

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
☐ Determined Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5LR.4945** Parcel number(s): **9514435013**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Reed House; Dean House; Machmer House**
6. Current Building Name: **Key House**
7. Building Address: **435 N Harrison Avenue**
8. Owner Name: **James J. and Bernice J Key**
Owner Organization:
Owner Address: **435 Harrison Ave**
Loveland, CO 80537



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**
NE ¼ of NW ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493141 mE** **4471512 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **South 46 2/3s FT. of Lots 11 and 12, and South 2/3s FT. of East 7 FT. of Lot 13, Block 5**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 55 feet x Width: 31 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This 1.5-story Bungalow type dwelling is composed of the original, 1923, rectangular shaped house, and a circa early 1960s L-shaped addition to the west (rear) elevation and to the west end of the north (side) elevation. Overall, the current house measures 31' N-S (across) by 55' E-W (deep). It is supported by a painted grey concrete foundation which is penetrated by 2-light hopper basement windows. The wood frame house's exterior walls are clad with non-historic white horizontal vinyl siding, although painted white textured stucco appears in the upper gable ends. The dwelling's front gable roof is low-pitched, and is covered with grey asphalt composition shingles. The rafter ends are exposed beneath widely-overhanging eaves, and there are decorative purlins with knee braces in the upper gable ends. A red brick chimney is located near the west end of the roof ridge. A non-historic 1x1 horizontal sliding window, with a metal frame, overlooks the front porch to the south of the front door. Elsewhere, the home's windows are primarily 4/1 (ribbon style) double-hung sash. A painted white solid wood front door, with three stepped upper sash lights, and covered by a black storm door, enters the façade (east elevation) from a full-width, 24' by 8', Craftsman style porch. The porch is recessed under the house's front gable roof, and features vinyl-clad knee walls, stuccoed pedestals, and vinyl-clad piers. A painted white wood-paneled door, covered by a silver aluminum storm door, enters the west (rear) elevation from a 6-step wood stoop.
22. Architectural style: **Late 19th and Early 20th Century American Movements/ Craftsman**
 Building type: **Bungalow**

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23. Landscape or special setting features: **This property is located on the west side of Harrison Avenue in the block between W. 4th and W. 5th Streets. The east-west alley between 4th and 5th Street parallels the south side of the property.**

24. Associated buildings, features or objects:

Garage

A wood frame garage, which measures 22' by 22', is located west of the house. The garage has a concrete foundation, painted white horizontal weatherboard exterior walls, and a moderately-pitched front gable roof. The roof is covered with black asphalt composition shingles, while painted white rafter ends are exposed beneath the eaves. Two wood-paneled roll-away garage doors on the south elevation provide vehicular access via the alley.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1923**
 Source of information: **Loveland city directories; Larimer County Residential Property Record Card; Sanborn Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Howard E. and Lucille E. Reed (probably)**
 Source of information: **Loveland city directories**
29. Construction history:
Larimer County Assessor records, Loveland city directories, and Sanborn Insurance maps all provide corroborating evidence that this house was built in 1923. The original Bungalow type dwelling featured a rectangular plan which measured 24' N-S by 48' E-W. Circa 1960, an L-shaped addition was built around the original rear northwest corner. The addition was later slightly expanded to the south to cover all of the rear elevation. Sanborn maps suggest that the garage was probably built at the same time as the house. The house's vinyl siding was installed by the current owner in the late 1980s.

30. Original location: ☒ Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
 Domestic/Single Dwelling.
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family residence**

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35. Historical background:

Larimer County Assessor records, Sanborn Insurance maps, and Loveland city directories document that this Bungalow style house was built in 1923. Howard E. and Lucille E. Reed, who lived here until the late 1920s, were the original residents, according to Loveland city directories. Mr. Reed was a teacher at Loveland High School, according to the 1927 directory; however, no further information regarding Mr. and Mrs. Reed was located in newspaper index files at the Loveland Public Library.

