

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 8

**Official Eligibility Determination
(OAHHP use only)**

OAHHP1403

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.6606** Parcel number(s): **9514428002**
 2. Temporary resource number: **N/A**
 3. County: **Larimer**
 4. City: **Loveland**
 5. Historic Building Name: **Tiley's Grocery; Knievel's Food Store; Tandy's Grocery and Market**
 6. Current Building Name: **Schneider Building**
 7. Building Address: **501 W 5th Street**
 8. Owner Name: **David A. Schneider**
 Owner Address: **501 W 5th St
Loveland, CO 80537**



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
SE 1/4 of SE 1/4 of NW 1/4 of SE 1/4 of Section 14

10. UTM reference (Datum: NAD27)
 Zone: **13** 492966 mE 4471572 mN

11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**

12. Lot(s): **South 142 Ft. of East 32 Ft. of Lot 3, Block 1**
 Addition: **Seely Addition** Year of addition: **1919**

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: 48 feet x Width: 24 feet**

16. Number of stories: **1**

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**

21. General architectural description:
This former corner grocery store building features a basic rectangular plan which measures 48' N-S (deep) by 24' E-W (across). The south elevation (façade) fronts directly onto a wide concrete sidewalk which parallels West 5th Street, while the east (side) elevation fronts directly onto the concrete sidewalk which parallels Roosevelt Avenue. The building is supported by a low concrete foundation which is painted white along the east elevation, but is unpainted elsewhere. The south, east, and west elevations are clad with pale yellow color horizontal vinyl siding, over horizontal wood siding; the north (rear) elevation is still clad with painted yellow horizontal wood siding. The building is covered by a moderately-pitched front gable roof, with grey asphalt composition shingles, and with vinyl-clad boxed eaves. A painted green glass-in-wood-frame door, topped by a painted green wood-panel-filled transom, enters the east end of the façade from a 2-step concrete porch. Three large single-light fixed-pane display windows penetrate the façade wall to the west of the entry door. These windows are divided by painted green metal frames, with fretwork, and are topped by painted green wood-panel-filled transoms. A small horizontally-oriented window penetrates the façade's upper gable end. The east elevation (facing Roosevelt Avenue) is penetrated by: a single-light fixed-pane display window (with multi-pane inserts), set over a small 1x1 horizontal sliding window; a single-light fixed-pane display window, flanked on either side by a 1/1 double-hung sash window; a white metal-paneled door which enters the building from a concrete stoop; a large 1x1 horizontal sliding window (with multi-pane inserts); a painted green, 15-light, glass-in-wood-frame door, covered by a green metal storm door, which enters the building from a concrete stoop; a large 1x1 horizontal sliding window (with multi-pane inserts). The north elevation is penetrated by a set of paired 1/1 double-hung sash windows, and by a single 1/1 double-hung sash window in the upper gable end. A painted green and cream yellow color wood-paneled door enters the north elevation from a concrete patio. The west elevation is

Architectural Inventory Form

Page 3 of 8

penetrated by: a 1x1 horizontal sliding window (with multi-pane inserts); a 1/1 double-hung sash window; a large 1x1 horizontal sliding window (with multi-pane inserts); a 1x1 horizontal sliding window; a single-light fixed-pane window.

22. Architectural style: **No Style**

Building type:

23. Landscape or special setting features: **This property is located at the northwest corner of West 5th Street and Roosevelt Avenue. The former corner grocery store building and a garage occupy nearly all of the property.**

24. Associated buildings, features or objects:

Garage

A wood frame garage, which measures approximately 20' N-S by 24' E-W, is located north of the former grocery store building. The garage features a concrete slab foundation, and painted cream yellow narrow horizontal exterior wood siding with painted red 1" by 4" corner boards. The garage is covered by a front gable roof, with grey asphalt composition shingles, and with painted cream yellow rafter ends exposed beneath widely-overhanging eaves. A painted cream yellow wood-paneled roll-away garage door on the east elevation opens onto a short concrete driveway which extends to Roosevelt Avenue. A painted cream yellow wood-paneled door, with one upper sash light, enters the garage on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1922**
Source of information: **Larimer County Assessor Commercial Property Appraisal Record; Loveland city directories.**

