

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: **5LR.14717** Parcel number(s):
2. Temporary resource no.: **N/A** **9513344004**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Houts House, McMullen House, Anderson House**
6. Current building name: **Hill House**
7. Building address: **442 E. 3rd Street**
8. Owner name and address: **Charles R. Hill, Martha S. Hill**
442 E. 3rd Street
Loveland, CO 80537



National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Individually Eligible
Individually Eligible
Eligible
N/A

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
NE ¼ of SW ¼ of SE ¼ of SW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494038 mE 4471299 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: "**E ½ of NE, BLK 31 EVERETT'S LOV, EX S 10 FT FOR ALLEY AS PER 184-416**"
Addition: **Everett's** Year of Addition: **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **2064 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormer, Chimney, Decorative Shingles, Fence**
21. General architectural description:

The main rectangular section of this 1½-story wood frame dwelling measures 45' N-S (deep) x 26' E-W (across). Not included in these dimensions are a bump out on the west-facing side that measures 18' N-S x 3½' E-W, and a canted bay window on the east-facing side. The house is supported by a painted blue coursed sandstone foundation topped by a painted blue beveled wood water table. A bulkhead cellar is on the (rear) south-facing side. The exterior walls are clad with painted blue horizontal wood siding, with painted white 1" x 4" corner boards. The house is covered by a steeply-pitched hipped roof, with intersecting gables on the north, east, and west sides. Painted blue fish scale shingles appear in the upper gable ends, and the north-facing and east-facing upper gable ends also display sunburst motifs. The roof is covered with black asphalt composition shingles, and the eaves are boxed with painted white wood trim. A hipped-roof dormer with an 18-light window overlooks the front porch from the north-facing hipped-roof slope. A red brick chimney is on the roof ridge.

The home's asymmetrical façade faces 3rd Street to the north. A stained brown wood-paneled door, with one upper sash light, and covered by a painted rose color screen door, enters the east half of the façade from a front porch that measures 7' N-S x 12½' E-W. The porch is approached by four wood steps and features a wood plank floor, a painted white open wood balustrade and turned columns, and

a low-pitched hipped porch roof. A large single-light window overlooks the porch east of the entry door. West of the porch, the façade wall contains a prominent single-hung sash window with 24 upper sash lights over one lower sash light. The canted bay on the east-facing side contains a single-light fixed-pane window flanked on either side by a one-over-one double-hung sash window. Windows elsewhere are entirely one-over-one double-hung sash with painted white wood frames and surrounds, and with simple wood cornices. A white metal-paneled door, with nine upper sash lights, enters the east end of the south-facing wall from a small uncovered wood back porch. This porch is approached by two wood steps, and has a wood plank floor and a painted white open wood railing.

22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

This well-maintained property is located at the southwest corner of 3rd Street and Washington Avenue. A planted grass front yard, backyard, and side yards are nicely landscaped with stone-lined flower beds and plantings. The backyard and the west side yard are enclosed by a painted white latticed wood fence. Older flagstone public sidewalks parallel 3rd Street and Washington Avenue. A wide gravel strip is between the curb and public sidewalk along 3rd Street, while a narrow grass strip is between the curb and public sidewalk along Washington Avenue. An east-west trending gravel alley is behind the property to the south.

24. Associated buildings, features, or objects:

Garage

A one-story, wood-frame, garage that measures 22' N-S x 16' E-W is located southwest of the dwelling. The garage's exterior walls are clad with painted blue horizontal weatherboard siding, with painted white 1" x 4" corner boards. The garage roof is a moderately-pitched front gable, with black asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A painted blue vertical wood plank, horizontal sliding garage door opens toward the alley on the south-facing side. A painted white wood-paneled door enters the garage from the backyard near the north end of the east-facing wall.

Barbecue

A stone barbecue that perhaps once served as an incinerator is located adjacent to the alley. It measures approximately four feet square and four feet in height. What appears to be a capped gas line is immediately to the south.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1902**
Source of information: **"They Moved." *Loveland Register*, November 22, 1902, p. 1.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Nathan Stevens**
Source of information: **"They Moved." *Loveland Register*, November 22, 1902, p. 1.**
28. Original owner: **Andrew J. and Eloise N. Houts**
Source of information: **"They Moved." *Loveland Register*, November 22, 1902, p. 1.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
This house was built in 1902 as a residence for Andrew J. and Eloise N. Houts. The *Loveland Register*, under the heading "They Moved" reported on the newly-completed home on November 22, 1902:

Last Tuesday Mr. and Mrs. Houts moved from the corner of Fifth and B Streets to their new residence at the southwest corner of Third and Washington Streets which has just been completed by Nate Stevens. It is a ten-room frame building and has all the modern conveniences.

