


**FORM A**

**Application for Designation of a Historic Landmark**

<b>APPLICANT(S) INFORMATION</b>	
<b>Owner of Proposed Landmark Property:</b>	
<b>Applicant:</b>	<p><i>Please check one:</i></p> <p><input checked="" type="checkbox"/> Property Owner                      <input type="checkbox"/> City Council (<i>attach meeting minutes initiating action</i>)</p> <p><input type="checkbox"/> Commission Designees              <input type="checkbox"/> Historic Preservation Commission (<i>pursuant to 15.56.169</i>) (<i>attach meeting minutes initiating action</i>)</p>
<b>Address:</b>	130 N. Grant Avenue Loveland, CO 80537
<b>Telephone:</b>	(970) 219-6322

<b>PROPOSED LANDMARK INFORMATION</b>	
<b>Property Name:</b>	Jennings House
<b>Address:</b>	130 N. Grant Avenue
<b>Historic Use:</b>	Domestic / Single Dwelling
<b>Current and Proposed Use</b>	Domestic / Single Dwelling
<b>Legal Description</b>	<p><i>Please attach copy of officially recorded document containing a legal description.</i></p> <p>Please see attached</p>
<b>Brief Description of Historical Qualities relating to Property</b>	Please see attached.

**FORM A****Application for Designation of a Historic Landmark**

<b>DETAILED PROPERTY INFORMATION</b>	
<b>Historic Property Name:</b>	Jennings House
<b>Current Property Name:</b>	████████████████████
<b>Address:</b>	130 N. Grant Avenue
<b>Legal Description:</b>	<i>Please attach copy of officially recorded document containing a legal description</i> West 88 Feet of Lots 15 and 16, and the West 88 Feet of the North 20 Feet of Lot 14, Block 7, Rist's Addition
<b>Owner Name &amp; Address:</b>	████████████████████ 130 N. Grant Avenue Loveland, CO 80537
<b>Style:</b>	Hipped-Roof Box
<b>Building Materials:</b>	Sandstone foundation; horizontal weatherboard exterior walls; asphalt composition roof shingles; painted lath and plaster interior walls and ceilings; carpet over tongue-and-groove wood flooring
<b>Additions to main structure(s) and year(s) built.</b>	Sanborn Insurance maps reveal that this was originally a T-shaped house consisting of a 1½-story hipped-roof section, which measured 24½ feet N-S by 25½ feet E-W, and a single-story gabled extension to the south elevation, which measured 12 feet N-S by 12 feet E-W. Subsequent Sanborn maps show that a 12' by 8' shed-roofed, screened-in, rear porch was added to the south end of the east elevation between April of 1918 and August of 1927. The screened-in porch was fully enclosed sometime after 1957, probably in the 1960s. A shed-roofed bathroom addition, which measures 6 feet N-S by 8 feet E-W is located near the south end of the west elevation This small addition is depicted in an Assessor photo taken in March of 1949; however, it is not depicted on Sanborn Insurance maps through September of 1946.

**FORM A**

**Application for Designation of a Historic Landmark**

<p><b>DETAILED PROPERTY INFORMATION</b> continued</p>	
<p><b>What is the historic use of the property?</b></p>	<p>Domestic / Single Dwelling</p>
<p><b>What is the present use of the property?</b></p>	<p>Domestic / Single Dwelling</p>
<p><b>What is the date of construction?</b></p>	<p><b>Estimated:</b> 1903                      <b>Actual:</b></p>

**FORM A****Application for Designation of a Historic Landmark**

<p align="center"><b>DETAILED PROPERTY INFORMATION</b> continued</p>	
<p><b>Describe the condition of the property.</b></p>	<p>This property appears in good condition. It has been well cared for by its present and past owners.</p>
<p><b>Who was the original architect?</b></p>	<p>Unknown Source: N/A</p>
<p><b>Who was the original Builder/Contractor?</b></p>	<p>Unknown Source: N/A</p>
<p><b>Who was the original Owner(s)?</b></p>	<p>George W. Simmons Source: Warranty Deed, November 28, 1896, Book 126 Page 124; Warranty Deed, June 15, 1906, Book 221, Page 11, on file at the Larimer County Clerk and Recorder.</p>
<p><b>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</b></p>	<p>Not Applicable</p>
<p><b>Detailed description of the architectural characteristics of the property.</b></p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Please see the attached architectural description.</p>

**FORM A**

**Application for Designation of a Historic Landmark**

The Historic Preservation Commission and City Council will consider the following criteria when reviewing nominations of properties for designation.

Landmarks must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, social/cultural, or geographic/environmental significance. A landmark may be less than fifty (50) years old if it is found to be exceptionally important in other criteria.

Age of site is: 106 years

**1. Proposed Historic Landmarks. Please check all that apply:**

*For prehistoric or historic archaeological sites, please go to Form A Section 2, pg. 5.*

**1) Architectural:**

- ✓ 1) Exemplifies specific elements of an architectural style or period.
- 2) Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, or locally.
- ✓ 3) Demonstrates superior craftsmanship, or high artistic value.
- 4) Represents innovation in construction, materials, or design.
- 5) Represents a built environment of a group of people in an era of history.
- 6) Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- 7) Is a significant historic remodel.

