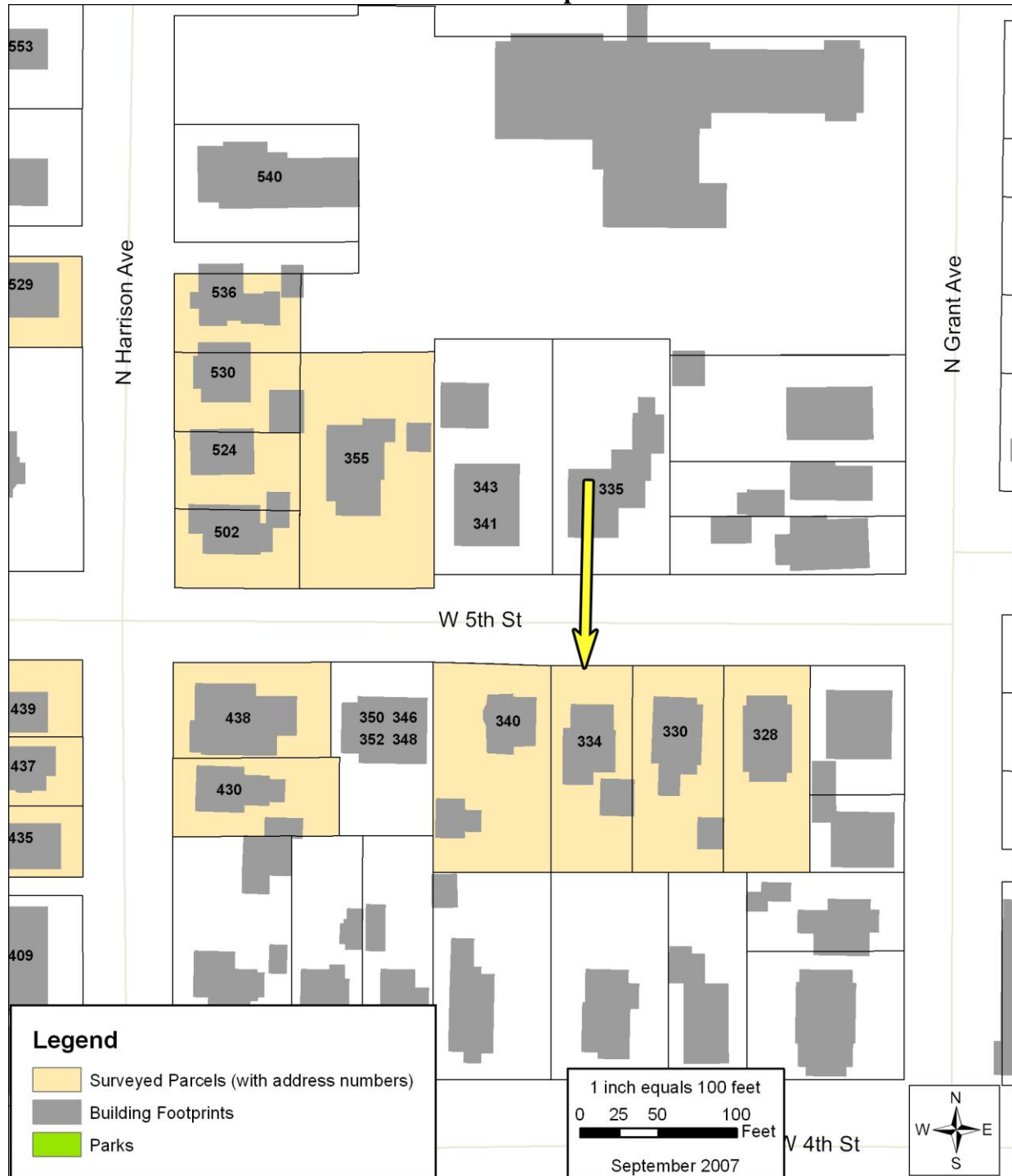
VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #4, Images 15-18	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
			500 E. Third Street
49. Date(s):	01/12/08		Loveland, CO 80537
50. Recorder(s):	Carl McWilliams		
	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