There are no additions and no notable exterior alterations to the house's original construction. Sanborn Insurance maps do not depict the rear (south) half of this property in most years. The one exception is the 1927 Sanborn map which depicts a no longer extant shed adjacent to the alley. This map does not depict the extant garage, which was therefore evidently erected after 1927.

30. Original Location: **Yes** Date of move(s): **N/A**

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: **Building**

35. Historical background:

The residence at 442 E. 3rd Street was home to three long-term families, from the time of its construction in 1902 until the mid-1970s.

Built in 1902, the residence was originally owned and occupied by Andrew J. and Eloise N. Houts. The son of John and Elizabeth (Shawver) Houts, Andrew Jackson Houts was born at Bellefontaine, Logan County, Ohio, in January 1846. Circa 1877, he was married to Eloise N. Minnich, who was also born in Ohio, on November 18, 1856. The couple soon moved to St. Louis where a daughter named Olive (aka

Alyoe?) was born on November 9, 1878. The 1880 U. S. federal census records the Houts family as residing at 923 West Street in St. Louis, with Andrew's occupation listed as "commercial traveller." Circa 1892, a son named Carl Linton was born, also in St. Louis.

By 1900, the Houts family had moved west to Loveland where they resided at the corner of 5th Street and B Street (Cleveland Avenue). In the meantime, daughter Olive was married to Earl Wilson Harbaugh on December 28, 1898. The Houts family moved into their new 3rd Street home in November 1902, but lived there for only a few years, until around the time of Andrew's death which occurred on May 2, 1909. Following Andrew's burial in Loveland's Lakeside Cemetery, Eloise and son Carl moved to Los Angeles where her daughter and son-in-law were then residing. Eloise then lived in Los Angeles until she passed away on November 7, 1940 at the age of 83. She is interred in the Forest Lawn Memorial Park Cemetery in Glendale, California. Her daughter Olive passed away just ten years later, on April 11, 1950, and is also interred in Forest Lawn. Death or cemetery records for Carl Linton Houts were not located through online sources.

Following the Houts family, 442 E. 3rd Street was next owned and occupied by James ("J. W.") and Alice McMullen, between circa 1908 and 1935 when they moved to Atchison County in northwest Missouri. James Wallace McMullen was born in Indiana County, Pennsylvania on August 22, 1869. He grew up in Pennsylvania and Missouri, and was married to Alice Mary Thomson (Thompson?) at Tarkio, Atchison County, Missouri on September 26, 1894. The daughter of William and Martha Thomson, Alice was born at Strathroy, Middlesex County, Ontario, Canada on September 11, 1869. She immigrated to the United States as an infant with her parents, eventually to Atchison County, Missouri.

Following their marriage in 1894, J. W. and Alice lived in Missouri until moving to Loveland circa 1907. A daughter, named Lois, was born to the couple circa 1902, followed by a son, named Wallace, circa 1905. The McMullen family moved into this house at 442 E. 3rd Street in 1908, from where J. W. quickly became prominently involved in business and civic affairs. In partnership with Charles Moore, he established the Moore & McMullen Real Estate firm, with offices at 145 E. 4th Street, while also serving as a Larimer County Commissioner for a period of years.

Mr. and Mrs. McMullen lived in this home until circa 1935 when they returned to Atchison County, Missouri. James passed away there on August 17, 1939 at the age of 69. Alice died less than two months later on October 3, 1939 at the age of 70.

John A. and Lillian Anderson were this home's next long-term owners and residents, from circa 1940 until 1974. The son of Martin and Mary Jane (Ramsey) Anderson, John Augustus Anderson was born at Pittsburg, Crawford County, Kansas, on April 30, 1891. He moved to the Loveland area during the early 1900s and was married to Lillian Quick (nee Hohweiler) in June 1927.