**2) Social/Cultural:**

- 1) Is the site of a historic event that had an effect upon society.
- ✓ 2) Exemplifies the cultural, political, economic, or social heritage of the community.
- 3) Is associated with a notable person(s) or the work of a notable person(s).

**3) Geographical/Environmental:**

- ✓ 1) Enhances sense of identity of the community.
- 2) Is an established and familiar natural setting or visual feature of the community.

**FORM A**

**Application for Designation of a Historic Landmark**

2. **Prehistoric and historic archaeological sites shall meet one (1) or more of the following. Complete this section only if the subject property is a prehistoric or historic archaeological site. Please check all that apply.**

**2) Architectural:**

- 1) Exhibits distinctive characteristics of a type, period, or manner of construction.
- 2) Is a unique example of a structure.

**3) Social/Cultural:**

- 1) Has the potential to make an important contribution to the knowledge of the area=s history or prehistory.
- 2) Is associated with an important event in the area=s development.
- 3) Is associated with a notable person(s) or the work of a notable person(s).
- 4) Is a typical example/association with a particular ethnic or other community group.
- 5) Is a unique example of an event in local history.

**4) Geographical/Environmental:**

- 1) Is geographically or regionally important.

**3. Each Property or site will also be evaluated based on physical integrity using the following criteria (a property need not meet all of the following criteria):**

- 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 location or same historic context if it has been remove; or
- 3) Has been accurately reconstructed or restored based on documentation.

**FORM A**

**Application for Designation of a Historic Landmark**

<p><b>Statement of Significance</b></p> <p>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Please see the attached Statement of Significance.</p>
<p><b>Photographs of property as it appears today</b></p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <p>Please see the attached photographs</p>
<p><b>Please identify all references used during the research of the property. Include titles, author, publisher, publication date, ISBN# (when applicable), and location of source such as public library, etc.</b></p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Please see the attached references.</p>

**FORM A**

**Application for Designation of a Historic Landmark**

Please type or print legibly.

**FORM A completed by:**

Carl McWilliams, Principal, Cultural Resource Historians

Signature of Preparer:

---

Date:

August 15, 2009

Phone No.

970/493-5270

Address:

1607 Dogwood Court, Fort Collins, CO 80525

Signature of Property/Site Owner(s) if different than Preparer:

---

Date: August 15, 2009



## Brief Description of Historical Qualities Relating to the Property

Rist's Addition, where this property is located, was platted in February 1882, less than a year after the City of Loveland was incorporated. Residential development in the neighborhood was sporadic, however, until a building boom occurred in the early 1900s, spurred by construction of the region's first Great Western Sugar Company factory at the northeast edge of town. As platted, "Rist's Addition to Loveland" comprised eight square blocks, with seven of the blocks located between Garfield Avenue on the east, Grant Avenue on the west, 1st Street on the south and 8th Street on the north.<sup>1</sup>

Lots 9-16 of Block 7, fronting onto Grant Avenue between 1st and 2nd Streets, was owned by Abraham Rist until November of 1896 when he sold the then undeveloped land to George W. Simmons, Jr.<sup>2</sup> According to the 1900 United States Census, George W. Simmons, Jr. was born in Iowa in September 1861. George and his wife Florence (maiden name unknown) were married in 1885, and moved to Loveland circa 1890. Two sons were born to the couple in Loveland during the early 1890s. The eldest, Wils P. Simmons, was born in August 1892, followed by Grey R. Simmons, born in May 1894. The 1900 Census also indicates that Mr. Simmons was self-employed as manager of a saw mill; however, he was apparently also engaged in buying and selling residential real estate.<sup>3</sup> In June of 1906, Simmons sold Lots 12-16 at the north end of

Block 7 to Maryette Bartholf, who, in turn, just seven months later, deeded the property to Milton S. Jennings.<sup>4</sup> By 1910, the Simmons family had moved to the Platteville vicinity in Weld County, where they were engaged as farmers, and where George's father, George W. Simmons, Sr., a widower, had come to live with the family.<sup>5</sup>

Milton S. and Isabelle S. Jennings owned and lived in this house together from 1906 until Isabelle's death in February 1917. Mr. Jennings then continued to own and live here until circa 1928 when he moved to Kelso, Washington. The Jennings family, including Milton and Isabelle, and their four children, had moved to Loveland from Williamsburg Township, Franklin County, Kansas, in the very early 1900s. According to the 1900 United States Census, Milton was born in Iowa in September 1858, while Isabelle (Stoolfyer) Jennings was born in Ohio in October 1855. They were married in Iowa in 1882, but soon thereafter moved to Kansas. Their eldest child, a daughter named Emma Gillian, was born in March 1883, followed by three sons: Chester L., born in June 1884, Charles M., born in July

---

<sup>1</sup> In 1882, Garfield Avenue was named "E Street" and Grant Avenue was named "F Street," while 1st and 8th Avenues were simply known as "County Roads."

<sup>2</sup> Warranty Deed, Book 126, Page 124, recorded November 28, 1896, on file at the Larimer Clerk and Recorder.

<sup>3</sup> Twelfth Census of the United States, Precinct 13, West Loveland, Larimer County, Colorado.

