

ATTACHMENT 2

**Loveland Historic Register
Nomination Packet**

For Designation of

**The Kelley-Coffman House
1410 North Garfield Avenue
Loveland, Colorado
As An Historic Landmark**

Submitted to

**City of Loveland
by
Shirley Gwinn Coffman**

October 13, 2017



FORM A

Application for Designation of a Historic Landmark

Please Type or Print Legibly

*One property only per Application Form.
If more than one Applicant, please attach additional sheet.*

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	
Applicant:	<input type="checkbox"/> Property Owner <input type="checkbox"/> City Council (attach meeting minutes initiating action) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Preservation Commission (attach meeting minutes initiating action) <i>Please check one.</i>
Address:	
Telephone:	

PROPOSED LANDMARK INFORMATION	
Property Name:	
Address:	
Historic Use:	
Current and Proposed Use	
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i>
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i>



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION	
Historic Property Name:	
Current Property Name:	
Address:	
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i>
Owner Name & Address:	
Style:	
Building Materials:	
Additions to main structure(s), and year(s) built.	
Is the structure(s) on its original site?	Yes _____ No _____ If No, Date Moved _____
What is the historic use of the property?	
What is the present use of the property?	
What is the date of construction?	Estimated: _____ Actual: _____ Original: _____ Source:



FORM A

Application for Designation of a Historic Landmark

<p align="center">DETAILED PROPERTY INFORMATION continued</p>	
<p>Describe the condition of the property.</p>	
<p>Who was the original architect?</p>	<p>Source:</p>
<p>Who was the original Builder/Contractor?</p>	<p>Source:</p>
<p>Who was the original Owner(s)?</p>	<p>Source:</p>
<p>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</p>	
<p>Detailed description of the architectural characteristics of the property.</p>	<p><i>Please attach additional sheets if necessary.</i></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: _____

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

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

A) 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, state-wide, 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
- 6) Exhibits a pattern or grouping of elements representing at least one of the above
- 7) Is a significant historic remodel.

B) Social/Cultural

- 1) Is a site of an 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 notable person(s).

C) 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

<p>Statement of Significance</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>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p>
<p>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.</p>	<p><i>Please attach additional sheets if necessary.</i></p>

FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Shirley Gwinn Coffman

Signature of Preparer:

Shirley Gwinn Coffman

Date:

10.13.17

Phone No.

970-667-2353

Address:

1410 North Garfield Avenue, Loveland, Colorado 80538

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

Date:

E-Mail Form

Attachment 1. Legal Description

The legal description of 1410 North Garfield Avenue includes lots and portions of lots in an original 1908 subdivision and a 1979 replat of the original lots. The warranty deed documenting current ownership by Shirley Gwinn Coffman is Attachment 1A.

1908 Cherry Hill Addition: The land now occupied by the Kelley-Coffman House at 1410 North Garfield Avenue was part of an approximately 11 acre parcel owned by William F. McQuade in 1908 (City of Loveland, July 21, 1908.) and for some time prior to 1908. It was referred to in later newspaper accounts as the ‘old McQuade orchard’ and identified as a cherry orchard (Weekly Courier, 1911).

The 11 acre McQuade property was bounded by 14th Street (now Eisenhower Boulevard) on the south, the Colorado and Southern Railway right-of-way on the east, and North Garfield Avenue on the west (Larimer County Recorder, November 12, 1911). Based on the legal description, the 11 acre parcel extended approximately 1,320 feet north along North Garfield Avenue on the west, and then east approximately 290 feet to the Colorado and Southern Railway right-of-way.

On June, 29, 1908, Mr. McQuade applied to the City of Loveland to subdivide the southernmost portion of the property (extending 390 feet north from the center line of 14th Street) into 33 lots, a portion of 15th Street (now Arthur Drive) and appurtenant alleys into a subdivision known as Cherry Hill Addition (City of Loveland, July 21, 1908.). As part of the subdivision proposal, Mr. McQuade deeded a one-seventh share of the Loudon Irrigation Company to the City. The subdivision was approved by the City Council on July 21, 1908 (See Figure 1A below).

On March 23, 1940, Lots 16, 17, 18, and 19, portions of lots 10, 11, 24 and 25, and adjoining alleys of the Cherry Hill Addition were sold by the then current owners (Norah M. Chalfant, et al) to William B. and Elizabeth B. Kelley (Larimer County Recorder, deed, Book 709, p. 445). The parcel had a 100 foot north to south dimension on North Garfield Avenue and was 200 feet east to west. The original legal description of that property was:

“Commencing at the Northwest corner of Lot 16, Block 1, Cherry Hill Addition to the City of Loveland, thence East 200 feet, South 100 feet, West 200 feet to the Southwest corner of Lot 19, thence North 100 feet to the point of beginning.”

That parcel became the site of the Kelley-Coffman House at 1410 North Garfield Avenue. The Kelleys built the house in 1940 (Larimer County Assessor, 2017; Mountain States Telephone and Telegraph Company, 1940).

