



**Loveland City Council
Staff Report**

From: Community and Strategic Planning
Meeting Date: September 18, 2007
Re: Application for Historic Landmark Property Designation

SITE DATA

Address: 623 E. 7th Street, Loveland, Colorado

Request: Application for Historic Landmark Property Designation

Historic Name: Great Western House

Architectural Style: Shingle Style

Current Building Sq. Ft.: 1026 Sq. ft.
(Source: Larimer Co. Assessor Property Information, 2007)

Construction Date: 1898

Legal Description: LOT 18, LESS N 29.75 FT, OFFICERS SUB OF BLK 52, FINLEY'S 2ND, LOV

Owner(s): Wesley Daykin and Wendy S. Fothergill
623 East 7th Street
Loveland, CO 80537

Applicant(s): Wesley Daykin and Wendy S. Fothergill

Application Summary:

On June 26, staff verified a completed nomination application for the landmark designation of the property at 623 E. 7th Street. The applicants were the owners, Wes and Wendy Fothergill.

On August 20, 2007, the Historic Preservation Commission unanimously recommended nomination of the property to the Loveland Historic Register. Staff mailed a notification letter announcing the date of the public hearing to the property owners of 623 E. 7th St, return receipt, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*, and physically posted a sign at the property as required by ordinance.

Larimer County Assessor records identifies the property by the following address: 623 E. 7th St., Loveland, Colorado.

History:

Source: Statement of Significance prepared by Wes and Wendy Fothergill (applicants)

This house was built and owned by the Great Western Sugar Company and remained the property of the company from 1898 to 1963. It was used either as a rental property or to house a number of managerial employees and their families. In 1907, while still the property of the Great Western Sugar Company, C.C. and Bertha Doty, owners of the Doty-Dundon Mercantile Company, inhabited the house. The Mercantile was located on the corner of Cleveland and 4th Street. In 1908, the foreman of the sugar factory Evered H. Norton, his wife Lillie, and two children moved in. They inhabited the home until 1910 when Charles E. Angove, superintendent of the Great Western Railroad, and his wife Georgia moved to the property. Their two daughters, one a teacher and one a college student, and two sons resided with the Angoves. The house's current owners have uncovered a photograph of the June 1912 wedding of Ethel Angove to Willard Warnock that features a view of the house facade. The Angoves remained at the house until the early 1920s.

According to the city directories, the house was vacant from 1931-1933 and again from 1938-1940, although the years between 1933-1940 and 1940-1947 are not accounted for. These periods of vacancy offer further evidence that the Great Western Sugar Company kept the house as a residence for sugar factory and railroad management and their families while renting it to other members of the community when convenient. From 1947 to the early 1950s, assistant master mechanic for Great Western Clarence W. Hines, his wife Natalie, and two children resided in the house. Robert Sanders, another Great Western Railroad foreman, and his wife Helen lived in the house in 1954. Jack Stewart, a Great Western Sugar Factory mechanic, and his wife Juanita lived at 623 E. 7th Street from 1957-1960. The following year, Great Western Sugar Factory foreman Vernon Zimmerman, his wife Dorothy, and five children moved into the house. On December 30, 1963, the Great Western Sugar Company finally sold the house to William L and Linda J. Roth.

Architectural Description:

Source: Colorado Historical Society Guide to Historic Architecture and Engineering, and Wes and Wendy Fothergill (applicants)

This house sits on a concrete block foundation and has a rectangular floor plan and symmetrical massing. One and a half stories in height, this wood-frame structure is clad in uniform wood shingles. A deep front porch sits under the main roof and spans the entire width of the façade. The porch's closed rail and posts are clad in shingle siding matching the main body of the house. Fenestration on the building includes double hung sash windows with multiple-paned upper sashes on the first and second floor of at all elevations. The building is capped with an intersecting multi-paned gable roof with gable ends at all elevations.

This property is an example of shingle style architecture. Elements of the shingle style visible on this house include: continuous wooden shingle siding, multi-planed cross gables, eaves on several levels, multi-light casement and sash windows, and a large front porch. The shingle style is a subset of Queen Anne architecture and was popular mostly in the northeastern United States between 1874 and 1910. The Loveland Historical Survey records that the 623 E. 7th Street house is one of only two shingle style homes still standing in Loveland. The other building is located at 606 E. 8th Street and was built in 1899. It has since been re-sided.

