

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.4792** Parcel number(s): **9514436008**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Gaines House**
6. Current Building Name: **Beeman-Glowacki House**
7. Building Address: **448 W 5th Street**
8. Owner Name: **Jean A. Beeman-Glowacki & Stephen P. Glowacki**
Owner Organization:
Owner Address: **448 W 5th St**
Loveland, CO 80537-



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**
NW ¼ of NW ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493065 mE** **4471534 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **East 40 Feet of Lot 5, 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): **Rectangular Plan**
15. Dimensions in feet: **1308 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Roof Treatment/ Dormer
Window/Segmental Arch
21. General architectural description:
This is a single-story, brick, Hip-roofed Box dwelling, with an incompatible 1.5-story wood frame addition to the south (rear) elevation. The original brick house features a basic rectangular plan which measures 32' N-S (deep) by 22' E-W (across). Constructed in 2001, the addition measures approximately 16' N-S by 26' E-W. The historic house with the 2001 addition forms a T-shaped building. The original dwelling is supported by a low unpainted sandstone foundation, while the exterior walls are made of red brick laid in running bond. The truncated hip roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted white wood trim. There is no chimney. The house features a symmetrical façade which faces W. 5th Street on the north elevation. A stained natural brown 15-light glass-in-wood-frame door, with a wood screen door, enters the center of the façade from a nearly full-width front porch. Measuring 6' by 20', the porch features a tongue-in-groove wood floor, a painted white open wood railing and 4" x 4" wood posts which support a low-pitched hipped porch roof. A single-hung sash window, with a painted white wood frame, a sandstone lugsill, and a segmental brick arch, overlooks the front porch to the west of the entry door. Otherwise, the home's windows are primarily 1/1 double-hung sash with painted white wood frames, sandstone lugsills, and segmental brick arches.
- The 2001 rear addition has painted grey horizontal wood siding exterior walls, and a moderately-pitched side-gable roof. A 1x1 horizontal sliding glass bypass door enters the south elevation of the addition from a wood deck. A canted bay window is located to the west of the entry door.**

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22. Architectural style:
Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This house is located on the south side of W. 5th Street, in the block between Harrison and Roosevelt Avenues. The front yard is landscaped with irises and other low plantings, rather than with grass. Other low plants are located in the narrow strip of land between the front sidewalk and the street. A gravel driveway extends from the street to along the east side of the house; however, the garage no longer exists. The back yard is unfenced.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1891** Actual:
Source of information: **Larimer County Assessor, Residential Property Appraisal 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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9. Construction history:
Larimer County Assessor records list 1891 as this house's date of construction. This date was obtained in 1951 from then owner Mrs. Amy I Gaines whose family had lived in the house since the first decade of the twentieth century. The property's address (448 W. 5th Street) is listed in the (earliest) 1904 Loveland city directory. The house apparently stood, for the most part, as originally built until 2001 when a 1.5-story wood frame addition was built onto the rear of the original dwelling. A small single-stall garage which was located southeast of the house has been razed.

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:

Larimer County Assessor records indicate that this house was built in the early 1890s. Its earliest known residents (as listed in the 1904 Loveland city directory) were P.W. and Myrtle Osborn. Pearl Winford Osborn was the son of Mr. and Mrs. A.W. Osborn who were established Loveland residents by the turn of the twentieth century. On December 2, 1900, Pearl was married to Zollin Myrtle Stevenson, the daughter of Mr. and Mrs. N.O. Stevenson, also of Loveland. By 1904, Pearl and Myrtle Osborn were living in this house on West 5th Street, during which time Pearl was employed as a janitor at the West Side School.

By 1907, the Osborns had moved to 710 Garfield Avenue, while this property had become the residence of Mrs. Anna Gaines. The property was subsequently occupied by members of the Gaines family through the mid-1950s. According to the city directories, Anna Gaines was a seamstress/dressmaker who lived here with two other family members through circa 1925. Subsequent directories through the mid-1950s list Amy I. Gaines (the widow of William) at this address. No obituaries or other references to the Gaines family were located in Loveland newspaper indexes at the Loveland Public Library.

More recent residents of this house include: A. Wright (late 1950s), C.H. Estrem (early 1960s), Sergio "Albert" Salas (early 1970s), Greg Brooks (late 1970s), B. Gilmore (1980s), and J.A. Beeman early 1990s. The property's current (2007) owners are Jean A. Beeman-Glowacki & Stephen P. Glowacki.

36. Sources of information:

Building permit files for 448 W. 5th Street. 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, August 1927, July 1937.

"Married." *Loveland Reporter*, December 6, 1900, p. 8.

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:

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

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 Hipped-roof Box architectural plan, and for its brick masonry construction. It is also historically significant, to a modest degree, for its associations with Loveland's residential development through the mid-1900s. The property's level of significance in these regards are 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. Due to a loss of integrity, the property also does not qualify for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat below average 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 physical integrity of the house has been diminished by a poorly-executed 2001 rear addition. The integrity of setting was modestly diminished when the historic garage was razed.

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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 20-24	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 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



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Location Map

