



COMMUNITY & STRATEGIC PLANNING

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Loveland City Council Staff Report

From: Community and Strategic Planning
Meeting Date: September 2, 2008
Re: Application for Historic Landmark Property Designation, 432 W. 5th Street

SITE DATA

Address: 432 West Fifth Street
Loveland, CO 80537

Request: Application for Historic Landmark Property Designation

Historic Name: Mehaffey House

Architectural Style: Late Victorian/ Queen Anne

Current Building Sq. Ft.: 2,172
(Source: Larimer Co. Assessor Property Information, 2008)

Construction Date: 1906

Legal Description: East 54 feet of lot 6, block 2, Ten Brook Place Addition, City of Loveland, County of Larimer, State of Colorado

Owner(s): James and Susan Linden

Applicant(s): James and Susan Linden

Application Summary:

On August 1, 2008 staff verified a completed nomination application for the landmark designation of the property at 432 W 5th Street. Staff mailed a notification letter announcing the date of the public hearing to the property owners of 432 W 5th St, return receipt, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*, and physically posted a sign at the property as required by ordinance.

Larimer County Assessor records identify the property by the following address: 432 W 5th St., Loveland, Colorado.

History:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2008.

This building was built c1907, and was originally owned and occupied by Winfield S. Mehaffey and his wife, Grace (Litle) Mehaffey. Grace Litle was part of a Loveland pioneer family; she was born in Loveland in 1874. Winfield Mehaffey was born in Nebraska but grew up in Loveland.

Engaged in real estate and loans, Mehaffey maintained an office in the Opera House block in downtown Loveland during the early 1900's. According to Loveland newspaper indexes, the Mehaffey's were married in June of 1904, and they apparently moved into this house two or three years later. A son, Raymond Litle Mehaffey, was born to the couple in August of 1909. Mrs. Mehaffey passed away in November of 1918, leaving her husband Winfield, then age 47 and son Raymond, age 9. The 1920 census lists the Mehaffey household as composed of Winfield S., age 49 (a widower), son Raymond, age 11 and Winfield's unmarried sister, Harriet, age 49. The 1920 census lists Mr. Mehaffey's occupation as "insurance agent." City directories, in the 1930's, however, list his occupation as "farmer." The city directories also indicate that Winfield S. Mehaffey, and his son Raymond L. Mehaffey lived at this address through 1938 or 1939. Winfield's date of death was not uncovered; however, Raymond passed away in December of 1981 at the age of 72.

Architectural Description:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2008.

This is a 1.5 story wood frame dwelling, with the original portion built circa 1907, and with two rear additions dating from the early 1960's. The original house is supported by a low unpainted sandstone foundation, while the exterior walls are clad with painted red horizontal weatherboard siding with painted gray-green 1" by 4" corner boards. The house is covered by a steeply-pitched truncated hip roof, with intersecting gables on the north and east elevations. Painted gray-green and yellow variegated wood shingles appear in the upper gable ends. The roof is covered with asphalt composition shingles, and the eaves are boxed with painted gray-green wood trim. Hip-roofed dormers are located on the north, south and west-facing roof slopes. A red brick chimney is located on the ridge. The home's windows are primarily 1/1 doubles-hung sash, with painted gray-green wood frames and surrounds. Many of the windows have latticed upper sash lights. An oculus window penetrates the upper gable end on the façade (north elevation), and a single-hung sash window with Queen Anne lights is located on the west elevation. Four concrete steps at the front northeast corner of the building lead to a wrap-around front porch which covers the east half of the façade and the north end of the east (side) elevation. The porch features a concrete floor, painted white turned columns, an open wood balustrade with painted white turned balusters, a spindle frieze, and a low-pitched hip porch roof. A painted white glass-in-wood frame door, covered by a synthetic storm door, leads from the porch into the house. Three concrete steps on the south (rear) elevation descend to a vertical wood plank basement-level door,

covered by a wood screen door. A non-historic 1x1 horizontal sliding glass bypass door enters the south elevation from a non-historic wood deck.

The house is well preserved and represents the style of the period. Interesting features included the dormers, the wrap-around porch with restored spindles, the round attic window, leaded windows upstairs and diamond framed windows on the front of the house.

Common characteristics of Late Victorian/Queen Anne structures include:

1. Asymmetrical plan
2. Wrap-around front porch with delicate turned columns
3. Open wood balustrade and spindle frieze

This house is architecturally significant for its late Victorian era architectural characteristics, which exhibits some elements of the Queen Anne style such as the asymmetrical plan and wraparound front porch with delicate turned columns, open wood balustrade and spindle frieze. The property is also historically significant for its association with Loveland's residential development through the mid 1900's and in particular for its long association with the Mehaffey family. 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. Despite some loss of integrity, the property may be considered eligible for local landmark designation by the City of Loveland.

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. Two additions to the rear of the original building and to the garage date to the early 1960's. Both of these additions are reasonably compatible with the house's original construction and are minimally visible from the street.



Picture 1. North elevation.



Picture 2. South elevation.



Picture 3. Chicken House.

Determination of Significance and Integrity

Significance should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or **what** is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. The Mehaffey House is significant for its contribution to the architectural style of the period and for contributing to the social heritage of the Loveland community.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of **when** a resource was significant. As noted, the Mehaffey House was built c1907, making it greater than 50 years old.