---

<sup>4</sup> Larimer County Assessor records list 1903 as the house's year of construction; however, its address does not begin to appear in Loveland city directories until 1907. It seems likely, though, that the house was constructed circa 1903, during Simmons' ownership. The warranty deeds reveal that Simmons purchased Lots 9-16 for \$350.00 in 1896, and that he sold Lots 12-16 for \$1000.00 in 1906. The difference in price indicates that a dwelling had probably been erected on the property. The dwelling, moreover, is depicted on the March 1906 Sanborn Insurance map. Simmons may have in fact built the house, or at a minimum, supplied lumber from his saw mill for its construction.

<sup>5</sup> Thirteenth Census of the United States, Precinct 29, North Platteville, Weld County, Colorado.

1888, and Justin D., born in August 1892.<sup>6</sup>

Members of the Jennings family living in this house at 130 N. Grant Avenue in 1910 included Milton and Isabelle, son Justin, age 18, daughter Emma (Crist), age 26, Mary J. Crist, age 5 (Emma's daughter), and Angeline Stoolfyer, Isabelle's mother, age 79. The Census records and Loveland city directories indicate that through the early 1920s, Milton Jennings was employed variously as a laborer, and as a teamster or driver with the Great Western Sugar Company.<sup>7</sup> He retired to Kelso, Washington in the late 1920s, but retained ownership of this house in Loveland until his death, at the age of 82, in October 1940. His body was returned to Loveland for burial next to his wife Isabelle who had passed away in 1917.<sup>8</sup>

Families who leased this property from the Jennings family between circa 1928 and 1940 included James and Nellie Turner (late 1920s), George N. and Cora A. Cope (early-to-mid-1930s), Albert J. and Bessie B. Pace (late 1930s), and Gay V. and Ellen Branson (1940). Loveland city directories indicate that James Turner worked as a sausage maker at the Loveland Packing Company, while George Cope was engaged as a salesman at the Martin Furniture Company, and Gay Branson was employed with the Grant Porchman Colorado Condensed Milk Company.

A month after Milton Jennings' death, his

---

<sup>6</sup> Twelfth Census of the United States, Williamsburg Township Precinct, Franklin County, Kansas.

<sup>7</sup> Thirteenth Census of the United States, 1910, Precinct 30, Loveland, Larimer County, Colorado. The 1910 Census indicates that Emma Crist, nee Jennings, was married in 1900; however, information regarding her husband was not uncovered. The name "Stoolfyer" also appears as "Stoolfire" in various Census records.

<sup>8</sup> "Milton S. Jennings, Former Lovelander, Dies in Washington." *Loveland Daily Reporter-Herald*, October 1, 1940, p. 1.

descendants sold this property to D.L. and Alva L. Magnuson, who, in turn, sold it the following May to Nellie E. Lawrence. Mrs. Lawrence then apparently lived in the home in the few years prior to her death in 1944. Fay Mel and Agnes G. Neal were the property's next owners and residents, having acquired it from the estate of Nellie E. Lawrence in August of 1944.<sup>9</sup> The Neal family, including Fay, Agnes, and their four children - Patty, Jimmie, Fay, Jr., and Eleanor - owned and lived in this home until September 1956, when they sold it to L.R. Graham. During these years, Mr. Neal worked as a cashier at "Rottman's" in Loveland and as a Relief Agent for the Great Western Railroad. Agnes G. Neal was a prominent Loveland citizen. Born Agnes G. Anderson in Thor, Iowa on November 28, 1908, Agnes married Fay Mel Neal in Iowa in 1930. They moved to Loveland in 1943 and into this house in August of the following year. Mrs. Neal was a professional seamstress and tailor. She established a tailored shirt business in Loveland after World War II, and developed a training program for waitresses and servers through the Loveland adult education program. She also served as President of the Business and Professional Women's' Club, and as a member of the Loveland Museum Board. She passed away in Loveland in December 1997 at the age of 89.<sup>10</sup>

Soon after he purchased the property, L.R. Graham began leasing it to Mary Belle and Frank L. Halsey, Jr., and by the early 1960s, the Halseys had purchased the property from Graham.<sup>11</sup> Members of the Halsey family,

---

<sup>9</sup> Warranty Deeds, Book 719, Page 544 (November 16, 1940); Book 727, Page 73 (May 24, 1941); Executor's Deed, Book 775, Page 453 (August 23, 1944).

<sup>10</sup> "Agnes G. Neal." (obituary) *Loveland Daily Reporter-Herald*, December 19, 1997, p. A-10.

including Frank and Mary Belle, and their children Mike, Gary and Pat, lived in this house for over three decades, from circa 1957 until 1989. Frank Halsey was born in Las Animas, Colorado on June 28, 1925. He moved to Loveland with his parents, Frank and Pearl Halsey in 1929, and lived here for the rest of his life. He served with the U.S. Navy during World War II, and later worked as a welder and as a heavy equipment operator for Gurwell Construction. He retired in the late 1970s. Mr. Halsey passed away at the age of

60 in May 1986. Mary Belle Halsey died at the age of 59 in December 1992.<sup>12</sup>

In May 1989, Gary Halsey and others sold this property to Jodell J. and Ronald Eugene LaSalle, and the LaSalles then owned and lived here for the next five years. They sold the property to Robert J. Harrison and Evan M. Pochna in April 1994, who, in turn, deeded it to current owner Ginger Melton in February 1996. The property's current owners and residents are Ginger Melton, Djems Domerson, and family.<sup>13</sup>

---

<sup>11</sup> Warranty Deed, Book 1184, Page 547. Interestingly, this deed is dated August 20, 1957, but it was not recorded until October 5, 1962.