26. Architect: **Unknown**
Source of information: **N/A**

27. Builder: **Unknown**
Source of information: **N/A**

28. Original owner: **Lewis H. Tiley (possibly)**
Source of information: **Loveland city directories.**

29. Construction history:
Larimer County Assessor records indicate that this former corner grocery store building was built in 1922. This date is corroborated by Loveland city directories which begin listing the property's address (501 W. 5th Street) that same year. The former store building is depicted on both the 1927 and 1937 Sanborn maps. The 1927 Sanborn map shows only the former store building on the lot. The 1937 Sanborn map depicts the former store building, along with a garage, a "Refrigeration Plant" and a "Grocery W[are] Ho[use]" all located north of (behind) the store. None of these three secondary structures still exist. The property's appraisal card sketch indicates that the garage depicted on the 1937 Sanborn map measured 36' by 24'; however, the extant garage measures approximately 20' by 24'. City of Loveland building permit files contain information regarding changing the property's use from a "retail grocery store" to a "retail photography studio" in 1996.

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

Architectural Inventory Form

Page 4 of 8

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Grocery Store**
32. Intermediate use(s): **Commerce and Trade/Grocery Store**
33. Current use(s): **Unknown Use**
34. Site type(s): **Former corner grocery store**

35. Historical background:

Larimer County Assessor records, and Loveland city directories, indicate that this former corner grocery store was built in 1922. Lewis H. and Mae Tiley are listed as the store's proprietors in the 1922 and 1927 directories. By 1927, the store had been taken over by William H. Knievel, and in the 1930s the property is listed in the directories as "Knievel's Food Store No.1." The directories also indicate that the Knievel family owned the property between circa 1927 and the late 1930s. They also indicate that Mrs. Christina Knievel lived next door at 509 W. 5th Street between circa 1940 and 1960. A number of other individuals or families operated the small grocery store between circa 1940 and the mid-1990s. In 1940, it was known as "Tiley's Grocery"; however, by 1947, it had become "Lane's Grocery," operated by Everett Lane. By 1950, the business had changed hands once again, as it was then called "Addington's Grocery," operated by Thoro O. Anderson.

Circa 1951, Elbert B. and Minnie (Earhart) Tandy became the proprietors. They operated the store as "Tandy's Grocery" or "Tandy's Grocery and Market" for about a decade, until the early 1960s. Elbert B. Tandy was born February 1, 1895 in Columbia, Missouri, the son of Robert L. and Lura May (Boulton) Tandy. He married Minnie L. Earhart on June 14, 1920 in Topeka, Kansas. The Tandys operated another grocery store in Denver between circa 1939 and 1951, before they moved to Loveland and acquired this store. Mr. Tandy passed away in January 1986 at the age of 90. He was survived by Mrs. Tandy. She has presumably since passed away; however, an obituary for her was not found in obituary files at the Loveland Public Library. The Tandys apparently had no children.

In the 1960s and 1970s, the store was known as the "C & J Grocery and Market," and in the 1980s and early 1990s, it was called "The Little Store." In 1996, owners Don and Jean Mackey converted the grocery business into a retail photography studio. This business, though, was apparently short-lived. The property is currently (in 2007) owned by David A. Schneider.

36. Sources of information:

- Building permit files for 501 W. 5th Street. On file with the City of Loveland Building Division.
- Larimer County Assessor records.
- Larimer County Assessor: Commercial Property Appraisal Card.
- Loveland city directories.
- Sanborn Insurance Maps, August 1927, July 1937.
- "E.B. Tandy." (obituary) *Loveland Daily Reporter Herald*, January 10, 1986, p. 10.

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
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
<input checked="" type="checkbox"/> 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 building is historically significant for its original and historic use as a small corner grocery store. Serving in this capacity, the building was an integral part of the surrounding neighborhood, particularly during the time period before larger chain grocery stores became prevalent in Loveland and elsewhere. The building is also architecturally significant for its vernacular front gabled plan, and for such features as its fixed-pane display windows with transom lights. 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. Modest changes have occurred, such as the application of vinyl siding and the alteration of some windows and doors; nonetheless, a sense of time and place of the building's historic use as a corner grocery store is still in evidence.

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 32-37** 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**

Architectural Inventory Form

Page 7 of 8

Sketch Map



Architectural Inventory Form

Page 8 of 8

Location Map

