

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 8

**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.4946** Parcel number(s): **9514435012**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Herrin House**
6. Current Building Name: **Ward House**
7. Building Address: **437 N Harrison Avenue**
8. Owner Name: **Lori Hvizda Ward**
Owner Organization:
Owner Address: **501 W 4th St**
Loveland, CO 80537



44. National Register eligibility field assessment:
Local landmark eligibility field assessment:

Not Eligible
Eligible

Architectural Inventory Form

Page 2 of 8

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** **493142 mE** **4471525 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Beginning at a point 93 Ft. 4 Inches South of the NE corner of Lot 11, Block 5, Kilburns West Side, Loveland: West 90 FT., North 45 FT., East 90 FT., South 45 FT. to point of beginning.**
 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: 38 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Window/Glass Block
21. General architectural description:

The residence at 437 N. Harrison Avenue consists of an original, 1939, rectangular-shaped Minimal Traditional style dwelling, and a modest, 1954, addition to the north end of the east elevation (façade). The original portion of the dwelling measures 26' N-S (across) by 32' E-W (deep); the 1954 addition measures 14' N-S by 6' E-W; overall, the extant dwelling measures 28' N-S by 38' E-W. The house is supported by a low, unpainted, concrete foundation, while its exterior walls are clad non-historic white horizontal metal siding. The dwelling's front gable roof is covered with green asphalt composition shingles, and the eaves are closed. A 12-light fixed-pane window, covered by an aluminum awning, penetrates the north end of the façade. An 8/8 double-hung sash window, also with an aluminum awning, penetrates the south end of the façade. The north elevation is penetrated by three 6/6 double-hung sash windows, and by a distinctive 28-light glass block window. Three sets of paired 6/6 double-hung sash windows penetrate the south elevation. All of the home's windows have painted white wood frames and surrounds. A painted white wood-paneled door, with a painted white wood screen door, enters the gabled addition on the façade from a concrete front porch with three rounded concrete steps. The porch is covered by an extension of the addition's gable roof, supported by a black wrought iron pier. A painted white wood-paneled door, with one upper sash light, and covered by a white vinyl storm door, enters the south elevation from a 4-step concrete porch.

Architectural Inventory Form

Page 3 of 8

-
22. Architectural style: **Minimal Traditional**
Building type:
23. Landscape or special setting features: **This well-maintained property is located on the west side of Harrison Avenue in the block between W. 4th and W. 5th Streets.**
24. Associated buildings, features or objects:
Garage
A wood frame garage, which measures 12' by 20', is located southwest of the house. This utilitarian building features a concrete floor, white horizontal metal exterior siding, and a front gable roof. The roof is covered with grey asphalt composition shingles, and the eaves are closed. A painted white paneled overhead garage door on the east elevation opens onto a concrete driveway which extends along the south side of the house to Harrison Avenue.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1939**
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: **Amorita Fauver**
Source of information: **Loveland city directories.**
29. Construction history:
Loveland city directories, Larimer County Assessor records, and Sanborn Insurance maps, all provide corroborating evidence that this Minimal Traditional style house was built in 1939. In 1954, owner Amorita (Fauver) Herrin contracted with Everett Hazel to erect a 14' by 6' gabled addition to the east elevation, which enlarged the family room. A pianist and music teacher, Mrs. Herrin utilized the additional space to accommodate a baby grand piano.
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 residence**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

This house was built in 1939, and was the long-time home of Amorita (Jeffrey) (Fauver) Herrin, a well-known local music teacher. Amorita was born in Elwood, Nebraska on December 30, 1899, the daughter of Winslow E. and Hallie (Hull) Jeffrey. She moved to Loveland with her parents at just five years of age, where she attended local schools and graduated from Loveland High School. She then attended the University of Chicago, and the University of Colorado, where she majored in music. Amorita moved to California circa 1923, and in the ensuing years she was apparently married to a Mr. Fauver. The disposition of this, Amorita's first marriage, has not been researched; however, by 1929 she had returned to Loveland where she quickly established a reputation as a highly-acclaimed pianist and music teacher.

In September of 1940, Amorita was united in marriage with her second husband, Clarence Herrin. A native of Fort Collins, Clarence had previously resided in Alamosa before he moved to Loveland to become manager and/or projectionist of the Rialto Theater. Amorita and Clarence resided together in this house until Clarence's death in October of 1957. Amorita then continued to live here for many more years, where she taught piano and accordion lessons to countless individuals. In 1954, Amorita had an addition built onto the family room to accommodate a baby grand piano. She was also a member of the Loveland Cadman Music Club, the First Christian Church, and several other musical organizations. Amorita moved to Scottsdale, Arizona in the late 1980s, to be nearer her son and daughter-in-law, Earl and Leona Fauver. She passed away there in July of 1994 at the age of 94, but she was interred in Loveland Burial Park Cemetery.

Upon moving to Arizona in 1987, Amorita sold this house to Lori Hvizda, who has owned it continuously from that time to the present (2008). Lori married Ken Ward in 1989, and they then lived here together until 1994 when they moved to another house on West 4th Street. Lori and Ward have leased this house to Lori's mother for about the past nine years (circa 1999-2008), while maintaining their separate residence nearby at 501 West 4th Street. That house, interestingly, was the historic residence of Amorita Herrin's father, Winslow E. Jeffrey, a Loveland pharmacist.

36. Sources of information:

Building permit files, on file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Lori Hvizda Ward. Oral interview with Carl McWilliams, January 21, 2008.

Sanborn Insurance Maps, August 1927, July 1937.

"Fauver-Herrin." (wedding announcement) *Loveland Daily Reporter-Herald*, September 24, 1940, p. 5.

"Amorita Herrin." (obituary) *Loveland Daily Reporter-Herald*, July 11, 1994, p. A-8.

Architectural Inventory Form

Page 5 of 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.

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: ☒

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This house is architecturally significant for its representative Minimal Traditional style of architecture. It is also historically significant for its association with Loveland's residential development through the mid-1900s, and in particular for its long association with Mrs. Amorita Herrin who as a music teacher made notable contributions to Loveland's cultural development. 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 1954 addition is very compatible with the original construction, and is now over fifty years of age. The physical integrity of the house and garage has been somewhat diminished by the application of metal siding.

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 47-51	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		

Architectural Inventory Form

Page 7 of 8

Sketch Map



Architectural Inventory Form

Page 8 of 8

Location Map

