



## City of Loveland

Community and Strategic Planning  
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### Loveland City Council Staff Report

From: Matt Robenalt, Community and Strategic Planning  
Meeting Date: July 5, 2005  
Re: Application for Historic Landmark Property Designation

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#### **SITE DATA**

**Address:** 317 E. 6<sup>th</sup> Street, Loveland, Colorado

**Request:** Application for Historic Landmark Property Designation

**Historic Name:** Swan House

**Architectural Style:** Craftsman – Late 19<sup>th</sup> Early 20<sup>th</sup> Century American Movements

**Current Building Sq. Ft.:** 2586 Sq. Ft.  
(Source: Larimer County Assessor Property Information)

**Construction Date:** circa 1908

**Legal Description:** Lots 17 & 18 & W 5 Ft of Lot 19, Block 48, Finley's Addition, City of Loveland, County of Larimer, State of Colorado

**Owner(s):** Harold and Madeline Daniels  
1931 Hillrose Drive  
Loveland, CO 80538

**Applicant:** Harold & Madeline Daniels  
represented by Carl McWilliams, Cultural Resource Historians

**Application Summary:**

On June 20, 2005, the Historic Preservation Commission (“HPC”) voted to recommend that the city Council designate the property at 317 E. 6<sup>th</sup> Street, also known as the Swan House, as a landmark of the Loveland Historic Register. Approved HPC Resolution 05-04 is provided as an attachment.

Larimer County Assessor records identifies the property by the following address: 317 E. 6<sup>th</sup> St., Loveland, Colorado.

**History:**

*Source: Statement of Significance prepared by Carl McWilliams, Cultural Resource Historians.*

The house at 317 E. 6<sup>th</sup> Street was built circa 1908 as the residence of Mr. and Mrs. A.M. Swan. The Swans first moved to Loveland in the 1890s from Marietta, Ohio, and in 1904 Mr. Swan established a grocery store in the Herzinger & Harter Building on E. 4<sup>th</sup> Street. Soon after establishing the store, he partnered with James A. Hill to form the Swan & Hill mercantile. James A. Hill was also from Marietta, Ohio, and his wife Susan was first cousin to A.M. Swan’s wife, Sallie.

James A. Hill and Susan Hill purchased the home at 317 E. 6<sup>th</sup> Street in 1912 when the Swans moved back to Marietta, Ohio. In addition to purchasing the home, Mr. Hill also purchased the Swan’s interest in the Swan & Hill mercantile. In approximately 1920, James Hill sold the mercantile and invested in farming and ranching interests in Weld County. Mr. Hill died in 1941, and it is unknown what Susan Hill did following her husband’s death.

For a brief few years in the early 1940s, Clarence and Katherine Thomas owned the house. Mr. Thomas was employed as a salesman at the Rocky Mountain Map Company, and only resided in Loveland for a few years until the house was sold to Carl and Lydia Nieder in 1946.

Carl Nieder was a German immigrant who moved to the United States with his family at the turn of the century. Carl Nieder’s father, a chemist, found work at the Great Western Sugar Factory in Fort Collins, and Carl began working for Great Western Sugar in 1908 at age fifteen. Carl Nieder worked for Great Western Sugar for more than fifty years, and eventually aspired to the Assistant Superintendent position at the factories in Brighton, Loveland, and Windsor. Mr. Nieder served on the Loveland City Council in the mid to late 1950s, and eventually retired from Great Western Sugar in the 1960s. Mr. Neider died in 1972.

Carl Nieder’s wife, Lydia (Brunner) Nieder, was born in the Volga River Valley in Russia. She was among the ancestors of the thousands of Germans who immigrated to the Russian steppes in the 1760s to work as farmers at the invitation of Catherine the Great. Lydia immigrated to the US in 1907 with her mother, sister, and niece and originally settled in Windsor, Colorado. She met Carl Nieder in Fort Collins, they were married and raised a family of two sons and two daughters. Lydia lived in the house at 317 E. 6<sup>th</sup> until her death in 1992.

The house was then purchased by contractor John DeToy, and upgrades were made to the wiring and plumbing. Mr. DeToy sold the house to Arthur and Celeste Schidgen in 1994, and they lived there until 2001 when it was sold to the current owners, Harold and Madeline Daniels. The Daniels hope to open a tea house in combination with the antique shop on the ground floor, and continue to lease the upstairs apartment.

**Architectural Description:**

*Source: Colorado Historical Society Guide to Historic Architecture and Engineering, and Carl McWilliams, Cultural Resource Historians*

The Colorado Historical Society Guide to Colorado’s Historic Architecture and Engineering indicates the Craftsman structure was tied to the Craftsman movement of the early 20th century, which stressed comfort and utility through the use of natural materials. Exposed rafter ends, overhanging eaves, clipped gables, and large porch columns replaced the more delicate and intricate detailing of the Victorian period. Some Craftsman houses display a small amount of half-timbering (not to be mistaken for the Tudor Revival style which has significant amounts of half-timbering).

Confusion may result between the Craftsman and the Bungalow styles. Bungalows are one (1) to one-and-one-half (1 ½) story houses which most often employ the elements of the Craftsman style. The Craftsman style may be employed on any size building and is often found on apartment buildings as well as houses.

