

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.4794** Parcel number(s): **9514436006**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Kelim House; Reyburn House**
6. Current Building Name: **Moss House**
7. Building Address: **460 W 5th Street**
8. Owner Name: **Opal L Moss**
Owner Organization:
Owner Address: **460 W 5th St**
Loveland, CO 80537-5424



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 SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493034 mE** **4471529 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lot 4. 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: 43 feet x Width: 32 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Ornamentation/Decorative Shingles
Chimney
Roof Treatment/Dormer
Window/Stained Glass
21. General architectural description:
This house consists of an original, circa 1902, offset T-shaped brick dwelling, and a 1976 wood frame addition to the south (rear) elevation. The original house is supported by a low sandstone foundation, covered with concrete pargeting. The red brick walls are laid in running bond, with a belt course of rowlocks topped by sandstone blocks is at the level of the first story window sills. Another belt course, composed of a course of alternating stepped in and out headers sandwiched between two courses of sandstone blocks, is at the level of the first story window lintels. Painted green variegated wood shingles appear in the upper gable ends on the west, north, and east elevations. The original house is covered by a steeply-pitched cross gable roof, with brown asphalt shingles. The eaves are boxed with painted green wood trim. There are two chimneys: one is a crumbling res brick chimney on the roof ridge; the other is an exterior red brick chimney located at the south end of the west elevation. A prominent gabled wall dormer, with a painted green wood-paneled door with four upper sash lights, covered by a wood screen door, overlooks the enclosed front porch. Measuring 9' N-S by 15.5' E-W, this porch fills in the front leg of the "T" comprising the east half of the façade. An aluminum storm door leads from a concrete stoop into the porch. A slightly-projecting rectangular bay, with a 6-light fixed-pane window, covered by a 6-light wood storm window, is located near the south end of the west elevation. Windows elsewhere are primarily single and paired 1/1 double-hung, and single-hung, sash, with painted wood frames. Some windows feature stained glass Queen Anne lights, and sandstone lugsills and lintels. The rear addition is covered by a

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gable roof, and has 1x1 horizontal sliding windows. A large wood deck, covered by a gable roof, extends from the addition's south elevation.

22. Architectural style: **Late Victorian**
Building type:
23. Landscape or special setting features: **This property is located on the south side of the 400 block of West 5th Street, between Harrison and Roosevelt Avenues. A large spruce tree is located in the west half of the planted grass front yard, and there is a narrow planted grass side yard to the west of the house. A narrow strip of land between the front sidewalk and the street is landscaped with rocks, flower beds, and low plantings. A gravel driveway extends from the curb at 5th Street, along the east side of the house to the garage.**
24. Associated buildings, features or objects:
- Secondary Residence "The Doll House"**
A historic secondary residence, known as the "Doll House" is located near the rear southeast corner of the property. This dwelling has traditionally had the address of 460 1/2 W. 5th Street. This wood frame building measures 24' N-S by 12' E-W, and its exterior walls are clad with very narrow painted green horizontal wood siding. It is covered by a moderately-pitched side-gable roof, with a shed-roof extension to the north elevation. The roof is covered with older grey asphalt shingles, laid over 1x wood decking and 2x wood rafters. The rafter ends are painted green and are exposed beneath the eaves. A large shed-roofed dormer overlooks the north elevation (facade). The entry door is located on the north elevation, and is covered by a painted black wood screen door. A set of paired 6-light casement windows face the alley on the south elevation. A set of paired 3-light casement windows penetrate the east elevation. A set of paired 6-light casement windows, and a 4-light hopper window, penetrate the west elevation. All of the windows have painted white wood frames and surrounds.
- Shed "The Storehouse"**
This utilitarian building, which measures 20' N-S by 8' E-W, is located at the rear southwest corner of the property. It is supported by a low sandstone foundation, and its east, west, and north exterior walls are clad with painted red horizontal weatherboard siding. The south wall is made of painted red vertical wood planks. The storehouse is covered by a shed roof, with rolled grey asphalt roofing material laid over 1x wood decking and 2x wood rafters. Three painted red vertical wood plank doors, all side hinged with metal strap hinges, are located on the east elevation.
- Garage**
A wood frame garage, which measures 18' N-S by 16' E-W, is located just southeast of the house. This building is supported by a concrete slab foundation, and its exterior walls are clad with horizontal wood siding. The garage is covered by a low-pitched front gable roof, with brown asphalt shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted brown, and are exposed beneath the eaves. A set of paired vertical wood plank garage doors, which slide open horizontally, open onto the gravel driveway on the north elevation.