1979 Replat and Current Legal Description: On May 17, 1960, ownership of 1410 North Garfield Avenue passed from the Kelleys to the First United Episcopal Methodist Church, Loveland, now known as First United Methodist Church of Loveland (Larimer County Recorder, deed, Book 1118, p. 626). The house was used as a parsonage until 1987. The church replatted

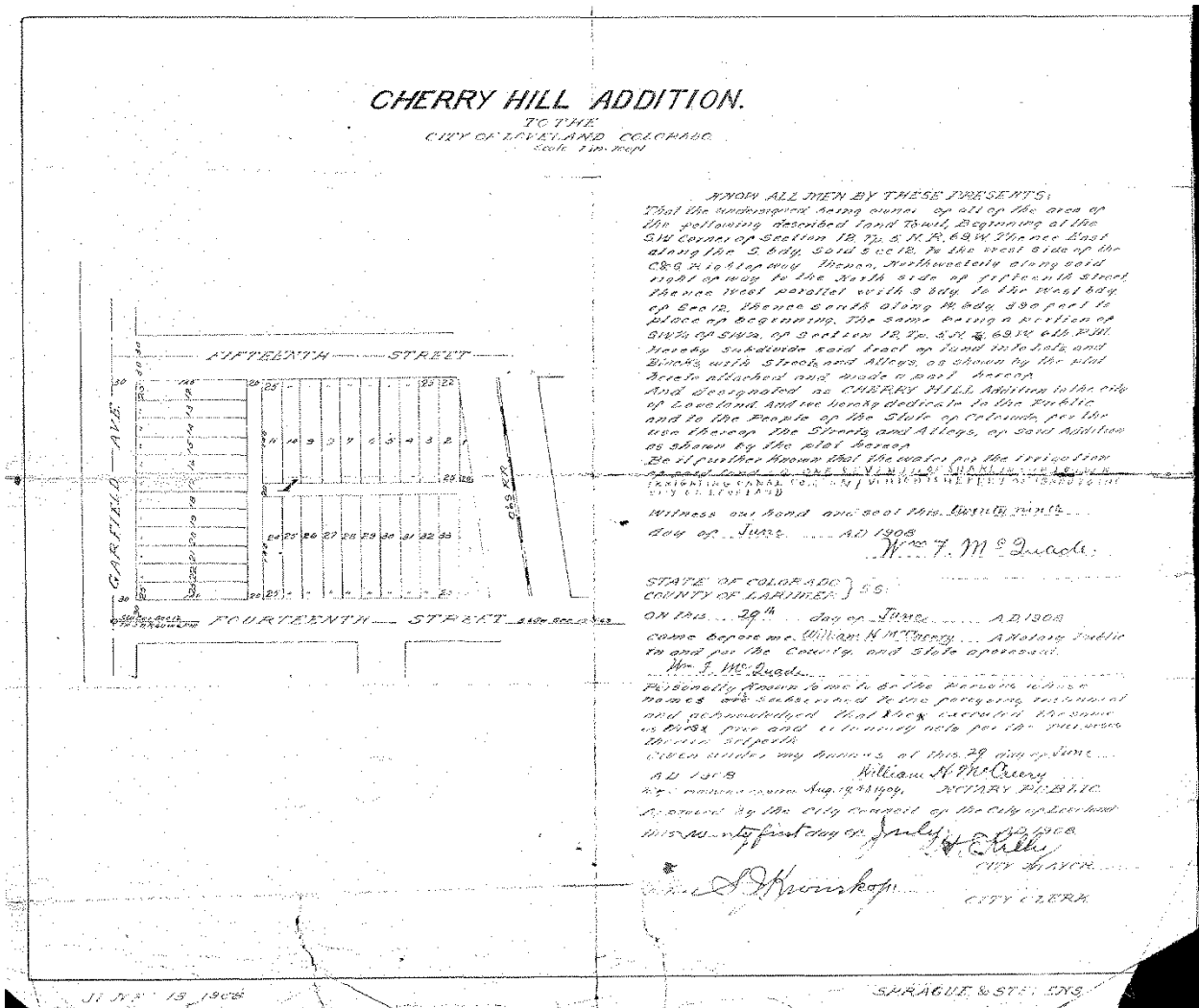
the land into two lots (Lot 1 and Lot 2, Block 1) in 1979 under a new subdivision name: First Methodist Church Subdivision (See Figure 1B below).

The current legal description of the property is:

“Lots 1 and 2, Block 1, First Methodist Church Subdivision, in the City of Loveland, also known as 1410 North Garfield Avenue.”

This description is included in the attached warranty deed (Attachment 1A) transferring ownership to Shirley Gwinn Coffman, owner of the property since 1987 (Larimer County Recorder, April 6, 1987, Reception No. 87019412; Warranty Deed, Link to Coffman, March 31, 1987).

Figure 1A. Cherry Hill Addition to the City of Loveland, 1908.



