

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.4790** Parcel number(s): **9514436010**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Mehaffey House**
6. Current Building Name: **Linden House**
7. Building Address: **432 W 5th Street**
8. Owner Name: **James Carl and Susan C. Linden**
Owner Organization:
Owner Address: **432 W 5th St**
Loveland, CO 80537-5424



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 NW ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493091 mE** **4471533 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **East 1/2 of Lot 6, Block 2**
 Addition: **Ten Brook Addition** Year of addition: **1903**
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: 70 feet x Width: 27 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
Ornamentation/Decorative Shingles
Window/Stained Glass
Chimney
Fence
Roof Treatment/Dormer
21. General architectural description:
This is a 1.5-story wood frame dwelling, with the original portion built circa 1907, and with two rear additions dating from the early 1960s. The original house is supported by a low unpainted sandstone foundation, while the exterior walls are clad with painted red horizontal weatherboard siding with painted gray-green 1" by 4" corner boards. The house is covered by a steeply-pitched truncated hip roof, with intersecting gables on the north and east elevations. Painted gray-green and yellow variegated wood shingles appear in the upper gable ends. The roof is covered with asphalt composition shingles, and the eaves are boxed with painted gray-green wood trim. Hip-roofed dormers are located on the north, south, and west-facing roof slopes. A red brick chimney is located on the ridge. The home's windows are primarily 1/1 double-hung sash, with painted gray-green wood frames and surrounds. Many of the windows have latticed upper sash lights. An oculus window penetrates the upper gable end on the façade (north elevation), and a single-hung sash window with Queen Anne lights is located on the west elevation. Four concrete steps at the front northeast corner of the building lead to a wrap-around front porch which covers the east half of the façade and the north end of the east (side) elevation. The porch features a concrete floor, painted white turned columns, an open wood balustrade with painted white turned balusters, a spindle frieze, and a low-pitched hip porch roof. A painted white glass-in-wood-frame door, covered by a synthetic storm door, leads from the porch into the house. Three concrete steps on the south (rear) elevation

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descend to a vertical wood plank basement-level door, covered by a wood screen door. A non-historic 1x1 horizontal sliding glass bypass door enters the south elevation from a non-historic wood deck.

A 29' N-S by 12' E-W (1963) gabled addition has been built on to the west end of the original south elevation. This addition is supported by a concrete foundation, and its exterior walls are clad with painted red horizontal weatherboard siding with painted white 1" by 4" corner boards. A painted blue wood-paneled door, with one upper sash light, and covered by a synthetic storm door, enters the addition from the rear wood deck. The addition also features 1/1 double-hung sash windows. A smaller, earlier (1961), shed-roofed addition to the original home's rear southeast corner measures approximately 13' N-S by 5' E-W. This addition enlarged the original enclosed back porch.

22. Architectural style: **Late 19th and Early 20th Century American Movements**

Building type:

23. Landscape or special setting features: **This property is located on the south side of West 5th Street in the block between Harrison and Roosevelt Avenues. The well-maintained property features a planted grass front yard with mature landscaping, and with one deciduous tree. A narrow strip of land between the front flagstone sidewalk and the street is planted with irises, other flowers, and low creeping plants. A "grass-crete" driveway extends from the street, along the east side of the house, to the garage. A picket fence encloses the back yard along the alley.**

24. Associated buildings, features or objects:

Garage

A single-stall wood frame garage, with a long shed-roofed rear addition, is located just southeast of the house. The original front-gabled garage measures 12' N-S by 20' E-W, while the rear shed-roofed addition measures approximately 12' N-S by 29' E-W. The original garage is supported by a low concrete foundation, and its exterior walls are clad with painted red horizontal weatherboard siding with painted white 1" by 4" corner boards. The front gabled roof is moderately-pitched, and is covered with asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A set of paired, painted red, vertical wood plank garage doors, with painted white 1x cross bracing, open onto the "grass-crete" driveway on the garage's north elevation. The shed-roofed addition is also supported by a low concrete foundation, and also features painted red horizontal weatherboard siding with painted white 1" by 4" corner boards. The addition's shed roof is covered with asphalt composition shingles laid over plywood decking and 2x wood rafters. A set of paired, painted red, plywood garage doors, side-hinged-with metal strap hinges, are located on the south elevation, facing the alley. A 12' N-S by 20' E-W screened-in "seasonal porch," with a flat roof, has been built onto the west (side) elevation of the original garage.