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** 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: **Lee Kelim (probably)**
- Source of information: **Loveland city directories.**
29. Construction history:
- Larimer County Assessor records list 1902 as this house's year of construction, while Loveland city directories provide corroborating information that the house was in existence by 1904. The original house featured an offset T-shaped plan with a cross-gabled roof. In 1976, contractor Wayne Disney (who lived nearby at 468 W. 5th Street) constructed a 14' by 16' family room addition onto the rear of the original dwelling. Three historic secondary buildings are also located on the property. These include as secondary residence named the "Doll House" located near the rear southeast corner of the property, a shed known as the "Store House" located near the rear southwest corner of the property, and a garage located just southeast of the house. Sanborn maps indicate that all three of these buildings were probably built prior to 1927, although the shed may have originally been aligned differently within the lot.**
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**
35. Historical background:
- In the early 1900s, this home was the residence of colorful early Loveland resident, Lee J. Kelim. According to the April 24, 1902 edition of the Loveland Reporter, "Mr. Kelim is a born hustler from Missouri - and has had to make his own record all through his life." An adventurous young man, Lee Kelim walked here from St. Joseph, Missouri in the 1870s. In 1878, when 23, he married 16-year old Stella Bassett. Stella was the daughter of a Campion area farmer. The Kelims had seven children. Lee Kelim was involved in numerous business ventures. As a young man, he began to establish his future as the owner/operator of harvesting equipment, and leased his machinery and crews to area farmers. Stella aided him by cooking for the crews from her mobile cook shack. When the harvest season was over, Kelim contracted to excavate and construct irrigation ditches, dams and reservoirs in the area. Kelim established the Big Thompson Milling and Elevator Company in Loveland, which furthered his fortune. At one point, the family owned and operated seven such operations, six of which were eventually sold to the Colorado Milling Company.**

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Circa 1901, Kelim was granted the concession to build and operate a light plant. It was begun in the old Farmer's Mill building, then in 1905 moved to a new building at the corner of Second and Railroad. This building still stands. Engraved on the front is "Loveland Light, Heat and Power Co.; Lee Kelim, Manager." Wires were strung to the Kelim's house at corner of 5th and Lincoln (since destroyed), making this the first house in Loveland to have electric lights. Kelim also started an ice business, located in his power company building. He was also involved in other, purportedly less upstanding, ventures. The August 12, 1908 Fort Collins Weekly Courier noted, tongue in cheek, that "Pointers on how to run a saloon in a temperance community were to be obtained free of charge today in the district court" in action in which Kelim sought a receivership in an alleged partnership in the saloon.

Kelim was described as quite wealthy in a 1907 article, which also alleged marital infidelities and legal woes. On July 1, 1908, his wife Stella L. Kelim was granted a divorce on the grounds of drunkenness and desertion. She reportedly moved to Denver, although family history suggests she later returned to Lee. In 1910, Kelim relocated to an area six miles east of Loveland, where he dreamed of establishing a town bearing his name. According to Kelim's biography in Larimer County History, 1860's- 1987, the family lived in a sod house on their homestead in this fledgling community for about two years, before constructing a house. At Kelim, Lee constructed a large concrete and wooden flour mill and grain storage facility, with an eventual capacity of 160,000 bushels of grain. In early 1914, the Fort Collins Weekly Courier reported that, "The new flour mill at Kelim has started operations". A cautionary note was sounded, however, as the article continued, "The opening of the flour mill and the new town of Kelim have been threatened somewhat by impending lawsuits." In July 1917, land and equipment owned by the Kelim Farmers Milling and Elevator Company was sold at public auction. While never becoming a town, the community of Kelim did persevere, and eventually numbered at least seventeen homes and several businesses, including a store and gas station. The Kelim family lived here until 1925, when Lee Kelim died as a result of a farm accident. Mrs. Kelim reportedly remained for a period of time in the town bearing her husband's name, before relocating to Fort Collins. She lived to be just days shy of turning 110 years old, passing away in October 1977.