Integrity refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

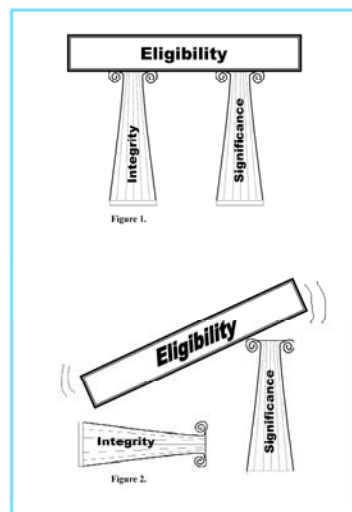
According to the list of features described in the owner’s application, and which is verified by current photographs, the Mehaffey House has maintained a good amount of its integrity, and is clearly distinguishable as an example of a residential structure.

Staff Recommendation

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Mehaffey House satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

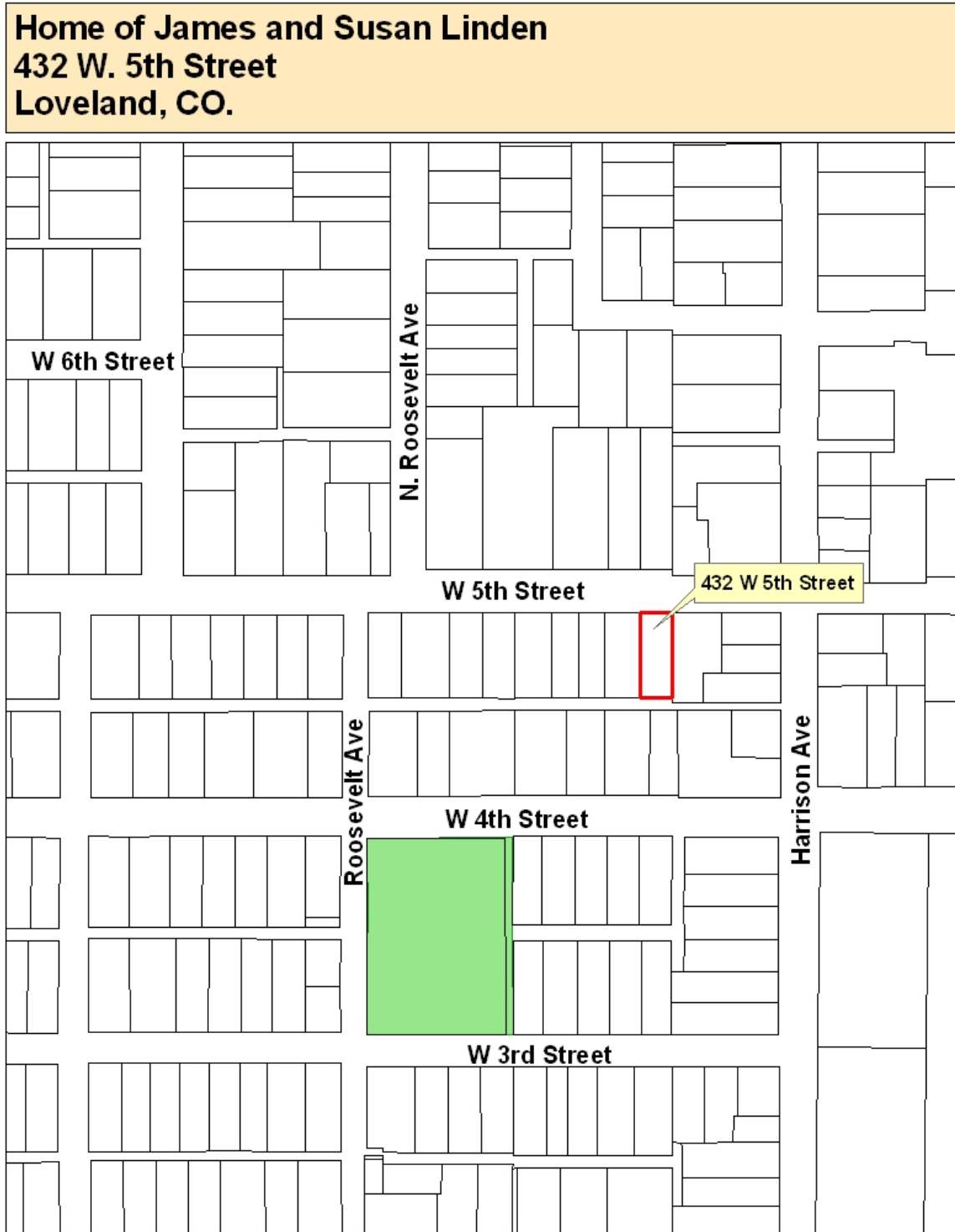
- a.) Architectural
 - 1. Represents a type, period or method of construction.
- b.) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- b.) Physical Integrity
 - 1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
 - 2. Retains original design features, materials, and/or character.
 - 3. Retains its original location or its same historic context if it has been moved.

Given available information for the property at 432 West Fifth Street, staff has determined that the Mehaffey House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility (see Figures 1 and 2 below). Staff recommends the Historic Preservation Commission recommend approval by the Historic Preservation Commission of this request for designation of the Mehaffey House, located at 432 West Fifth Street, as a Loveland Historic Register landmark property.



Attachments:

- A. Location Map, prepared by staff



- B. Nomination Application submitted by applicant