---

<sup>12</sup> "Frank L. Halsey" (obituary), *Loveland Daily Reporter-Herald*, May 5, 1986, p. 10; "Mary Belle Halsey" (obituary), *Loveland Daily Reporter-Herald*, December 26-27, 1992, p. 15.

<sup>13</sup> Warranty Deeds, instrument #19880009113 (May 24, 1989; reception #9402698 (April 1, 1994), reception #9601509 (February 1, 1996).

**Chain of Title: West 88 Feet of Lots 15 and 16, and West 88 Feet of North 20 Feet of Lot 14, Block 7, Rist's Addition, City of Loveland**

<b>Date</b>	<b>Instrument</b>	<b>Book &amp; Page</b>	<b>Grantor</b>	<b>Grantee</b>
11/28/1896	Warranty Deed	Book 126 Page 124	Abraham Rist	George W. Simmons, Jr.
6/15/1906	Warranty Deed	Book 221 Page 11	George W. Simmons, Jr.	Maryette Bartholf
2/13/1907	Warranty Deed	Book 228 Page 209	Maryette Bartholf	Milton S. Jennings
11/16/1940	Warranty Deed	Book 719 Page 544	Milton S. Jennings (Estate)	D.L. and Ava L. Magnuson
5/24/1941	Warranty Deed	Book 727 Page 73	D.L. and Ava L. Magnuson	Nellie E. Lawrence
8/23/1944	Executor's Deed	Book 775 Page 453	Estate of Nellie E. Lawrence	Fay Mel Neal, et. al.
9/11/1956	Warranty Deed	Book 1027 Page 345	Fay Mel Neal and Agnes G. Neal	L.R. Graham
10/5/1962	Warranty Deed	Book 1184 Page 547	L.R. Graham	Frank L. Halsey, Jr., et. al.
2/26/1988	Personal Representative's Deed	Instrument # 19880009113	Estate of Frank L. Halsey	Gary F. Halsey, et. al.
5/24/1989	Warranty Deed	Instrument # 198800022835	Gary F. Halsey, et. al	Jodell J. LaSalle and Ronald Eugene LaSalle
4/1/1994	Warranty Deed	Reception # 94029698	Jodell J. LaSalle and Ronald Eugene LaSalle	Robert J. Harrison and Evan M. Pochna
2/1/1996	Warranty Deed	Reception # 9601509	Robert J. Harrison and Evan M. Pochna	Ginger Melton
2/20/2001	Quit Claim Deed	Reception # 200101826	Ginger Melton	Ginger Melton and Djems Domerson

## Detailed Description of the Architectural Characteristics of the Property.

### *Setting*

This well cared for residence is located at the southeast corner of Grant Avenue and 2nd Street, in an established older residential neighborhood southwest of downtown Loveland. It is situated on a rectangular-shaped property which measures 70 feet N-S by 88 feet E-W. A planted grass front yard and gardens are located west and south of the house. Planted grass rear and side yards, east and north of the house, are enclosed by a wood privacy fence along the north and east property lines, and by a small section of chain link fence south of the house. A large maple tree is located in the front yard near the property's northwest corner. Two small metal gardening sheds and a small poultry shed are located in the backyard near the east property line. Athletic fields for Bill Reed Middle School (formerly Loveland High School) are located across Grant Avenue to the west.

### *Dwelling*

This house consists of the following components: an original (circa 1903) 1½-story hipped-roof section which measures 24½ feet north-south by 25½ feet east west; an original single-story gabled section which formed the original south elevation, and which measures 12 feet north-south by 12 feet east-west; a shed-roofed addition to the south end of the east elevation which measures 12 feet north-south by 8 feet east-west; a shed-roofed bathroom addition near the south end of the west elevation which measures 6 feet north-south by 8 feet east-west. The 12' by 8' addition was built originally as a screened-in rear porch between 1918 and 1927, and fully enclosed after 1957; the 6' by 8' bathroom addition was built between September 1946 and March 1949, according to Sanborn Insurance maps and Larimer County Assessor files.

The original dwelling is supported by an unpainted coursed sandstone foundation, and its exterior walls are clad with painted dark yellow color horizontal weatherboard siding with painted blue 1" by 4" corner boards. A cellar entrance is located

adjacent to the south elevation. A steeply-pitched, truncated, hipped roof covers the original 1½-story section, with grey asphalt composition shingles, and with painted blue boxed eaves. Two original hip-roofed dormers, each with a 1/1 double-hung sash window, are respectively located on the east and west roof slopes. A larger, probably non-original, hip-roofed dormer, with two single-light - fixed-pane windows, is located on the north roof slope. (This dormer predates 1946, as it is depicted in a property appraisal photo taken in March 1946.) The gable roof over the original 12' by 12' section also features grey asphalt composition shingles and painted blue boxed eaves.

An unusual corner entry faces toward the intersection of Grant Avenue and 2nd Street at the home's front northwest corner. A painted blue wood-paneled front door enters the dwelling here, from a two-step concrete porch partially covered by the corner of the roof eave.