Known as "Lilly" as a child, Lillian (Hohweiler, Quick) Anderson had poignant yet fascinating early life. She was born in Cincinnati on September 9, 1902, one of eleven children born to George and Anna (Canady) Hohweiler. The 1910 U. S. federal census records the Hohweiler family as residents of Cincinnati, with George's occupation listed as "laborer," and Anna's listed as "seamstress." In 1912,

when Lillian was ten years old, she and four of her siblings were placed in the Cincinnati Children's Home orphanage. She remained there for two years before she was taken with other orphans on an Orphan Train through the rural Midwest. An Illinois couple, Charles and Inez Quick, took Lillian into their home and later adopted her. The Quick family moved to Loveland in 1915 where Lillian spent the remainder of her formative years. According to her obituary, apparently in the years prior to her marriage, Lillian studied millinery, became a hatmaker, and was employed as chief cashier for a department store chain in Los Angeles, and later as manager for a chain of grocery stores in Tucson.

Mr. and Mrs. Anderson were the parents of three children. A son, Charles Martin was born circa 1929, followed by a daughter, Patricia Joy, born circa 1937, and a John Richard, born circa 1940. In Loveland, John Anderson worked as a "bridgeman" for the Great Western Railway, while Lillian was employed as the head cook and manager of the Washington Elementary School lunch program, with the school conveniently located across the street from the Anderson home. Lillian was also involved in numerous civic endeavors, including founding the Washington School Girl's Club, predecessor to the Brownies Girl Scouts organization in Loveland.

Mr. and Mrs. Anderson retired to Homelake, Colorado, in Rio Grande County, near Monte Vista, in 1974. John passed away there on July 31, 1990 at the age of 99. Lillian passed away four years later on September 13, 1995 at the age of 93. They are both interred at Resthaven Memory Gardens cemetery north of Loveland.

More recent (post-1975) residents of this house include: William and Pamela Boles (late-1970s), Wayne D. Harlan (1980s – early 2000s), Richard Robb Wilson (circa 2010), and the current owners Charles R. and Martha S. Hill.

36. Sources of information:

A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/> (Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5th Street, Loveland, CO.

Loveland City Directories.

Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).

Newspaper Articles (arranged chronologically)

"They Moved." *Loveland Register*, November 22, 1902, p. 1.

"Real Estate Transfers." (Fort Collins) *Weekly Courier*, November 15, 1905, p. 3.

"Mrs. J. W. McMullen, Loveland Resident for Many Years, Dies." *Loveland Reporter Herald*, October 3, 1939, p. 1.

"Lillian Anderson." (obituary) *Loveland Daily Reporter Herald*, September 15, 1995, p. A-12.

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893,

November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946.

U. S. federal census records. (Reference Houts, McMullen, Anderson, Hohweiler, and Quick families).

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38. A Loveland Standards for Designation

- | | | |
|---|--------------------------|--|
| ✓ | 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 |
| ✓ | 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) |
| | 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: **Architecture**

40. Period of significance: **1902 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

Displaying a high standard of integrity, this dwelling is architecturally significant for its Late-Victorian architectural characteristics. Although apparently built some years after the house, the garage is architecturally compatible with the dwelling and contributes to the property's overall architectural significance. The house's Late Victorian era architectural features include its asymmetrical massing, its steeply pitched hipped and gable roofs, the dormer overlooking the façade, the variegated wood shingles in the upper gable ends, and the front porch with turned columns. The property is also historically significant for its association with its early long-term owners and residents – the Houts, McMullen, and Anderson families, who collectively made notable contributions to broad patterns of Loveland's history from the turn-of-the-twentieth century until the mid-1970s. The property's level of historical significance, relative to Criterion A, is probably not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, however, is evaluated as National and State Register eligible for its architectural significance under Criterion C. The house is an excellent example of the Late Victorian era style with a high degree of integrity. The property is also eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There are no additions, and no notable exterior alterations to the dwelling's original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility assessment: **Individually Eligible**State Register eligibility assessment: **Individually Eligible**Local Landmark eligibility assessment: **Eligible**45. Is there National Register district potential? **No**

Discuss: **Historic residences in this area of East Third Street collectively lack the integrity and significance to form or be part of a National Register historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 7-14**

CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**

49. Date(s): **May 12, 2020**

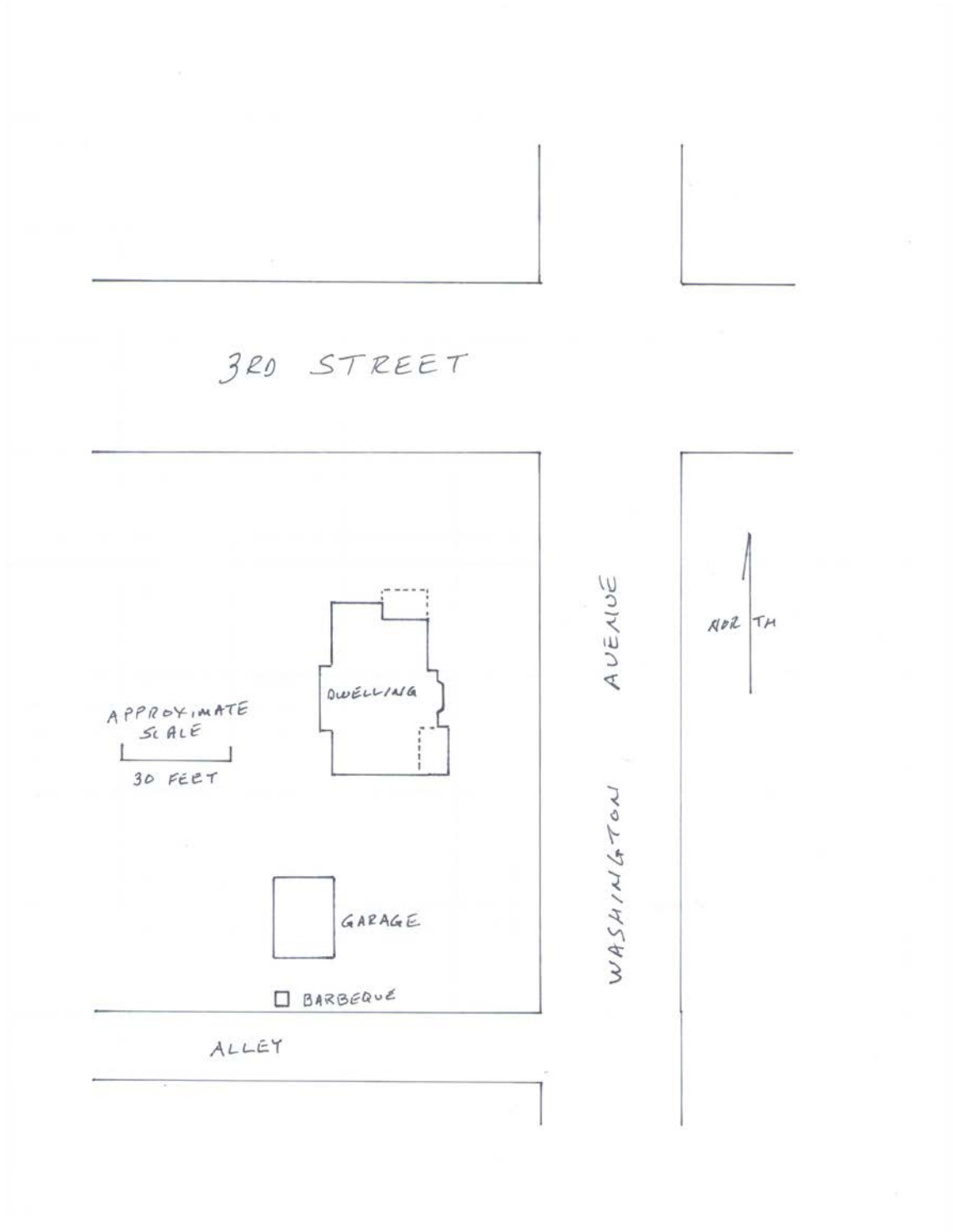
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

