

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.4788** Parcel number(s): **9514473017**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Van Valin House; Ross House**
6. Current Building Name: **Cook House**
7. Building Address: **340 W 5th Street**
8. Owner Name: **Kevin J. Cook**
Owner Organization:
Owner Address: **908 Mountain Ave**
Berthoud, CO 80513



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** **493236 mE** **4471534 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **West 75 FT. of Lot 11, Kilburns, Loveland**
 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: 35 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Chimney
Fence
21. General architectural description:
This is a single-story, wood frame, Late Victorian era dwelling. It is supported by a low sandstone foundation, which is painted green on the façade (north elevation), but is covered with concrete pargeting on the east and west elevations. The house's exterior walls are clad with painted pale grey horizontal weatherboard siding, with painted white 1" by 4" corner boards. The truncated hip roof is steeply-pitched, with a prominent intersecting gable over the east end of the façade. Painted white variegated wood shingles appear in the upper gable end. A single-hung sash window penetrates the façade wall directly below the intersecting gable. The roof is covered with brown asphalt shingles, while the eaves are boxed with painted white wood trim. A brick chimney, covered with concrete pargeting, is located on the ridge. A canted bay with a pyramidal roof and with a single 1/1 double-hung sash window is located on the west elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds. An enclosed hip-roofed porch, which measures 6' by 14', forms the west half of the façade. A silver metal storm door enters the west end of the porch, while a painted white wood-paneled door leads from within the porch into the house. The porch is supported by a non-original concrete block foundation, and its walls are made of painted pale grey horizontal weatherboard siding and painted white bead board. A 3-step concrete rear stoop on the south elevation is badly out of alignment, having been forced out of place by advancing tree roots over a period of several years. A painted white wood storm door enters an enclosed rear porch from the stoop.

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22. Architectural style: **Late Victorian**
 Building type:
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 traditionally planted grass front yard, large backyard, and side yard to the west of the house have not been maintained in recent years. A planted grass strip of land between the front sidewalk and the street is also suffering from neglect. A woven wire fence extends along the rear portion of the east property line.**
24. Associated buildings, features or objects:
- Garage**
A wood frame garage, which measures 22' by 16', is located southwest of the house. Built in 1951, the garage is supported by a concrete slab foundation, while its walls are made of painted white concrete blocks. The garage's front gable roof is low-pitched, and is covered with asphalt composition shingles. Painted white horizontal weatherboard siding appears in the upper gable ends, while painted white rafter ends are exposed beneath widely-overhanging eaves. A set of paired, painted white, vertical wood plank garage doors, side-hinged with metal strap hinges, are located on the north elevation. A single painted white wood-paneled door is located on the north end of the east elevation. A 4x4 horizontal sliding window is located on the east elevation.
- Shed**
A small storage shed, which measures approximately 10' by 8', is located just three feet east of the garage. This building has a wood timbers on grade foundation, painted white horizontal weatherboard exterior walls, and a front gabled roof. The roof is covered with brown asphalt composition shingles laid over 1x wood decking and 2" by 2" wood rafters, with a fascia board. A painted white wood-paneled door, and a 2/2 double-hung sash window, penetrate the north elevation. Another 2/2 double-hung sash window is located on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1895** Actual:
 Source of information: **Loveland city directories; 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: **Unknown**
 Source of information: **N/A**

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29. Construction history:

Larimer County Assessor records list 1895 as this house's year of construction. The property's address (340 W. 5th Street) appears in the 1904 Loveland city directory. Earlier city directories are unfortunately unavailable, and also unfortunately, Sanborn Insurance maps do not depict this lot until some years later. City of Loveland building permit files reveal that the garage was built by owner Charles Cummins in 1951. The small storage shed is not depicted on Sanborn maps through 1937; however, it appears to be an exceptionally old building. For this reason, and because it is not on a permanent foundation, the storage shed was probably moved here at some point in time.

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): Vacant/Not in Use
34. Site type(s): Single family dwelling

35. Historical background:

Larimer County Assessor records indicate that this house was built in 1895, and its address (340 W. 5th Street), appears in the earliest (1904) city directory. The 1904 and 1906 directories indicate that this was the home of J. I. and Susie E. Van Vailen (Van Valin?, Van Balin?). No obituaries or other information regarding the Van Vailins was located in newspaper indexes at the Loveland Public Library; the city directories, though, indicate that Mr. Van Vailen was a carpenter, thus it is possible he was involved in the house's construction.

By 1908, Harry Anderson, a transfer and express driver, and his wife, Maude were this home's residents. They inhabited the property for only a brief time, as by 1910 this had become the property of William and Mary Ross. A shoemaker, William, and his wife Mary, apparently lived at this address together until William's death on March 8, 1921. According to his obituary he was 70 years of age and died of heart troubles. One year before Mr. Ross's passing the city directory lists C. H. Ross as the primary resident. Obviously a relation, and possibly William Ross's son, C. H. Ross live in the house until circa 1925 when the Stanton. B. Chaney family moved into the house and became its residents for about the next six years.

According to his obituary, Mr. Chaney had a wife Mary, and two daughters. Originally from Syracuse, Kansas, Stanton Chaney was born to Emma and Henry Chaney on October 20, 1886. He married his wife, Mary, in Del Norte Colorado Aug, 20 1915. Mr. Chaney later worked in the Colorado oil fields, until an accident resulted in the loss of one leg. He also operated a shoe repair/ shoe making shop out of his home after moving to Loveland in 1909. Mr. Chaney died at the age of 65 Nov 28, 1951 at the Craig Morris (Cragmoor?) Sanitarium in Colorado Springs. He had spent the last ten years of his life there, likely as a tuberculosis patient. He was survived by his wife, Mary, and by his two daughters, Mrs. Warnock Erwin, and Mrs. Thomas Dean (given names unknown).

After the Chaney family left this property circa 1930, the home's residents came and went with greater frequency. Carl Wilson, and his wife Cora (who worked as a nurse) lived here in 1931, followed in 1933 by Ross W. Buckle, in turn, who was followed circa 1936, by Carl Schneider. Mr. Schneider occupied the house for only about two

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years, until Carl (Karl?) Stroh moved in, circa 1938, and lived there until circa 1947. Mrs. Minnie Lester, who inhabited the property briefly in the late 1940s, was the next resident. She was followed circa 1950 by Paul Grable, who, in turn, was succeeded by C. A. Cummings, circa 1954. Cummings then lived here until circa 1967.

Gary R. Baird then occupied the property for a relatively short time in the late 1960s, and possibly in the early 1970s. No occupant is listed for this property in the 1973 city directory. In 1977, Paul C. Swensson is shown as the new resident/owner, but by 1981, the property is again unlisted in that year's city directory. By this time, the property had evidently become a rental. According to the directories, M. Brooks resided in the house in 1985, followed by Frank Baca in 1990. Presently (in 2008) the property is owned by Kevin I. Cook; however, it has sat vacant and neglected for the past several years

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.

Moss, Opal and Moss, Terry. Oral interview with Carl McWilliams, August 8, 2007.

Sanborn Insurance Maps.

"Wm. Ross Dies At His Home This Morning" *Loveland Daily Herald*, March 8, 1921, p. 1.

"Stanton Chaney Dies At Colorado Springs" *Loveland Daily Reporter-Herald* Nov 29, 1951, p. 1.

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 1890s, Late Victorian-era architectural characteristics. 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 is probably 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 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 property, though, is poor physical condition and is suffering from neglect.

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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 #4, Images 19-23	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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Location Map