The home's windows primarily feature painted blue wood surrounds. The east elevation is penetrated by one 1/1 double-hung sash window and one single-light fixed-pane window. The north elevation is penetrated by a large 1/1 double-hung sash window and by a narrower 1/1 double-hung sash window. The original west elevation is penetrated by a single 1/1 double-hung sash window and by a set of paired 1/1 double-hung sash windows. The original south elevation is penetrated by a 1/1 double-hung sash window.

The 12' by 8' shed-roofed addition at the south end of the east elevation rests on an unpainted concrete foundation, and its exterior walls are clad with painted dark yellow color horizontal wood siding with painted blue 1" by 4" corner boards. A horizontal sliding glass bypass door enters this addition near the south end of the east elevation. A 1x1 horizontal sliding window penetrates this addition's south elevation. The 6' by 8' bathroom addition near the south end of the west elevation

rests on a concrete block foundation, and its shed roof has painted dark yellow exposed rafter ends beneath the eaves. An awning type window which penetrates the west elevation of the original gabled section appears to have been moved slightly to the south to accommodate construction of the bathroom addition.

### **Statement of Significance**

The Jennings House possesses both architectural and historical significance. The house is architecturally significant for its representative hipped-roof box architectural plan, and because it displays superior craftsmanship and high artistic value. Notable architectural elements include the steeply-pitched truncated hipped roof, the unusual corner entry, and the small, original, hipped-roof dormers. The house is historically significant for its association with residential development in Loveland's historic Westside neighborhood, and in

### *Interior*

The main level of the interior is divided into a family room/living room, two bedrooms, a kitchen, and a small bathroom. The upper half story in the hip-roofed section is divided into a family room, a small bedroom/office, and a bathroom. The interior walls and ceilings are painted wood lath and plaster. The floors are carpet over tongue-in-groove wood.

particular for its long association with the Milton S. Jennings family during the early 1900s.

The house's physical integrity has not been diminished in recent decades. Modest additions, respectively at the south end of the east and west elevations, both predate 1950, and are compatible with the home's original construction in terms of their size, scale, and materials. A hipped-roof dormer on the north roof slope is probably not original; however, it does predate 1949.

## References

"Assessor Property Information" for 130 N. Grant Avenue (West 88 Feet of Lots 15 and 16, and the West 88 Feet of the North 20 Feet of Lot 14, Block 7, Rist's Addition, parcel #95144-68-014). On file at the Larimer County Assessor's office.

City of Loveland Building Permit files for 130 N. Grant Avenue. On file at the Loveland City Clerk's office.

Larimer County Assessor real estate appraisal card "Building Description and Value Calculation" for 130 N. Grant Avenue. On file at the Cultural Services Department, Loveland Museum/Gallery.

*Loveland City Directories*, 1904-2008 (various publishers). On file at the Loveland Public Library.

Marmor, Jason and McWilliams, Carl. "Loveland Historic Preservation Survey." Prepared for the City of Loveland, Cultural Services Department, Loveland Museum/Gallery, December 1999.

### Newspaper Articles (arranged chronologically)

"Milton Jennings, Former Lovelander, Dies in Washington" *Loveland Daily Reporter-Herald*, October 1, 1940, p. 1.

"Jennings Funeral Services Friday." *Loveland Daily Reporter-Herald*, October 2, 1940, p. 1.

"Milton Jennings." (obituary) *Loveland Daily Reporter-Herald*, October 5, 1940, p. 3.

"Frank L. Halsey." (obituary) *Loveland Daily Reporter-Herald*, May 5, 1986, p. 10.

"Mary Belle Halsey." (obituary) *Loveland Daily Reporter-Herald*, December 26-27, 1992, p. 15.

"Mary B. Halsey." (obituary) *Loveland Daily Reporter-Herald*, December 28, 1992, p. 16.

"Agnes G. Neal." (obituary) *Loveland Daily Reporter-Herald*, December 19, 1997, p. A-10.

"Rist's Addition to Loveland, Larimer County, Colorado." Plat map, February 16, 1882, on file at the Larimer County Clerk and Recorder, Plat Book, Page 47.

Sanborn Insurance maps, March 1906, May 1911, April 1918, August 1927 July 1937, July 1937 (revised June 1941 and September 1946)..

### U.S. Census records (accessed online via the Denver Public Library and Heritagequest.com):

Twelfth Census of the United States, 1900: Precinct 13, West Loveland, Larimer County, Colorado.

Twelfth Census of the United States, 1900: Williamsburg Township Precinct, Franklin County, Kansas.

Thirteenth Census of the United States, 1910: Precinct 30, Loveland, Larimer County, Colorado.

Thirteenth Census of the United States, 1910: Precinct 29, North Platteville, Weld County, Colorado.

## Loveland City Council Staff Report

From: Community and Strategic Planning  
Meeting Date: October 20, 2009  
Re: Application for Historic Landmark Property Designation  
130 N. Grant Ave.

---

### SITE DATA

**Address:** 130 N. Grant Ave.  
**Request:** Application for Historic Landmark Property Designation  
**Historic Name:** Jennings House  
**Architectural Style:** Hipped-Roof Box  
**Current Building Sq. Ft.:** 1,313 (Source: Larimer Co. Assessor Property Information, 2009)  
**Legal Description:** West 88 Feet of Lots 15 and 16, and the West 88 Feet of the North 20 Feet of Lot 14, Block 7, Rist's Addition  
**Owner(s):** Ginger Melton and Djems Domerson  
130 N. Grant Avenue, Loveland, CO  
**Applicant(s):** Ginger Melton and Djems Domerson





### **Application Summary:**

On August 15, staff verified a completed nomination application for the landmark designation of the property at 130 N. Grant Ave. On September 7, 2009, staff met with owner Ginger Melton to explain the benefits and obligations of designation.