Attachment 1A. Warranty Deed Link to Coffman

Larimer County Recorder, April 6, 1987, Reception No. 87019412; Warranty Deed, Link to Coffman, March 31, 1987

RCPTN # 87019412 04/06/87 13:55:39 # OF PAGES - 1 FEE - \$3.00
 M RODENBERGER, RECORDER - LARIMER COUNTY, CO STATE DOC FEE \$9.00

WARRANTY DEED

ROBERT LINK and VIRGINIA LINK

whose address is

County of Larimer State of

Colorado

for the consideration of
 TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
~~20000~~ in hand paid, hereby sell of

and convey to SHIRLEY GWINN COFFMAN

whose legal address is 1410 Garfield Avenue, Loveland,

County of Larimer and State of Colorado

the following real property in the County of Larimer and State of

Colorado, to wit:

Lots 1 and 2,
 Block 1,
 FIRST METHODIST CHURCH SUBDIVISION,
 in the City of Loveland

also known by street and number as 1410 Garfield Avenue, Loveland, Colorado.

with all its appurtenances, and warrant to title to the same, subject to easements, restrictions, and rights of way of record; protective covenants of record, if any; oil, gas, and other mineral reservations or exceptions of record; patent reservations; all zoning and other governmental rules and regulations; any statutory lien rights resulting from inclusion in any governmental improvement district; real property taxes for 1987 and subsequent years; and a Deed of Trust in favor of First United Methodist Church of Loveland, Colorado, which Grantee assumes and agrees to pay.

Signed this 31st day of March, 1987

Robert Link
 ROBERT LINK
Virginia Link
 VIRGINIA LINK

STATE OF COLORADO,

County of Larimer } ss.

The foregoing instrument was acknowledged before me in the County of Larimer, State of Colorado, this 31st day of March, 1987, by Robert Link and Virginia Link.

My commission expires April 2nd, 1990
 Witness my hand and official seal.

James H. [Signature]
 Notary Public
 325 East 7th, Loveland, CO 80537

* If in Denver, insert "City and."

9.00

Return to Shirley Gwinn Coffman
 1410 Garfield Ave
 Loveland, CO 80537

Attachment 2. Historic Qualities of House and Property

“A landmark is an individual property of historical, architectural, archaeological, or cultural interest. Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social/cultural, or geographic/environmental significance....

1. Historic sites shall meet one (1) or more of the following:

b) Social/cultural

(2) Exemplifies the cultural, political, economic, or social heritage of the community; or

(3) Is associated with a notable person(s) or the work of a notable person(s).”

As discussed below, both criteria are met. In addition, the house is listed as potentially eligible for the National Register of Historic Places in the Loveland Historic Preservation Survey, as discussed below.

The Cherry Orchard

The first cherry orchard in Loveland was planted in 1904 (Lowe, Loveland Reporter Herald, 2016). By 1915, there were seventy acres of mature cherry orchards in Loveland. (Lowe, Loveland Reporter Herald, 2016). The property on which the Kelley-Coffman House was built in 1940 was part of an 11 acre irrigated cherry orchard dating back to 1908, and, very likely, for some years prior to 1908. In 1908, the property was owned by William F. McQuade (see Attachment 1 Legal Description). It was referred to in a newspaper article as early as 1911 as the ‘old McQuade cherry orchard’ (Weekly Courier, 1911).

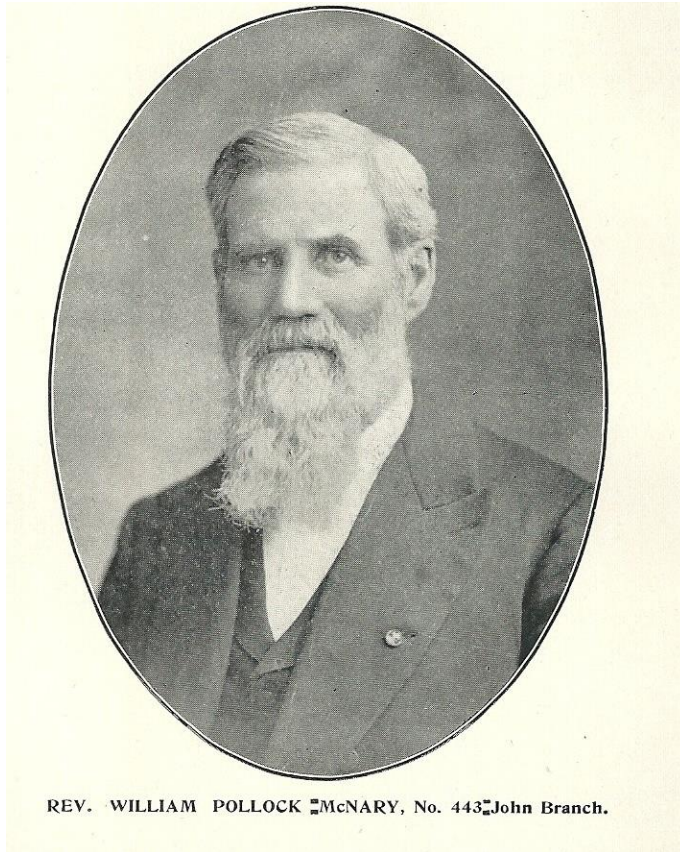
The ‘old McQuade orchard’ was quite likely among the first cherry orchards in Loveland. The property played a role in the early economic development of Loveland. As such, the site of the house exemplifies “the cultural, political, economic, [and] social heritage of the community.” The ‘old McQuade cherry orchard’ included Montmorency cherry trees. Montmorency cherry trees, likely descendants of the historical cherry trees, grow on the property today.