Albert L. and Lillian C. Dean owned and lived in this house between circa 1932 and the early-to-mid-1940s. Mr. Dean was employed as Manager for the Western Light and Power Company in Loveland, in the late 1910s; and he later enjoyed a long career, between 1925 and 1954, as the Assistant Superintendent of the City of Loveland Electrical Department. Nicknamed "Brick" Albert L. Dean had been born in Kansas on March 17, 1887. He and Lillian (maiden name unknown), were married in Longmont on November 30, 1909. Mr. and Mrs. Dean had at least seven children: Dorothy (born circa 1911); Helena (born circa 1916); Thomas (born circa 1924); Shirley (born circa 1928); Robert (born circa 1931); and Charles and Richard, apparently twins, (both born circa 1933). Mr. Dean passed away in April 1962 at the age of 75. An obituary for Lillian Dean was not located.

Following the Dean family, this dwelling acquired by Adam A. and Geneva Neiman, in the mid-1940s. Retired farmers, the Neimans divided the house into two apartments - one in the north side, in which they lived, and one in the south side, which they rented out. There may also have been a basement apartment as well. By 1954, though, Mr. Neiman had passed away, and Geneva Neiman was living elsewhere, while apparently renting out the apartments. By 1956, however, Mrs. Neiman had again taken up residency in one of the apartments at this address, while renting out the other apartment to another widow, Mrs. Margaret P. Machmer. The widow of Harold Machmer, Mrs. Machmer may have eventually purchased the home, perhaps following the passing of Geneva Neiman. At any rate, she continued to live in one apartment through the early 1970s, while the other apartment was occupied by Leo and Geneva Byrum. Mr. Byrum worked as a salesman for the J.R. Watkins Company in the 1960s. The city directories indicate that the Byrums may have become the property's owners in the early 1960s.

Current (2000) residents James "Jim" and Bernice Key, who have owned here since 1971, have lived in this house longer than any of their predecessors. Upon purchasing the house in 1971, they remodeled the interior back into a single-family home, and it has served as their residence from that time to the present. James Key was born and raised in the Oklahoma panhandle. He and Bernice lived in Fowler, Colorado, in the Arkansas valley, for eighteen years before moving to Loveland in the 1960s. They raised a family of two boys in Fowler, while Jim worked as a civilian employee, as a mechanic and in quality assurance, for the U.S. Army. In Loveland, Jim worked on the Colorado-Big Thompson project for the U.S. Bureau of Reclamation. Bernice, meanwhile, worked as a cook at Colorado State University in Fort Collins. Both are now retired.

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36. Sources of information:

Building permit files for 435 N. Harrison Avenue. On file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Key, Jim and Bernice. Oral interview with Carl McWilliams, January 26, 2008.

Sanborn Insurance Maps, August 1927, July 1937.

"A.L. Dean Resigns Position With W.L. & Power Co." *Loveland Daily Herald*, August 7, 1920, p. 1.

"Albert L. Dean, Former Municipal Employee, Dies." *Loveland Daily Reporter-Herald*, April 18, 1962, p. 3.

Helen S. Lebsack." (obituary) *Loveland Daily Reporter-Herald*, October 4, 1982, p. 2.

"Fred Lebsack." (obituary) *Loveland Daily Reporter-Herald*, June 11, 1992, p. 12.

"Margaret P. Machmer." (obituary) *Loveland Daily Reporter-Herald*, January 23, 1898, p. A-14.

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 Bungalow style of architecture, and for such representative Bungalow features as its low-pitched roof, with exposed rafter ends beneath widely-overhanging eaves, decorative purlins with knee braces, and Craftsman style porch. The house 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. A modest addition to the rear of the dwelling is architecturally compatible with the original construction. The house's physical integrity has been somewhat diminished by the installation of vinyl siding, and the alteration of some window openings. The look and feel of an early 1920s Bungalow style dwelling is still very much in evidence, however.

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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 42-46	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	01/14/08		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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Legend

- Surveyed Parcels (with address numbers)
- Building Footprints
- Parks

1 inch equals 100 feet

0 25 50 100 Feet

September 2007

N Harrison Ave

W 5th St

Address numbers shown on map: 447, 445, 431, 427, 411, 411, 429, 539, 553, 540, 536, 530, 524, 502, 355, 343, 341, 448, 440, 432, 424, 439, 437, 435, 409, 438, 350, 346, 352, 348, 340, 334.

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Location Map