On September 21, the Historic Preservation Commission recommended approval of the application based on the eligibility criteria outlined in this report.

Staff mailed a notification letter announcing the date of the public hearing to the property owners, 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: 130 N. Grant Ave., Loveland, Colorado.

### **History:**

*Source: Application form researched by Carl McWilliams, Cultural Resource Historians*

Rist's Addition, where this property is located, was platted in February 1882, less than a year after the City of Loveland was incorporated. Residential development in the neighborhood was sporadic, however, until a building boom occurred in the early 1900s, spurred by construction of the region's first Great Western Sugar Company factory at the northeast edge of town. As platted, "Rist's Addition to Loveland" comprised eight square blocks, with seven of the blocks located between Garfield Avenue on the east, Grant Avenue on the west, 1st Street on the south and 8th Street on the north.<sup>1</sup>

Lots 9-16 of Block 7, fronting onto Grant Avenue between 1st and 2nd Streets, was owned by Abraham Rist until November of 1896 when he sold the then undeveloped land to George W. Simmons, Jr.<sup>2</sup> According to the 1900 United States Census, George W. Simmons, Jr. was born in Iowa in September 1861. George and his wife Florence (maiden name unknown) were married in 1885, and moved to Loveland circa 1890. Two sons were born to the couple in Loveland during the early 1890s. The eldest, Wils P. Simmons, was born in August 1892, followed by Grey R. Simmons, born in May 1894. The 1900 Census also indicates that Mr. Simmons was self-employed as manager of a saw mill; however, he was apparently also engaged in buying and selling residential real estate.<sup>3</sup> In June of 1906, Simmons sold Lots 12-16 at the north end of Block 7 to Maryette Bartholf, who, in turn, just seven months later, deeded the property to Milton S. Jennings.<sup>4</sup> By

---

<sup>1</sup> In 1882, Garfield Avenue was named "E Street" and Grant Avenue was named "F Street," while 1st and 8th Avenues were simply known as "County Roads."

<sup>2</sup> Warranty Deed, Book 126, Page 124, recorded November 28, 1896, on file at the Larimer Clerk and Recorder.

<sup>3</sup> Twelfth Census of the United States, Precinct 13, West Loveland, Larimer County, Colorado.

<sup>4</sup> Larimer County Assessor records list 1903 as the house's year of construction; however, its address does not begin to appear in Loveland city directories until 1907. It seems likely, though, that the house was constructed circa 1903, during Simmons' ownership. The warranty deeds reveal that Simmons purchased Lots 9-16 for \$350.00 in 1896, and that he sold Lots 12-16 for \$1000.00 in 1906. The difference in price indicates that a dwelling had probably been erected on the property. The dwelling, moreover, is depicted on the March 1906 Sanborn Insurance map. Simmons may have in fact built the house, or at a minimum, supplied lumber from his saw mill for its construction.

1910, the Simmons family had moved to the Platteville vicinity in Weld County, where they were engaged as farmers, and where George's father, George W. Simmons, Sr., a widower, had come to live with the family.<sup>5</sup>

Milton S. and Isabelle S. Jennings owned and lived in this house together from 1906 until Isabelle's death in February 1917. Mr. Jennings then continued to own and live here until circa 1928 when he moved to Kelso, Washington. The Jennings family, including Milton and Isabelle, and their four children, had moved to Loveland from Williamsburg Township, Franklin County, Kansas, in the very early 1900s. According to the 1900 United States Census, Milton was born in Iowa in September 1858, while Isabelle (Stoolfyer) Jennings was born in Ohio in October 1855. They were married in Iowa in 1882, but soon thereafter moved to Kansas. Their eldest child, a daughter named Emma Gillian, was born in March 1883, followed by three sons: Chester L., born in June 1884, Charles M., born in July 1888, and Justin D., born in August 1892.<sup>6</sup>

Members of the Jennings family living in this house at 130 N. Grant Avenue in 1910 included Milton and Isabelle, son Justin, age 18, daughter Emma (Crist), age 26, Mary J. Crist, age 5 (Emma's daughter), and Angeline Stoolfyer, Isabelle's mother, age 79. The Census records and Loveland city directories indicate that through the early 1920s, Milton Jennings was employed variously as a laborer, and as a teamster or driver with the Great Western Sugar Company. <sup>7</sup> He retired to Kelso, Washington in the late 1920s, but retained ownership of this house in Loveland until his death, at the age of 82, in October 1940. His body was returned to Loveland for burial next to his wife Isabelle who had passed away in 1917.<sup>8</sup>

Families who leased this property from the Jennings family between circa 1928 and 1940 included James and Nellie Turner (late 1920s), George N. and Cora A. Cope (early-to-mid-1930s), Albert J. and Bessie B. Pace (late 1930s), and Gay V. and Ellen Branson (1940). Loveland city directories indicate that James Turner worked as a sausage maker at the Loveland Packing Company, while George Cope was engaged as a salesman at the Martin Furniture Company, and Gay Branson was employed with the Grant Porchman Colorado Condensed Milk Company.