In 1908, McQuade platted a subdivision in the southern portion of the property adjoining 14th Street (Eisenhower Boulevard) and North Garfield Avenue known as Cherry Hill Addition (see Attachment 1 Legal Description). The subdivision was within the City of Loveland.

Reverend William P. McNary

In 1911, Reverend William P. McNary of Torrington, Wyoming bought the 11 acre cherry orchard from William McQuade (Larimer County Recorder, 1911; Weekly Courier, 1911). Reverend McNary was a Civil War veteran and retired Presbyterian minister. The deed included “...four sevenths (4/7) of one share of the Capital stock of the Loudon Irrigating Canal Company, four sevenths (4/7) of one share of the Big Lateral Ditch Company, and one fourth (1/4) one share of the Loveland Pipe Line Company, and all other water rights and privileges thereto pertaining.”

In 1912, Reverend and Mrs. Margaret McNary moved to Loveland from Torrington, Wyoming (Reporter Herald, 1937) and resided at 1225 North Cleveland Avenue (Polk, 1919). Reverend and Mrs. McNary became prominent citizens of Loveland.



Reverend William P. McNary circa 1907 (McNary, 1907)

In 1919, Reverend McNary purchased the irrigated parcel immediately north of the 11 acre parcel (Larimer County Recorder, 1919) from Charles Conroy of Denver. Reverend McNary then owned the land bordered by 14th Street (now Eisenhower Boulevard) on the south, the Colorado and Southern Railway on the east, and North Garfield Avenue on the west, and extending north along North Garfield Avenue to the intersection of the railway right-of-way and North Garfield Avenue.

Reverend McNary became one the largest and most successful of the early cherry growers (Loveland Daily Herald, 1915). In 1917, the Loveland Reporter published a lengthy article by McNary on the subject of growing cherries in Loveland (Loveland Reporter, Number 2, August 3, 1917). In the introduction to the article, the newspaper editor stated:

“The following article was written by Reverend W. P. McNary of Loveland at the request of Carl E. Clark, secretary of the Chamber of Commerce. No person is better qualified to speak of the cherry industry in this community than the author of this article.”

The northern part of the McNary orchard as it appeared on a 1940 post card is shown in Photo 2.1 (Loveland Museum and Gallery, 2017). The orchard is between the Colorado and Southern Railway right-of-way and North Garfield Avenue. In 1940, the orchard was owned by the Chalfants, who resided at 1404 North Garfield Avenue. (The houses in the foreground on Photo 2.1 are on Jackson Avenue, near the Loveland Burial Park, with the properties abutting the railway right-of-way.)



2.1. Northern part of the McNary orchard in 1940 (Loveland Museum and Gallery, 2017)

Reverend McNary was involved in numerous activities to promote economic development in Loveland. He and Mrs. McNary were cited more than 120 times in Larimer County newspapers between 1911 and 1921 (Colorado's Historic Newspapers, 2017), including an article he wrote supporting the United States joining the League of Nations (Loveland Reporter, 1920).

Reverend McNary was a “notable person” and a respected citizen of Loveland.

The Kelley-Coffman House

On September 23, 1920, Reverend McNary sold the parcels acquired from McQuade and Conroy to Norah M. Chalfant, his daughter, of Loveland, and James G. McNary, his son, of El Paso, Texas (Larimer County Recorder, 1920), including the Cherry Hill Addition. Norah Chalfant and her husband, Henry R. Chalfant resided at 1357 North Jefferson and had been Loveland residents since 1916 (Loveland Reporter Herald, 1963). In 1920 (Larimer County Assessor, 2017), the Chalfants built a house at 1404 North Garfield Avenue (lots 20,21,22, and 23 Cherry Hill Addition) at the northeast corner of 14th Street and North Garfield Avenue. The house remains at that location today. The Chalfants resided in that house until 1957 (Loveland Reporter Herald, 1963).

In 1940, Norah Chalfant and her daughters, Margaret and Alva, owners of record of the properties, sold land immediately north of their house (1404 North Garfield Avenue) to William B. and Elizabeth B. (Black) Kelley (Larimer County Assessor, 1940). Elizabeth B. (Black) Kelley was the niece of Elizabeth Graham, W. P. McNary's first wife, and a first cousin of Norah Chalfant (Boucher, 1908). The parcel was 100 feet north to south, fronting North Garfield Avenue, and 200 feet east to west (see Attachment 1 Legal Description).

The Kelleys built the house at 1410 North Garfield Avenue in 1940 (Larimer County Assessor Property Information, April 15, 2017; Mountain States Telephone and Telegraph Company, 1940). The house was built in the classic Cape Cod style, incorporating many features of original Cape Cod houses (see Attachment 3. Architectural Features). The house was constructed based on the plan of Elizabeth B. (Black) Kelley's childhood home (Foote, 1995). Elizabeth B. (Black) Kelley's childhood home was in the state of Pennsylvania.