Chicken House

A wood frame building (historically used as a chicken house) is located near the rear southwest corner of the property. This utilitarian building measures approximately 6' N-S by 10' E-W, and features vertical wood plank walls and a shed roof. The roof is covered with asphalt shingles laid over plywood decking and 2x wood rafters. A narrow vertical wood plank door, side-hinged with metal strap hinges, enters the building at the west end of the south elevation. A chicken wire covered window opening is located east of the door.

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907** 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: **Winfield S. and Grace Mehaffey**
- Source of information: **Loveland city directories.**
29. Construction history:
- Larimer County Assessor records list 1908 as this house's year of construction; however, the house's address (432 W. 5th Street) first appears in Loveland city directories in 1907, indicating that the house was likely completed a year or two prior to 1908. Sanborn Insurance maps indicate that the original gabled garage and the chicken house both date from before 1927. In August 1961, owner Robert L. Kennedy obtained a building permit to "construct [a] 5' x 13' addition on [the] east side of [the] enclosed back porch, and put [a] foundation under same." Two years later, in September 1963, Kennedy received another building permit to erect an approximately 12' by 29' addition to the west end of the original south elevation. Kennedy erected both of these additions himself, rather than hiring a contractor. Susan Linden, the current (2008) owner related that the shed-roofed addition to the garage was erected by Jon Hjelmstad in 1972. In 1992, current owners Jim and Susan Linden obtained a building permit to "remodel [the] existing 3/4 bath and add [a] dormer for [a] new window."**
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**

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35. Historical background:

This building was built circa 1907, and was originally owned and occupied by Winfield S. and Grace (Litle) Mehaffey. Engaged in real estate and loans, Mehaffey maintained an office in the Opera House block in downtown Loveland during the early 1900s. According to Loveland newspaper indexes, the Mehaffeys were married in June of 1904, and they apparently moved into this house two or three years later. A son, Raymond Litle Mehaffey, was born to the couple in August of 1909. Mrs. Mehaffey passed away in November 1918, leaving her husband Winfield, then age 47, and son Raymond, age 9. The 1920 census lists the Mehaffey household as composed of Winfield S., age 49 (a widower), son Raymond, age 11, and Winfield's unmarried sister, Harriet, age 49. The 1920 census lists Mr. Mehaffey's occupation as "Insurance Agent." City directories, in the 1930s, however, list his occupation as "farmer." The city directories also indicate that Winfield S. Mehaffey, and his son Raymond L. Mehaffey lived at this address through 1938 or 1939. Winfield's date of death was not uncovered; however, Raymond passed away in December of 1981 at the age of 72.

Subsequent owners/residents of this property included: Herman L. Rediess (circa 1940); Albert L. "Brick" Dean (mid-1940s thru early 1950s); Robert L. Kennedy (late 1950s thru circa 1970); and Jon M. Hjelmstad (early 1970s). James C. and Susan C. Linden, the current (2007) owners have lived here since 1973.

36. Sources of information:

Building permit files for 460 W. 5th Street. On file with the City of Loveland Building Division.
Fourteenth Census of the United States, 1920, Precinct 28, Loveland. Larimer County, Colorado.
Larimer County Assessor records.
Larimer County Assessor: Residential Property Appraisal Card.
Loveland city directories.
Linden, Susan C. Oral interview with Carl McWilliams, August 8, 2007.
Sanborn Insurance Maps, August 1927, July 1937.

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 |
| <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 |
| | 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 late Victorian era architectural characteristics, which exhibits some elements of the Queen Anne style such as the asymmetrical plan and wraparound front porch with delicate turned columns, open wood balustrade and spindle frieze. The property is also historically significant for its association with Loveland's residential development through the mid-1900s, and in particular for its long association with the Mehaffey family. 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. Despite some loss of integrity, the property may 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. Two additions to the rear of the original building date to the early 1960s. Both of these additions are reasonably compatible with the house's original construction and are minimally visible from the street.

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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 #2; Images 7-13	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	09/17/07		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