A month after Milton Jennings' death, his descendants sold this property to D.L. and Alva L. Magnuson, who, in turn, sold it the following May to Nellie E. Lawrence. Mrs. Lawrence then apparently lived in the home in the few years prior to her death in 1944. Fay Mel and Agnes G. Neal were the property's next owners and residents, having acquired it from the estate of Nellie E. Lawrence in August of 1944.<sup>9</sup> The Neal family, including Fay, Agnes, and their four children - Patty, Jimmie, Fay, Jr., and Eleanor - owned and lived in this home until September 1956, when they sold it to L.R. Graham. During these years, Mr. Neal worked as a cashier at "Rottman's" in Loveland and as a Relief Agent for the Great Western Railroad. Agnes G. Neal was a prominent Loveland citizen. Born Agnes G. Anderson in Thor, Iowa on November 28, 1908, Agnes married Fay Mel Neal in Iowa in 1930. They moved to Loveland in 1943 and into this house in August of the following year. Mrs. Neal was a professional seamstress and tailor. She established a tailored shirt business in Loveland

---

5 Thirteenth Census of the United States, Precinct 29, North Platteville, Weld County, Colorado.

6 Twelfth Census of the United States, Williamsburg Township Precinct, Franklin County, Kansas.

7 Thirteenth Census of the United States, 1910, Precinct 30, Loveland, Larimer County, Colorado. The 1910 Census indicates that Emma Crist, nee Jennings, was married in 1900; however, information regarding her husband was not uncovered. The name "Stoolfyer" also appears as "Stoolfire" in various Census records.

8 "Milton S. Jennings, Former Lovelander, Dies in Washington." Loveland Daily Reporter-Herald, October 1, 1940, p. 1.

9 Warranty Deeds, Book 719, Page 544 (November 16, 1940); Book 727, Page 73 (May 24, 1941); Executor's Deed, Book 775, Page 453 (August 23, 1944).

after World War II, and developed a training program for waitresses and servers through the Loveland adult education program. She also served as President of the Business and Professional Women's Club, and as a member of the Loveland Museum Board. She passed away in Loveland in December 1997 at the age of 89.<sup>10</sup>

Soon after he purchased the property, L.R. Graham began leasing it to Mary Belle and Frank L. Halsey, Jr., and by the early 1960s, the Halseys had purchased the property from Graham.<sup>11</sup> Members of the Halsey family, including Frank and Mary Belle, and their children Mike, Gary and Pat, lived in this house for over three decades, from circa 1957 until 1989. Frank Halsey was born in Las Animas, Colorado on June 28, 1925. He moved to Loveland with his parents, Frank and Pearl Halsey in 1929, and lived here for the rest of his life. He served with the U.S. Navy during World War II, and later worked as a welder and as a heavy equipment operator for Gurwell Construction. He retired in the late 1970s. Mr. Halsey passed away at the age of 60 in May 1986. Mary Belle Halsey died at the age of 59 in December 1992.<sup>12</sup>

In May 1989, Gary Halsey and others sold this property to Jodell J. and Ronald Eugene LaSalle, and the LaSalles then owned and lived here for the next five years. They sold the property to Robert J. Harrison and Evan M. Pochna in April 1994, who, in turn, deeded it to current owner Ginger Melton in February 1996. The property's current owners and residents are Ginger Melton, Djems Domerson, and family.<sup>13</sup>

---

10 "Agnes G. Neal." (obituary) *Loveland Daily Reporter-Herald*, December 19, 1997, p. A-10.

11 Warranty Deed, Book 1184, Page 547. Interestingly, this deed is dated August 20, 1957, but it was not recorded until October 5, 1962.

12 "Frank L. Halsey" (obituary), *Loveland Daily Reporter-Herald*, May 5, 1986, p. 10; "Mary Belle Halsey" (obituary), *Loveland Daily Reporter-Herald*, December 26-27, 1992, p. 15.

13 Warranty Deeds, instrument #19880009113 (May 24, 1989; reception #9402698 (April 1, 1994), reception #9601509 (February 1, 1996).

## **Architectural Description:**

*Source: Application form researched by Carl McWilliams, Cultural Resource Historians*

### *Setting*

This well cared for residence is located at the southeast corner of Grant Avenue and 2nd Street, in an established older residential neighborhood southwest of downtown Loveland. It is situated on a rectangular-shaped property which measures 70 feet N-S by 88 feet E-W. A planted grass front yard and gardens are located west and south of the house. Planted grass rear and side yards, east and north of the house, are enclosed by a wood privacy fence along the north and east property lines, and by a small section of chain link fence south of the house. A large maple tree is located in the front yard near the property's northwest corner. Two small metal gardening sheds and a small poultry shed are located in the backyard near the east property line. Athletic fields for Bill Reed Middle School (formerly Loveland High School) are located across Grant Avenue to the west.