An aerial photograph of the Loveland area that included the Kelly-Coffman House and vicinity was taken on June 11, 1950. The photograph hangs in the foyer of the District Attorney's office, Larimer County Justice Center, Fort Collins, Colorado (source unknown). An enlargement of a section of that aerial photograph (Photo 2-2) shows the Kelly-Coffman House. Also shown are remnants of the McNary cherry orchard between North Garfield Avenue and the railway. Cherry trees are shown between the Chalfant home at 1404 North Garfield Avenue (located on the northeast corner of Eisenhower Boulevard and North Garfield Avenue) and the Kelley home at 1410 North Garfield Avenue.



2-2. Aerial view of the Kelly-Coffman House and vicinity, June 11, 1950.

The Kelley-Coffman House has always had a connection to the historic First United Methodist Church by membership of the owners. The house was owned by the church from 1960 to 1979. The house was owned by Reverend Bob and Virginia Link from 1979 to 1987. Since 1987, the house has been owned by Shirley Gwinn Coffman, a member of the church.

The First United Methodist Church was established in 1866. The original Methodist Church building was the first building in Larimer County to be constructed solely for religious purposes (Feneis, 2007; First United Methodist Church, 1966).

The house was owned and occupied by the Kelleys until 1960. The Kelleys were members of the First United Methodist Church, Loveland (Loveland Report Herald, January, 1966). In 1960, the First United Methodist Church of Loveland acquired the house for use as a parsonage (First United Methodist Church, 1966; Larimer County Recorder, 1960). In 1979, Reverend Bob Link, pastor, and his wife, Virginia, purchased the parsonage from the church (Larimer County Recorder, 1979). They resided in the house until 1987.

In 1987, Reverend Bob Link accepted a calling to a First United Methodist Church position in the State of Wyoming. Following the Sunday worship service (during which he announced his future move), he mentioned to Shirley Gwinn Coffman, a church member, that his house would be sold. Though having never been inside the house, Shirley immediately offered to purchase the house. She told Reverend Link that his house was the only house in Loveland she wanted to own. The 'deal' was sealed with a handshake, with the purchase price to be discussed later. That Sunday afternoon, Shirley Gwinn Coffman visited Reverend Bob and Virginia Link in their home. The Links sold their house to Shirley Gwinn Coffman (Larimer County Recorder, 1987). She has resided in the house since 1987.

Loveland Historic Preservation Survey

The Loveland Historic Preservation Survey (Marmor and McWilliams, December, 1999) listed the house as potentially eligible for the National Register of Historic Places (Table 3, Reconnaissance Survey, p. 13) as an individual site and as part of a district. The house is described as Colonial Revival, Reference No. 5LR5078.

Attachment 3. Architectural Features

Landmark Designations

“A landmark is an individual property of historical, architectural, archaeological, or cultural interest. Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social/cultural, or geographic/environmental significance. The criteria met by the Kelley-Coffman House are listed below and described in detail in the following subsections.

Historic sites shall meet one (1) or more of the following:

a) Architectural.

- Exemplifies specific elements of an architectural style or period
- Demonstrates superior craftsmanship or high artistic value
- Represents a built environment of a group of people in an era of history

Each property will also be evaluated based on physical integrity using the following criteria (a property need not meet all the following criteria):

- Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation
- Retains original design features, materials, and/or character
- Is in the original location
- Has been accurately reconstructed or restored based on documentation.”

Architectural Features of Kelley-Coffman House

Historic sites shall meet one (1) or more of the following:

Architectural

Exemplifies specific elements of an architectural style or period

The Kelley-Coffman House is a true Cape Cod house in both architectural design and construction. According to Margaret Foote (Foote, 1995), long time neighbor of the Kelleys, Elizabeth B. (Black) Kelley missed her childhood home in Pennsylvania. Her husband, William Kelley, sent for the plans of her childhood home and constructed that house at 1410 North Garfield Avenue. The house was built in 1940 (Larimer County Assessor; 2017; Mountain States Telephone and Telegraph Company, 1939; Mountain States Telephone and Telegraph Company, 1940).

Shirley Gwinn Coffman is in possession of the following documents dated February 27, 1942: (1) Instructions for Operating Your Gas Heating Plant provided by the Public Service Company of Colorado, and (2) the Space Heater Instruction Report provided by the Public Service Company of Colorado. She also possesses the Five Year Warranty for the National Steel Construction Company water heater, the original water heater for the Kelley-Coffman House.

Cape Cod houses are recognized as a distinct architectural style (History Colorado, 2017). Based on observation, true Cape Cod houses appear to be rare in Loveland and in northern Colorado. The Kelley-

Coffman House is likely one of the most complete examples of original Cape Cod interior and exterior architecture in the region.



3-1. Exterior of the Cape Cod style Kelley-Coffman House at 1410 North Garfield Avenue.