According to the Colorado Historical Society Guide to Colorado's Historic Architecture and Engineering, like Queen Anne, the shingle style was influenced by English architect Richard Norman Shaw. The style is simpler than Queen Anne with a more horizontal emphasis. It is characterized by the uniform use of wood shingles as the primary surface material without interruption by corner boards. Common characteristics of these structures include:

1. wood shingle wall surfaces
2. multi-planed or gently sloping gable roofs
3. multi-light casement or sash windows
4. two- or three stories
5. asymmetrical facade
6. narrow eaves
7. conical roofed round towers

Examples of shingle-style structures are provided in Photos # 1 and 2.



Photos 1 and 2: Examples of shingle style structures. Source: Colorado Historical Society Guide to Colorado's Historic Architecture and Engineering, Second Edition 2003.

GREAT WESTERN-FOTHERGILL HOUSE TODAY:



North Elevation



South Elevation



West Elevation



East Elevation

GREAT WESTERN-FOTHERGILL HOUSE IN 1912:



Angove-Warnock wedding photo taken on the front lawn 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 Great Western-Fothergill House is significant for its link to the historical context of the “Commerce/Industry” and to “The Built Environment” 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 Great Western-Fothergill 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.

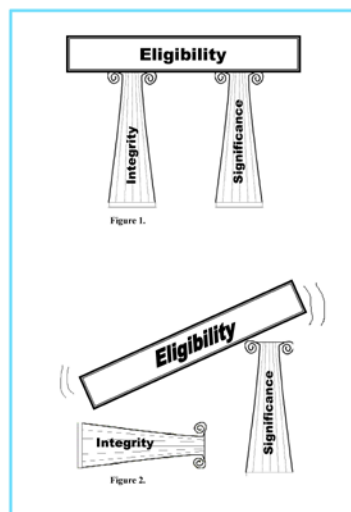
According to the list of features described in the owner’s application, and which is verified by current photographs, the Great Western-Fothergill House has maintained a good amount of its integrity, and is clearly distinguishable as an example of a shingle style structure.

Staff Recommendation

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Great Western 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.
 - 3. Represents innovation in construction, materials, or design.
- b.) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.
 - 2. Is associated with a notable person(s) or the work of notable person(s).
- 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.

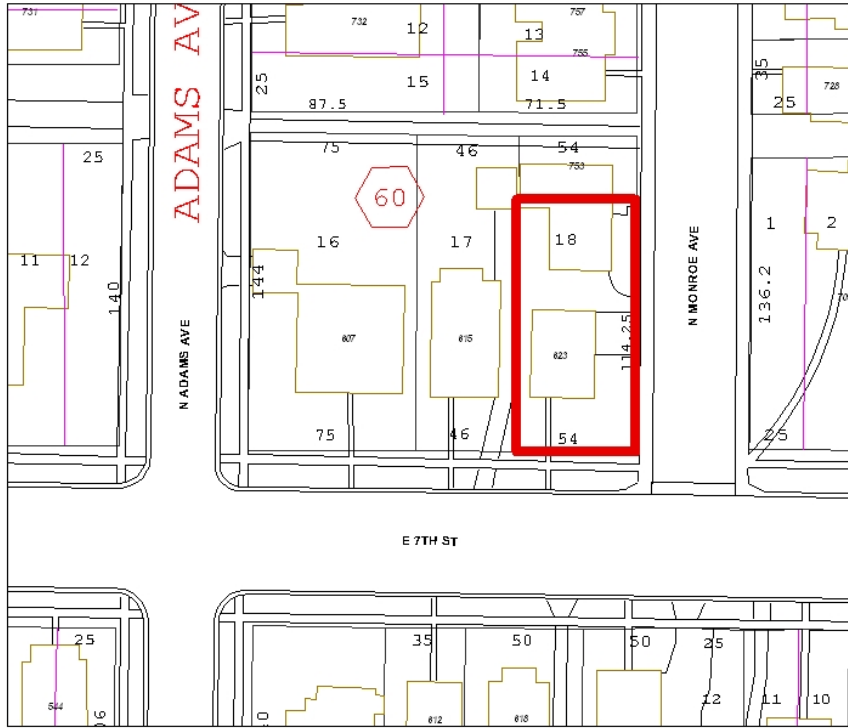
Given available information for the property at 623 E. 7th Street, staff has determined that the Great Western House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society’s recommended framework for determining landmark eligibility (see Figure 1 and Figure 2, below). Staff recommends the City Council designate the Great Western House, located at 623 E. 7th Street, as a Loveland Historic Register landmark property.



Attachments:

- A. Location Map, prepared by staff
- B. Nomination Application submitted by applicant

Attachment A: Location Map



**Location Map
623 E. 7th Street**

