

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.4801** Parcel number(s): **9514438005**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Schoffner House; Hermetet House**
6. Current Building Name: **Williams House**
7. Building Address: **518 W 5th Street**
8. Owner Name: **Joseph F. and Rose Ann C. Williams**
Owner Organization:
Owner Address: **518 W 5th St**
Loveland, CO 80537-5426



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 NE ¼ of SW ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **492912 mE** **4471535 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **West 10 FT. of Lot 4, All of Lot 5, and East 15 FT. of LOT 6, Block 1**
 Addition: **Mountain View** Year of addition: **1906**
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: **Length: 39 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Ornamentation/Decorative Shingles
Chimney
Fence
21. General architectural description:
This is a 1.5-story hip-roofed wood frame dwelling, with a historic, low-pitched hip-roofed, rear addition. The main 1.5-story hip-roofed portion of the house measures 30' N-S by 26' E-W, while the lower, single-story, rear addition measures 9' N-S by 26' E-W. The house is supported by a low unpainted concrete foundation, while its exterior walls are clad with painted beige horizontal weatherboard siding with 1" by 4" corner boards. The hip roof is steeply-pitched, and is covered with grey asphalt composition shingles. The eaves are boxed with painted beige wood trim. Small, decorative, intersecting gables - each with an eyebrow window and with painted beige fish scale shingles - are located on the north and east facing roof slopes. A brick chimney, with painted white concrete pargeting, is located on the roof ridge. The home's windows are primarily 1/1 double-hung sash with painted beige wood frames and surrounds. Two stained brown wood-paneled doors, each with one upper sash light, enter the façade (north elevation) from a 6' by 12' porch which is recessed under the front northeast corner of the house's hip roof. One of these doors is covered by a historic wood screen door, while the other is covered by a non-historic metal storm door. The porch is approached by a single concrete step, and features a tongue-in-groove wood floor, and three painted beige 4" by 4" wood post supports. A painted white wood-paneled door, with one upper sash light, and with a synthetic storm door, enters an enclosed rear porch at the south end of the east (side) elevation.

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The rear hip-roofed addition features a concrete foundation, beige color horizontal composition board siding, and asphalt composition roof shingles. Two non-historic 1x1 horizontal sliding windows penetrate the addition's south elevation.

22. Architectural style:

Building type: **Hipped-roof Box**

23. Landscape or special setting features: **This property is located on the south side of West 5th Street in the block between Roosevelt and Sheridan Avenues. The planted grass front yard, and narrow side yards along either side of the house, feature mature landscaping. A narrow planted grass strip of land is located between the front sidewalk and the street. The backyard is enclosed by a chain link fence.**

24. Associated buildings, features or objects:

Shed

A wood frame shed, which measures approximately 13' by 6', is located near the rear southeast corner of the property. Supported by a wood timbers on grade foundation, the shed has vertical wood plank exterior walls, and a shed roof with grey asphalt shingles laid over 1x wood decking. A painted brown vertical wood plank door, side-hinged with metal strap hinges, is located at the north end of the west elevation. Painted brown, shuttered windows penetrate the west and south elevations.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1901** 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: **Fred D. and Oma Schoffner (probably)**
Source of information: **Loveland city directories**

29. Construction history:
Larimer County Assessor records list 1901 as this house's year of construction. This date is consistent with the house's hip-roofed box plan, architectural character, and overall appearance. The property's address (518 W. 5th Street) does not begin to appear in Loveland city directories until 1910, however. The house, apparently with the rear addition, is depicted on both the 1927 and 1937 Sanborn Insurance maps. The shed at the southeast corner of the property is also depicted on both Sanborn maps. The only building permit for the property located on file with the City of Loveland was for electrical wiring in 1978.

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 list 1901 as this house's year of construction; however, its address does not begin to appear in Loveland city directories until 1910-1911. Fred and Oma Schoffner appear jointly as the home's inhabitants from 1910 through 1919, but in 1922, Mrs. O. S. Schoffner is listed as the sole resident. No further information regarding the Schoffners was located in newspaper obituary files at the Loveland Public Library. H.L. Adkison next resided here briefly in the mid-1920s, before Mrs. Vera Wepsala purchased the house in 1927.

Vera Wepsala (maiden name unknown) was born February 15, 1899 in Tecumseh, Nebraska. She moved to Loveland, Colorado in 1926 where she worked as a nurse at the Loveland Hospital. Evidently widowed, Vera met and married Paul J. Hermetet in Loveland, in 1928. Mr. and Mrs. Hermetet subsequently made 518 W. 5th Street their home until her death in February 1960. Following his wife's death, Mr. Hermetet continued to live here, but perhaps began to take in roomers or lease a basement apartment as the directories indicate that other individuals also resided here. These included: Leola M. Winton, in 1962, and Meryl Bell, in 1967-1968. By 1973, Mr. Hermetet was again the sole occupant. An obituary for Mr. Hermetet was not located in newspaper indexes at the Loveland Public Library.

In 1977 and 1978 Mr. Steve Grubaugh lived here, followed by J. Hodgson and Joseph F. Williams, in 1981. In 1986, Mr. Williams continued to live here; however, in that year Hodgson is no longer listed. Current (2007) Larimer County property tax records show Mr. Joseph Williams and his wife Rose Ann as the property owners. They have evidently leased the property in recent years, as city directories between 1990 and 2006 show Mr. Alan Morse living in the house in 1990, followed by Phil Warner in 1995 and Luke R. Hannan in 2006.

36. Sources of information:

Building permit files for 518 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.

"[Hermetet] - Wepsala" (marriage announcement) *Loveland Reporter Herald*, October 6, 1928, p. 5.

"Mrs. Vera M. Hermetet Dies at Hospital Here." *Loveland Daily Reporter Herald*, February 29, 1960, p. 6.

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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 Hipped-roof Box architectural plan, and for such representative features as its small intersecting gables with eyebrow windows, and narrow double-hung windows. 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 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. There have been no recent additions, and no notable adverse exterior alterations, to the historic house. The integrity of setting is enhanced by the continued preservation of the shed near the southeast corner of the property,

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 #3, Images 13-17CD #3	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	10/07/07		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