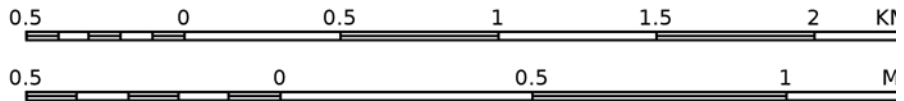
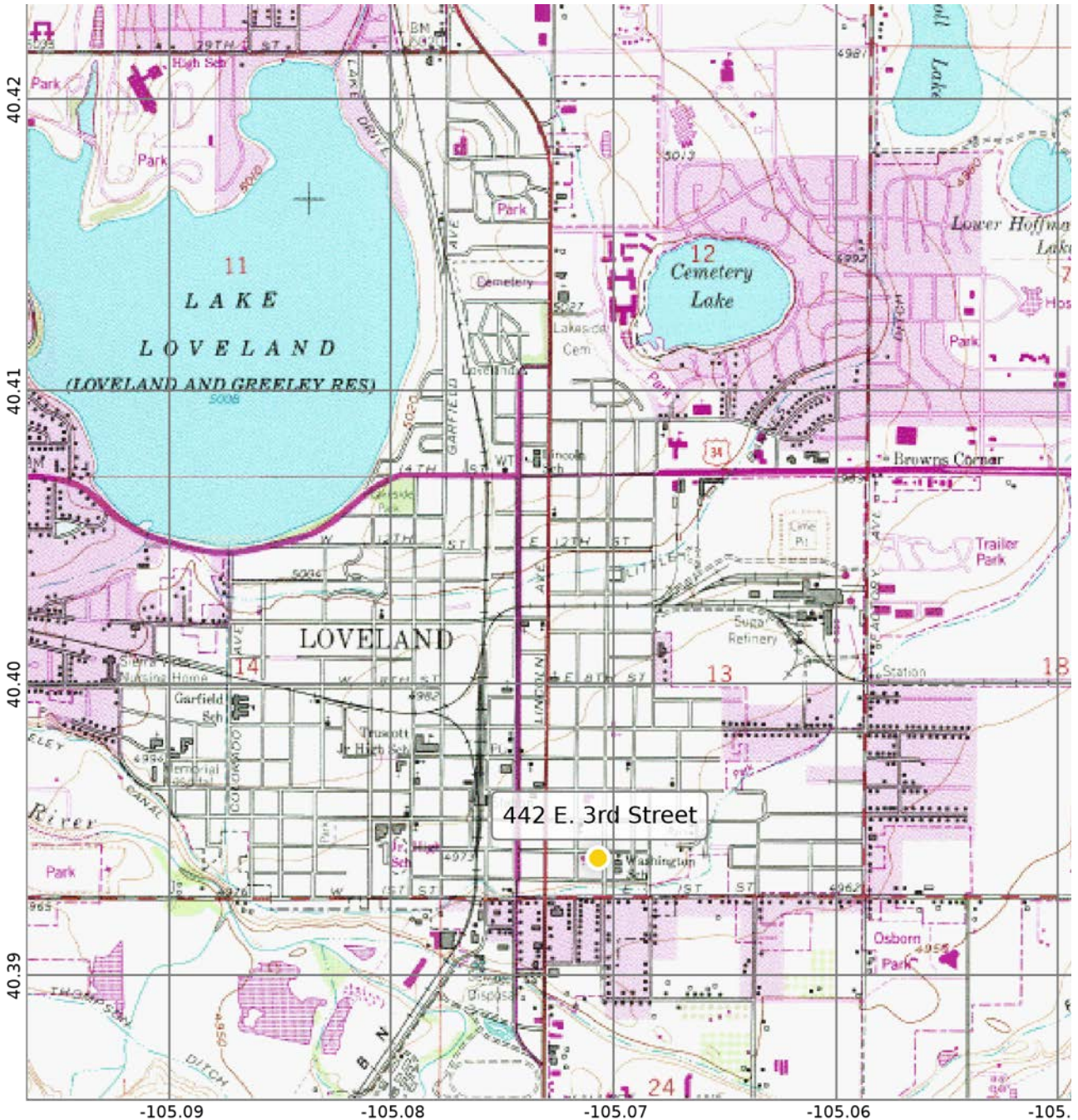
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map



Scale 1:24000 Datum WGS84



CD 1, Image 7, View to South



CD 1, Image 8, View to Southeast



CD 1, Image 9, View to Southwest



CD 1, Image 10, View to West-Southwest



CD 1, Image 11, View to North-Northwest



CD 1, Image 12, View to Northwest



CD 1, Image 13, View to South



CD 1, Image 14, View to Northwest