



## COMMUNITY & STRATEGIC PLANNING

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### Loveland Historic Preservation Commission Staff Report

From: Community and Strategic Planning  
Meeting Date: March 21, 2011  
Re: Application for Historic Landmark Property Designation, 1005 N. Garfield Ave.

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#### **SITE DATA**

***Address:*** 1005 N Garfield Ave.  
Loveland, CO 80537

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

***Historic Name:*** Remington House

***Architectural Style:*** Late Victorian

***Current Building Sq. Ft.:*** 1,044 square feet  
(Source: Larimer Co. Assessor Property Information)

***Construction Date:*** 1903

***Legal Description:*** LOTS 7-10, LESS THE WEST 63 FEET, BLK 8; AMENDED PLAT OF S ½  
BLK 8, LAKESIDE AMENDED  
City of Loveland, County of Larimer, State of Colorado

***Owner(s):*** Steven D. and Sharon V. Sample

***Applicant(s):*** Steven D. and Sharon V. Sample

**Application Summary:**

On February 24, 2011 staff met with the property owners and outlined the obligations and benefits of designating a property on the Loveland Historic Register. On February 28, 2011 staff verified a completed nomination application for the landmark designation of the property at 1005 N. Garfield Ave. Staff mailed a notification letter announcing the date of the public hearing to the property owner of 1005 N. Garfield Ave., 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*.

Larimer County Assessor records identify the property by the following address: 1005 N Garfield Ave., Loveland, Colorado.

**History:**

*Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2010.*

This house was built in 1903, and during the early 1900s it was the home of D.D. Remington. Circa 1909, Remington was married to Melissa Lucinda Anderson, nee Kempton. Perhaps widowed, Melissa had a son named Oliver (born circa 1878), and a daughter named Ethyl who was apparently somewhat younger. Melissa had been born in Adrian, Michigan on September 6, 1853, the daughter of Joseph and Eliza Kempton. She apparently lived in Iowa for a time before coming to Loveland in the years following the turn of the twentieth century. The Remingtons lived here until the mid-1910s, and in late May of 1917, Mr. Remington passed away. Melissa then lived elsewhere in Loveland for time before moving to Fort Collins. She passed away in her home at 1002 W. Mountain Avenue in Fort Collins in November of 1943 at the age of 89. She was survived by her son, Oliver Anderson, and her daughter who had become Mrs. Roy Albin.

Loveland city directories indicate that this property had many residents over the years, and that it was often not owner-occupied. Lyman B. Smith, a barber, and his wife, Mary G, lived in this home in the late 1910s and early 1920s, followed by Mrs. Ellen Davis (the widow of Thomas N. Davis) in the mid-1920s. In the late 1920s, Robert Riney, a plasterer, his wife Mary E., and other members of the Riney family lived at this location. Subsequent residents through the 1950s included: Reed L. and Leah Herman, John Beagle, Middleton L. and Nettie L. Wages, Charles Magruder, W.J. Dwinelle, P.A. Wicklund, and the A.D. Isbell family. In 1956, A.D. and his wife Aubrey owned the Cleveland Liquor store. They had a daughter, Kathryn, born circa 1948. Residents during the 1960s included Vernon Bustos, Thomas and Karen Mast, Monty and Diane Hamilton. Dolores R. Fisher and Shirley A. Pawlowski owned this property for a number of years, and they are listed in city directories as the home's residents in 1972.

Steven D, and Sharon V. Sample are the property's current (2010) residents. Having owned and lived here since 1972, they have apparently resided in this home longer than anyone previously.

**Architectural Description:**

*Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2010.*

This two-story Late Victorian era home is supported by a low unpainted coursed sandstone foundation, and its exterior walls are clad with painted yellow horizontal wood siding with painted white 1" x 4" corner boards. The house is covered by a steeply-pitched cross-gable roof with brown asphalt composition shingles and painted white box eaves. Painted green fish scale shingles appear in the upper gable ends. A large painted white single-hung sash window, with leaded glass upper sash lights, penetrates the façade wall on the east elevation. A canted hipped-roof bay, with three 1/1 double-hung sash windows with painted white wood frames and surrounds, is located on the south elevation. Two small square windows with latticed lights also penetrate the south elevation wall. Elsewhere, the home's

windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A painted rose color wood-paneled front door, with painted white trim, and with an oval-shaped upper sash light, and covered by a transom light, enters the south end of the asymmetrical façade from an open front porch. This porch is approached by three sandstone steps, and features a tongue-in-groove wood floor, a painted white turned column, a painted white open wood balustrade with turned balusters, and a distinctive painted white curved wood frieze. The porch is covered by a truncated hipped and shed roof. A single-story gabled and hipped-roof extension on the west elevation may be an early addition. A shed-roofed dormer, with a 1/1 double-hung sash window, is located on the extension's south facing roof slope. The house's rear entry is near the north end of the west elevation.

#### Garage/Secondary Residence

A non-historic 1½-story gambrel-roofed garage and secondary residence is located north of the house. This building has a concrete foundation and its exterior walls are clad with painted yellow horizontal wood siding with painted white 1" x 4" corner boards. The gambrel roof is covered with brown asphalt composition shingles, and its flared eaves are boxed with painted white wood trim. A painted yellow wooden roll away garage door on the east elevation opens onto a concrete driveway which extends to Garfield Avenue. A stained brown wood paneled door with one upper sash light enters the south elevation. A stained brown solid wood door is located in the upper gable end also on the south elevation. The building's windows are 1/1 double-hung sash with painted green decorative wood shutters. A single-story shed-roofed extension forms the west (rear) elevation. A concrete patio and a breezeway are located between the house and this building.

#### **Significance:**

This house is historically significant for its association with residential development in Loveland dating from the time of its construction in 1903. It is also architecturally significant for its Late Victorian era architectural characteristics, including its cross gabled roof, canted bay window, and distinctive front porch. The property's combined level of integrity and significance is probably not to the extent that it would qualify for listing in the State or National Registers. It does qualify for local landmark designation, however, and it would be a contributing property within a National Register historic district.



**Photographs:**



**Figure 1: South-East Elevation**



**Figure 2: South Elevation**





**Figure 3: South-West Elevation**



**Figure 4: East Elevation**





**Figure 5: South-East Elevation of Garage/Secondary Residence Addition**



**Figure 6: North-East Elevation of Garage/Secondary Residence Addition**

## **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 Remington House is significant for its contribution to the architectural style of the period and for representing the built environment of a group of people during that era in history. In addition, the Remington House is an established familiar visual feature of the community, exemplifying the cultural and social heritage of the 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 Remington House was built in 1903, 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 the Cultural Resource Survey prepared by Carl McWilliams, and which is verified by current photographs, the Remington House has maintained a good amount of its integrity. The rear gable and shed-roofed portion of the house may be an early addition, but if so it is well over 50 years old. The shed-roofed portion at the west end of the south elevation was originally a screened-in porch which has been fully enclosed. The large non-historic gambrel-roofed garage/secondary residence is the only significant features that somewhat diminishes the integrity of the setting.

## **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 Remington 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.
- b.) Social/Cultural
  - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- c.) 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.

Given available information for the property at 1005 N. Garfield Ave., staff has determined that the Remington 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. Staff recommends the Historic Preservation Commission recommend approval of this request for designation of the Remington House, located at 1005 N. Garfield Ave., as a Loveland Historic Register landmark property.

**Attachments:**

**A. Location Map**



**B. Nomination Application submitted by applicant**

Staff Report\_1005 N Garfield Avenue