### *Dwelling*

This house consists of the following components: an original (circa 1903) 1½-story hipped-roof section which measures 24½ feet north-south by 25½ feet east west; an original single-story gabled section which formed the original south elevation, and which measures 12 feet north-south by 12 feet east-west; a shed-roofed addition to the south end of the east elevation which measures 12 feet north-south by 8 feet east-west; a shed-roofed bathroom addition near the south end of the west elevation which measures 6 feet north-south by 8 feet east-west. The 12' by 8' addition was built originally as a screened-in rear porch between 1918 and 1927, and fully enclosed after 1957; the 6' by 8' bathroom addition was built between September 1946 and March 1949, according to Sanborn Insurance maps and Larimer County Assessor files.

The original dwelling is supported by an unpainted coursed sandstone foundation, and its exterior walls are clad with painted dark yellow color horizontal weatherboard siding with painted blue 1" by 4" corner boards. A cellar entrance is located adjacent to the south elevation. A steeply-pitched, truncated, hipped roof covers the original 1½-story section, with grey asphalt composition shingles, and with painted blue boxed eaves. Two original hip-roofed dormers, each with a 1/1 double-hung sash window, are respectively located on the east and west roof slopes. A larger, probably non-original, hip-roofed dormer, with two single-light -fixed-pane windows, is located on the north roof slope. (This dormer predates 1946, as it is depicted in a property appraisal photo taken in March 1946.) The gable roof over the original 12' by 12' section also features grey asphalt composition shingles and painted blue boxed eaves.

An unusual corner entry faces toward the intersection of Grant Avenue and 2nd Street at the home's front northwest corner. A painted blue wood-paneled front door enters the dwelling here, from a two-step concrete porch partially covered by the corner of the roof eave.

The home's windows primarily feature painted blue wood surrounds. The east elevation is penetrated by one 1/1 double-hung sash window and one single-light fixed-pane window. The north elevation is penetrated by a large 1/1 double-hung sash window and by a narrower 1/1 double-hung sash window. The original west elevation is penetrated by a single 1/1 double-hung sash window and by a set of paired 1/1 double-hung sash windows. The original south elevation is penetrated by a 1/1 double-hung sash window.

The 12' by 8' shed-roofed addition at the south end of the east elevation rests on an unpainted

concrete foundation, and its exterior walls are clad with painted dark yellow color horizontal wood siding with painted blue 1" by 4" corner boards. A horizontal sliding glass bypass door enters this addition near the south end of the east elevation. A 1x1 horizontal sliding window penetrates this addition's south elevation. The 6' by 8' bathroom addition near the south end of the west elevation rests on a concrete block foundation, and its shed roof has painted dark yellow exposed rafter ends beneath the eaves. An awning type window which penetrates the west elevation of the original gabled section appears to have been moved slightly to the south to accommodate construction of the bathroom addition.

### *Interior*

The main level of the interior is divided into a family room/living room, two bedrooms, a kitchen, and a small bathroom. The upper half story in the hip-roofed section is divided into a family room, a small bedroom/office, and a bathroom. The interior walls and ceilings are painted wood lath and plaster. The floors are carpet over tongue-in-groove wood.

**JENNINGS HOUSE: 130 N. GRANT AVENUE**



**Northwest Corner of House**



**North elevation**



**West Elevation**

### **Determination of Significance and Integrity**

According to the application:

*The Jennings House possesses both architectural and historical significance. The house is architecturally significant for its representative hipped-roof box architectural plan, and because it displays superior craftsmanship and high artistic value. Notable architectural elements include the steeply-pitched truncated hipped roof, the unusual corner entry, and the small, original, hipped-roof dormers. The house is historically significant for its association with residential development in Loveland's historic Westside neighborhood, and in particular for its long association with the Milton S. Jennings family during the early 1900s.*

*The house's physical integrity has not been diminished in recent decades. Modest additions, respectively at the south end of the east and west elevations, both predate 1950, and are compatible with the home's original construction in terms of their size, scale, and materials. A hipped-roof dormer on the north roof slope is probably not original; however, it does predate 1949.*

The Jennings House provides a good example of a simple hipped roof box common to the early twentieth century in Loveland, or the context of settlement. In addition, the house displays craftsmanship in the unique corner entry and dormers.

### **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 Jennings House satisfies the age requirement and

meets the following criteria for designation as a Loveland Historic Register landmark of property:

**Architectural Significance:**

1. Exhibits distinctive characteristics of a type, period, or manner of construction.
2. Is a unique example of a structure.

**Social/Cultural Significance:**

1. Is associated with a notable person(s) or the work of a notable person(s).
2. Is a typical example/association with a particular ethnic or other community group.

**Physical Integrity**

1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community;
2. Retains original design features, materials, and/or character;
3. Is the original location or same historic context if it has been moved.

**Explanation of Criteria**

*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.

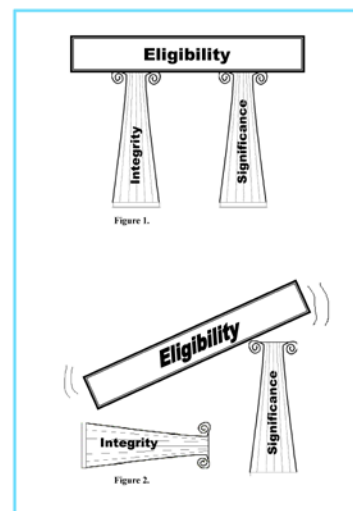
The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of **when** a resource was significant.

*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.

**Attachments:**

- A. Location Map, prepared by staff  
*Nomination Application submitted by applicant available upon request.*





Attachment A: Location Map