Continuing its connection to early Larimer County History, by 1906 this home belonged to the family of Loveland mayor Harry E. Kelly. Not to be confused with Howard H. Kelly, who lived at 454 West 5th and also served as a mayor, Harry Kelly worked principally as a miller and mill manager. He was also active in Loveland's civic and business community, and was a charter member of the Rotary Club. While living in this home with his wife, Sadie, and their son and daughter, Kelly both served as Mayor of Loveland and worked as the manager of Lee Kelim's Big Thompson Mills. Kelly later managed the Loveland Flour Mills, before being transferred to Greeley in 1921 to work for the Model Mills. The Harry Kelly family remained in this home for only a few years. In 1910, the residence was occupied by the F.B. and Gladys Trindle family, then Mrs. Emma Koenig by 1917, and in 1919, R. R. Mathews. In the early 1920s, Mrs. Myrna G. Reyburn became the owner of the home. Myrna Reyburn was the widow of Albert E. Reyburn, a mortician who had worked for many years for the W. T. Hollowell undertaking establishment. In the summer of 1917, Albert Reyburn determined to go into business for himself, taking over Thomas Simpson's establishment in Eaton. The family moved to Eaton in September of that year. Unfortunately, Albert Reyburn did not live for very many more years; in April 1923, he passed away, leaving behind his wife and at least one child, a daughter not yet three years of age. Following his death, Mrs. Reyburn relocated to Loveland. She lived in this home until the early 1940s, supporting herself in part by renting out a secondary residence at the rear of the lot.

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In 1952, Hugh J. and Opal L. Moss purchased the property from Guy E. and L. E. Tarman. Hugh supported his family as a journeyman plumber and pipe fitter, until his retirement in 1979. In 1941, he worked on the Alva B. Adams Tunnel, a part of the larger Colorado-Big Thompson water diversion project. Later, at the age of 77, he came out of retirement to work on Denver International Airport, his last project. Hugh died June 1, 2000 at age 82. A Loveland native, he was born July 29, 1917 to Oba Marshall Moss and Haddie Mae Bartlow Moss. On October 21, 1939, he married Opal L. Stockton in a ceremony at the Sylvan Dale Ranch. Opal Moss, now 87, still lives here. The couple had four children, sons Terry Allen and Foley James, and daughters Sandy and Jeanie. The family refers to the secondary residence as the "Doll House."

36. Sources of information:

Building permit files for 460 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.

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

Sanborn Insurance Maps, August 1927, July 1937.

"L.J. Kelim." *Loveland Reporter*, April 24, 1902, p. 63.

"Pointers Given By Kelim On How To Run A Saloon." *Fort Collins Weekly Courier*, August 12, 1908, p. 1.

"Kelim Mill Starts Flour Making Today" *Fort Collins Weekly Courier*, February 27, 1914, p. 1.

"Mrs. H.E. Kelly Rites Friday." *Loveland Daily Reporter Herald*, October 9, 1947, p. 1.

"Hugh J. Moss." (obituary) *Loveland Daily Reporter Herald*, June 3, 2000, p. B4.

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 |
| <input checked="" type="checkbox"/> | 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, including its tall angular offset T-shaped plan, its brick walls, the decorative shingles in the upper gable ends, and the tall gabled wall dormer overlooking the façade. The house is also historically significant for its association with Loveland's residential development through the first half of the twentieth century, and in particular for its association with Lee Kelim. Due to some loss of integrity, 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, may be considered individually eligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than optimal 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 house's physical integrity has been diminished by the construction of a rear addition in 1976. Although it is not visible from the front, the addition is moderately incompatible with the house's original construction.

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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 29-38	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
	Karen McWilliams		
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