The Kelley-Coffman House incorporates the architectural features of original Cape Cod houses. The architectural features of Cape Cod houses (Better Home and Gardens website, April, 2017; Antique Home, June, 2017; History Colorado, 2017; Old House On Line, 2017) that are found in the Kelley-Coffman House are listed below.

- Steep pitched roof for drainage and to allow a second half story
- Simple roof lines
- Small roof overhang
- A second half story with two bedrooms
- Dormers
- Widow's walk
- One fireplace in the center (originally for efficient heating)
- Symmetrical exterior frontal design with symmetrical front windows
- Centered entrance
- Plain front entry with little or no trim or other details
- Multi-pane windows
- Conspicuous lack of exterior detail
- Neutral or austere color schemes

- ‘Captain’s stairway’ to second half story at front foyer *
- Simple wood clapboard siding
- Hardwood floors

*The ‘Captain's stairway’ was originally a narrow steep stairway of the type found on ships designed to minimize the use of first floor space, often rising immediately from the small front foyer at the front door (Nooks, Towers, and Turrets, 2017), as it does in the Kelley-Coffman House.

(3) Demonstrates superior craftsmanship or high artistic value

The Kelley-Coffman House has many exterior and interior architectural features demonstrating superior craftsmanship and high artistic value. These features are presented below.

EXTERIOR FEATURES

Architectural Dentil Work: A dentil is one of a series of closely spaced, rectangular blocks that form a molding. Dentil molding usually projects along the roof line of a building. The use of dentils is strongly associated with Classical (Greek and Roman) and Neoclassical (Greek revival) architecture (ThoughtCo, 2017).



3-2. Architectural dentil work on the front of the house.

The dentil work on the Kelley-Coffman House spans the front of the house just under the eave. Dentil work is also found on the west face of the ‘south porch’ and is replicated on the fireplace in the first floor living room (see photos below).

Ghost Room: Above the south porch is a traditional ‘ghost room’ (Photo 3-3), a place for the ghosts to reside (oral tradition). The ghost room includes a window, yet there is no access to the room from the

interior of the house. During restoration of the house in 2012, fragments of a curtain that had hung over the ‘ghost room’ window since the construction of the house in 1940 were discovered by Shirley Gwinn Coffman and discarded. Years of southern exposure to sunlight had decomposed the fabric of the curtain. The dentil work on the south porch replicates the dentil work on the front of the house.



3-3. The ghost room above the south porch.

Widow’s Walk: Widow’s walks date from the old Cape Cod sailing vessel days when the wives of sea-faring men watched for their loved ones to return (Cardcow, 2017). The widow’s walk on the Kelley-Coffman House is on the east side of the house off the second floor landing at the top of the ‘Captain’s stairway’ (Photo 3-4).



3-4. The widow’s walk on the east side of the house.

Octagonal Nautical Style Windows: The house was constructed with a covered walkway between the house and the carriage house. The walkway included a wall on the north side. Three original octagonal nautical style windows are found in the wall (Photo 3-5). Those same windows are found on the south side and north side of the carriage house (Photos 3-6 and 3-7).



3-5. Octagonal nautical style windows on the walkway connecting the house and the carriage house.



3-6. Octagonal windows on the south side of the carriage house.



3-7. Octagonal window on the north side of the carriage house.

In keeping with the childhood home of Elizabeth B. (Black) Kelley, the carriage house features a simple pulley system and second story hay loft. The pulley system raised bales of hay to be stored in the loft. When it was time to feed the horses, the pulley system lowered bales of hay to the horses. Hand-written inscriptions on the east interior wall of the carriage house are the locations where farming utensils were once stored: “Sicle (sic), Axe, Pitch Fork, 8# Sledge, Pick, 10# Sledge, Snow Shovel.”

The wooden fence on the south and east boundaries includes original hand hewn fence posts (Photo 3-8).



3-8. Example of hand hewn wooden fence posts supporting the fence on the east and the south property boundaries.

As was common in early Loveland, an incinerator was constructed for burning trash and yard debris. Two walls of the original incinerator remain near the north boundary (Photo 3-9).



3-9. Remaining two walls of the original incinerator on the north fence line.

The original concrete property markers on the southeast corner and the northeast corner of the property remain in place. A small grove of Montmorency cherry trees grows on the Kelley-Coffman property, likely descendants of the historic original orchard that included Montmorency cherry trees.

The outdoor clothes line, an original feature, was restored.



3-10. Restored clothes line on the north side of the house.

The original post and barbed wire fence remain on the north boundary of the property. The original post and barbed wire fence are adjacent to Montmorency cherry trees, likely descendants of the historic original orchard that included Montmorency cherry trees (Photo 3-21).



3-21. Original post and barbed wire fence on the north boundary.

Reverend Bob and Virginia Link planted the rose garden in 1980. The original roses planted by the Links remain in the garden (Photo 3-22). Markers state the year each rose was planted.



3-22. Reverend Bob and Virginia Link's rose garden.