According to the Guide to Colorado’s Historic Architecture and Engineering, defining characteristics of the Craftsman style include:

- 1. exposed rafter ends
- 2. clipped gable
- 3. half-timbering
- 4. knee braces at eaves
- 5. divided upper window lights
- 6. large porch columns
- 7. soffit return underside rafter ends
- 8. overhanging eaves

Examples of Craftsman style architecture are provided in Photos #1 and #2.



**Photo # 1 & #2.** Examples of Craftsman Style. Source: Colorado Historical Society Guide to Colorado’s Historic Architecture and Engineering, Second Edition 2003.

The Swan House was constructed circa 1908 on the north side of E. 6th Street, near the center of the block between Lincoln and Jefferson Avenues. The property, which also includes a former garage and storage shed, is located in a traditionally residential neighborhood northeast of downtown Loveland. The 1½ story Craftsman-style wood-frame house features a rectangular plan, and is supported by a coursed sandstone over brick foundation.

The house’s exterior walls are clad with painted beige color narrow horizontal wood siding, except the

west end of the north (rear) elevation which comprises an enclosed rear porch and is clad with bead board. The dwelling is covered by a moderately-pitched hipped roof, covered with black asphalt composition shingles. Decoratively sculptured wood rafter ends are exposed beneath wide overhanging eaves, and there are two red brick chimneys on the roof ridge. There is a total of six hipped-roof dormers, including one on the facade, two each on the east and west elevations, and one on the north elevation. See Photo #3, Photo #4 and Photo #5.



**Photo #3.** Two of six hipped-roof dormers. These are located on the east elevation.



**Photo #4.** Wide overhanging eaves are featured on the main hipped-roof, and dormers.



**Photo #5.** Sculptured wood rafters beneath wide overhanging eaves.

The dwelling’s symmetrical facade comprises an enclosed front porch set beneath the large hipped-roof dormer. Two single-light fixed-pane windows, with horizontal sliding sidelights, flank the front entry door. The entry is flanked by two squared columns. Two additional sets of squared columns also appear at either end of the enclosed porch. See Photo #6.



**Photo #6.** Front elevation with squared columns and enclosed front porch.

All of the home's windows have painted beige wood frames and surrounds. Windows on the building's east elevation include a single-light fixed-pane window, a boxed bay with two 1/1 double-hung sash windows, a single 1/1 double-hung sash window, and another boxed bay with two 1/1 double-hung sash windows. Windows on the west elevation include a boxed bay with a large 1/1 double-hung sash window, another boxed bay with one 1/1 double-hung sash window flanked by two narrow 1/1 double-hung windows, and one single 1/1 double-hung sash windows. See Photo #7.



**Photo #7.** West elevation with boxed bay windows.

The former garage has been converted into a workshop, and measures 20 feet north-south by 12 feet east-west. It is of wood frame construction, and is supported by a poured concrete slab foundation and floor. Its exterior walls are clad with painted beige and white horizontal wood siding. The storage shed abuts the north (rear) elevation of the former garage. It is of wood frame construction, and measures 12½-feet north-

south by 12-feet east-west. It has a wood timbers on grade foundation, and painted white horizontal exterior wood siding. See Photo #8.



**Photo #8.** Former garage located at the northwest corner of the property.

### **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 Swan House is significant for its link to the historical context of “The Built Environment,” and its secondary link to the “Commerce/Industry” context as defined in the Historical Contexts (1997) document by Jennifer H. Strand, Ph.D. for the Loveland Museum Gallery.

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 in a previous section of this staff report, the Swan House is 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.

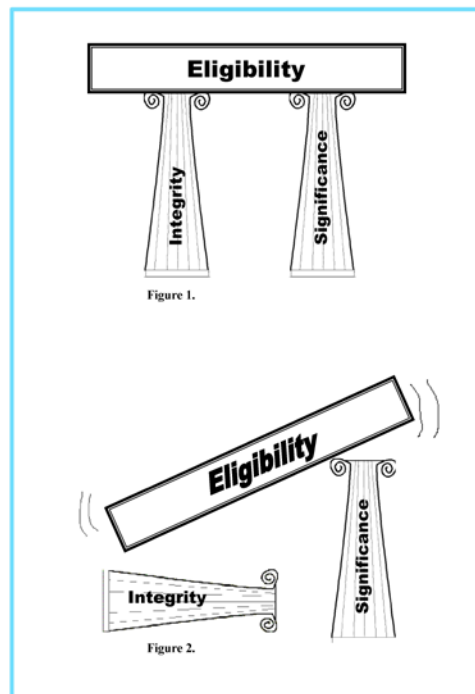
According to the list of features described in the owner’s application, and which is verified by current photographs, the Swan House has maintained a considerable amount of its integrity, and is clearly distinguishable as an example of the Craftsman style of architecture.

### HPC 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 Swan House satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

- a) Architectural
  - 1. Exemplifies specific elements of an architectural style or period.
  - 2. Demonstrates superior craftsmanship, or high artistic value.
- b) Social/Cultural
  - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- d) 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 317 E. 6<sup>th</sup> Street, it has determined that the Swan 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 Figure 1 and Figure 2, below). The HPC recommends that the City Council approve this request for designation of the Swan House, located at 317 E. 6<sup>th</sup> Street, as a Loveland Historic Register landmark property.



**Attachments:**

- A. Location Map, prepared by staff
- B. Nomination Application submitted by applicant
- C. Approved HPC Resolution 05-04



# Location Map

317 E. 6th Street  
Swan House



Prepared by:  
Community & Strategic Planning  
500 E. Third Street  
Loveland, CO 80537

Date: June 8, 2005