Reverend Bob and Virginia Link planted a grapevine (Photo 3-23). In the autumn, Shirley Gwinn Coffman processes quantities of grapes into grape juice and grape jelly.



3-23. The grapevine planted by Reverend Bob and Virginia Link.

INTERIOR FEATURES

Plaster Walls and Ceilings: Most houses constructed prior to the Second World War were built with lath and plaster walls. Thin pieces of cedar (called lath) were nailed onto the 2”x 4” framing and covered with chicken wire. Wet plaster was then applied on the lath in one to three applications. The original lath, plaster, and chicken wire walls and ceilings in the Kelley-Coffman House have been retained and restored.

Living Room: The living room includes two built-in book cases combined with lower level cabinets on the east wall, with a similar bookcase on the north wall adjacent to the fireplace (Photos 3-24 and 3-26).



3-24. Built-in book cases and cabinets in the living room.

The bookcase near the fireplace features a ‘secret vault’ on the wall adjacent to the fireplace (Photo 3-25).



3-25. Secret vault in the living room bookcase.

The central fireplace in the living room, a characteristic of Cape Cod houses, is finely framed in wood and adorned with dentil work that replicates the dentil work on the exterior of the house (Photo 3-26).



3-26. Central fireplace in the living room.

Dining Room: A ‘rum cupboard’ on the west wall of the dining room abuts the fireplace. The ‘rum cupboard’ kept the rum warm for the sailor returning home from the sea (Photo 3-27).



3-27. ‘Rum cupboard’ adjacent to the fireplace.

Two built-in corner cabinets are designed to maximize space utilization in the dining room (Photo 3-28).



3-28. One of the corner cabinets in the dining room.

A laundry chute extends from the second floor to the basement, with a door in the kitchen for collecting soiled linens (Photo 3-29).



3-29. Laundry chute access in the kitchen.

Second Floor Built-ins: Both second floor bedrooms feature built-in drawers, a common feature of Cape Cod houses that utilizes otherwise wasted space under the steep sloping roof (Pinterest, 2017) (Photo 3-30). There is a hidden passage way along the west wall connecting the bedrooms. Oral tradition is that the hidden passage way was utilized by residents needing to hide from intruders.



3-30. Built-in drawers in both second floor bedrooms use space beneath the steep sloping roof.

Built-in drawers and cabinet maximizes use of available space on the landing at the top of the ‘Captain’s stairway’ (Photo 3-31).



3-31. Built-in drawers and cabinet on the second floor landing.

The second floor landing also features a combination bench and storage bin (Photo 3-32). This bench contains the second floor access to the laundry chute.



3-32. Combination bench and storage bin on the second floor landing.

Access to the root cellar is from the north exterior stairway landing to the basement (Photo 3-33).



3-33. Root cellar in the basement.

3. Each property will also be evaluated based on physical integrity using the following criteria

a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation; With roots dating back to 1675, the Cape Cod style originated in New England, reflecting weather conditions, efficiency in cost of construction and heating, and available building materials (Better Homes and Gardens, 2017). The Cape Cod style waned in the United States in the 19th century because it was viewed as a ‘poor person’s’ or ‘farmer’s’ house. It was reintroduced in the 1920s by Boston architect Royal Barry Willis. In Willis’ designs, he

retained the traditional exterior elements and adapted the interior to fit modern standards (Nooks, Towers and Turrets Blogspot, 2017). The Kelley-Coffman House is a Cape Cod house, exhibiting numerous internal and external features associated with original Cape Cod architecture.

b) Retains original design features, materials, and/or character: The Kelley-Coffman House retains its original design features, materials, and character. The house has been extensively restored to its original condition (see discussion below). It has never been remodeled. The original floor plan and building materials have been retained, including all of the characteristics of the classic Cape Cod house described above. A new roof was installed in 2007 to protect and preserve the house (see paragraph **d** below) below regarding restoration.

c) Is the original location or same historic context: The house is located on the site on which it was built. The house next door to the south is the original home of Mr. and Mrs. H. R. Chalfant that was built in 1920. Mrs. Chalfant was the daughter of Reverend W. P. McNary, owner of the cherry orchard on which both houses were built. Mrs. Chalfant sold the property to the Kelleys. Mrs. Chalfant and Elizabeth B. (Black) Kelley (builder of the Kelley-Coffman House) were first cousins (Boucher, 1908).

d) Has been accurately reconstructed or restored based on documentation: Shirley Gwinn Coffman, the current owner, has restored the house to its original condition. Fortunately, the structural integrity of the house was retained and protected. No structural restoration has been needed. The restoration, spanning thirty years of ownership, included:

- removal of carpet and refinishing of hardwood floors,
- restoration of the wooden fence on the east and the south property lines while retaining original hand hewn fence posts,
- removing numerous layers of exterior paint and repainting the exterior of the house in its original color (white),
- because the house was built with knot-free cedar siding, knot-free siding was used to restore a small section of the north exterior wall,
- restoration of the widow's walk,
- to preserve and protect the house, the deteriorated wooden shake roof was replaced in 2007 with a 'stone coated metal' roof (which is approved for preservation of historic landmarks by the Colorado Office of Archaeology and Historic Preservation),
- replacement of the back gutter, flashings, chimney stack and flaunching of the chimney in 2007,
- in 2011, installation of a concrete driveway to divert water away from the foundation on the south side of the house,
- in 2011, restoration of the original flagstone used when building the patio (to divert water away from the foundation on the south side of the house), the west sidewalk, the south porch and other numerous areas of flagstone,
- restoration of all of the multi-pane wooden windows (reglazing and repainting the exterior and interior surfaces),
- installation of a 'French drain' on the north side of the house to divert water away from the foundation,
- patching hundreds of feet of cracks in the plaster walls and ceilings,
- repainting the interior of the house in subtle, austere colors common to Cape Cod houses, and
- preservation of three historic Colorado blue spruce trees in the west yard.

Attachment 4. Historical Significance of the Kelley-Coffman House

1. Historic sites shall meet one (1) or more of the following:

b) Social/cultural

(2) Exemplifies the cultural, political, economic, or social heritage of the community:

In 1866, the first structure in Larimer County solely for worship was built by the Methodist Church. The Kelley-Coffman House has always been associated with the historic First United Methodist Church of Loveland. The Kelleys were members. In 1960, the church acquired the house from the Kelleys for use as a parsonage, a use that continued until 1987. In 1987, the house was purchased by Shirley Gwinn Coffman, the current owner, and a member of the church.

The site of the Kelley-Coffman House was one of the original cherry orchards in the Loveland area, dating back to at least 1908. The cherry industry was one of the major contributors to the economy of early Loveland (See Attachments 1 and 2).

(3) Is associated with a notable person(s) or the work of a notable person(s): In 1911, the cherry orchard which became the site of the Kelley-Coffman House was acquired by Reverend W. P. McNary (Attachments 2 and 3), a Civil War veteran and retired Presbyterian minister. Reverend McNary became a Loveland resident in 1912. Reverend McNary was frequently recognized as a prominent and influential Loveland citizen in numerous newspaper accounts. He was cited as one of the most successful cherry growers in the area. Reverend McNary sold the orchard to Norah Chalfant, his daughter, in 1920. Norah Chalfant sold the site of the Kelley-Coffman House to her cousin (Reverend McNary's niece) and husband, Elizabeth B. (Black) Kelley and William B. Kelley, in 1940.

Landmark Designations

A landmark is an individual property of historical, architectural, archaeological, or cultural interest.

Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social/cultural, or geographic/environmental significance.

The Kelley-Coffman House is 77 years old, having been built in 1940.

Historic sites shall meet one (1) or more of the following:

a) Architectural.

Exemplifies specific elements of an architectural style or period; The Kelley-Coffman House is a true Cape Cod house in both architectural design and construction. The Kelley-Coffman

House was built based on plans of the childhood home of Elizabeth B. (Black) Kelley in Pennsylvania. Cape Cod houses are recognized as a distinct architectural style (History Colorado, 2017). The Kelley-Coffman House incorporates the interior and exterior architectural features of original Cape Cod houses. The Kelley-Coffman House is likely one of the most complete examples of original Cape Cod interior and exterior architecture in the region (see Attachment 3).

Demonstrates superior craftsmanship or high artistic value; The Kelley-Coffman House has many exterior and interior architectural features demonstrating superior craftsmanship and high artistic value. These include architectural dentil work, nautical windows, space saving built-in cabinetry, a finely framed central fireplace, a widow's walk, a 'Captain's stairway', dormers, and many other features of original Cape Cod houses (see Attachment 3).

Each property will also be evaluated based on physical integrity using the following criteria

a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation; With roots dating back to 1675, the Cape Cod style originated in New England, reflecting weather conditions, efficiency in cost of construction and heating, and available building materials (Better Homes and Gardens, 2017). The Kelley-Coffman House is a Cape Cod house, exhibiting numerous internal and external features associated with original Cape Cod architecture.

b) Retains original design features, materials, and/or character: The Kelley-Coffman House retains its original design features, materials, and character. It has never been remodeled. The original floor plan and building materials have been retained, including all of the characteristics of the classic Cape Cod house.

c) Is the original location or same historic context: The house is located on the site on which it was built. The house next door to the south is the original home of Mr. and Mrs. H. R. Chalfant that was built in 1920. Mrs. Chalfant was the daughter of Reverend W. P. McNary, owner of the cherry orchard on which both houses were built. Mrs. Chalfant sold the property to the Kelleys. Mrs. Chalfant and Elizabeth B. (Black) Kelley, builder of the Kelley-Coffman House, were first cousins (Boucher, 1908).

d) Has been accurately reconstructed or restored based on documentation: Shirley Gwinn Coffman, the current owner, has restored the house to its original condition over a period of thirty years. Fortunately, the structural integrity of the house was retained and protected. No structural restoration has been necessary. A new roof was installed in 2007 to protect the house. The deteriorated wooden shingle roof was replaced with roofing material recommended by the Colorado Office of Archaeology and Historic Preservation for preservation of historic structures.

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