



## OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

1200 Broadway, Denver CO 80203

**COLORADO CERTIFIED LOCAL GOVERNMENT  
NATIONAL REGISTER NOMINATION REVIEW REPORT FORM**

Property Name: Kelley House  
 Address: 1410 North Garfield Avenue, Loveland, CO  
 Certified Local Government: City of Loveland

Date of public meeting at which nomination was reviewed: \_\_\_\_\_

Eligibility Criteria: (Check applicable boxes)

- Criterion A       Criterion C  
 Criterion B       Criterion D

Please check the boxes below appropriate to the nomination review:

**Commission/Board**

- The commission/board recommends that the nomination meets the criteria checked above.  
 The commission/board recommends that the nomination fails to meet any of the above criteria.  
 The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

**Chief Elected Official**

- The chief elected official recommends that the nomination meets the criteria checked above.  
 The chief elected official recommends that the nomination fails to meet any of the above criteria.  
 The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

**Certify this report with both signatures below**

**CLG Commission/Board Chair or Representative**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
(Date)

**Chief Elected Official or Designee**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
(Date)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

historic name Kelley House

other names/site number Kelley-Coffman House/5LR.5078

## 2. Location

street & number 1410 North Garfield Avenue

n/a	not for publication
n/a	vicinity

city or town Loveland

state Colorado county Larimer zip code 80538

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
    national     statewide   X   local

Deputy State Historic Preservation Officer

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
**REVIEW BOARD DRAFT**  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:  
    entered in the National Register     determined eligible for the National Register  
    determined not eligible for the National Register     removed from the National Register  
    other (explain:) \_\_\_\_\_  
Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS  
OTHER: Cape Cod  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: Concrete  
walls: Wood  
\_\_\_\_\_  
roof: Metal – stone coated  
other: \_\_\_\_\_  
\_\_\_\_\_

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## **Narrative Description**

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### **Summary Paragraph**

Built in Loveland, Colorado, in 1940 and expanded in 1953 and 1955, the Kelley House exhibits the character-defining features of Cape Cod revivalist houses built during the mid-twentieth century, including one-and-one half stories, a rectangular plan, side-gable roof with front-gable dormers, symmetrical façade with central entry, wood horizontal siding, multi-light windows, and Colonial Revival design details. The home retains excellent integrity to its period of significance, which extends from 1940, when the house was first constructed by William and Elizabeth Kelley, to 1955 when the last addition was completed.

### **Description**

The Kelley House stands facing west toward North Garfield Avenue within a small residential neighborhood of modest homes built between 1920 and the 1960s, approximately .75 miles north of Loveland's central business district and less than .25 miles east of Lake Loveland. The 1940 portion of the house is rectangular in plan and measures 34' x 25'. With the 15' x 12' north addition, completed in 1953, and 4' x 11' expansion to the east side of the addition, completed in 1955, the home comprises 1,780 square feet and features clear cedar clapboard siding and narrow cornerboards.<sup>1</sup> The steeply-pitched side-gable roof is covered with stone-coated metal roofing material designed to replicate the appearance of wood shingles and features two front gable dormers on its front-facing slope, a central brick chimney, minimal overhang, plain fascia boards and non-historic metal gutters.<sup>2</sup> All of the windows are original, multi-light wood windows with simple wood trim and sills. An enclosed walkway with an asymmetrical gable roof extends from the rear of the house to a one-and-one-half story garage. The garage faces south and is accessed from North Garfield Avenue via a concrete drive. There are no other buildings on the property.

### **West (Front) Side**

The main façade of the Kelley House is organized symmetrically with a central chimney and front entry marking the mid-point of the home (Photo 1). The historic wood entry door has four small square lights arranged horizontally above four raised panels and is covered by a historic wood storm door with eight-lights and a narrow horizontal recessed panel below (Photo 2). Both doors retain their historic hardware. The entry features a classical door surround with fluted pilasters supporting a plain architrave and simple cornice. A slab of native Loveland sandstone forms a low stoop in front of the door. A sandstone paving-stone walkway curves to the south and intersects with the concrete driveway on the south side of the house (Photo 1). Two eight-over-eight wood windows with sixteen-light wood storm windows flank the entry. At the top of the wall, just below the metal gutter, a dentil course extends along the front façade. On the roof slope above the entry are two front-gable dormers with horizontal wood siding, stone-coated metal roofing, and six-over-six wood windows with non-historic metal storm windows that look into the upper-floor bedrooms.

To the north is the front wall of the 1953 addition, which projects slightly from the plane of the main façade (Photo 3). The wall is clad with clear cedar horizontal wood siding and cornerboards that match the earlier portion of the house. A six-over-six wood window with details matching the windows on the 1940 portion of the house is positioned slightly north of center. The window is covered by a twelve-light storm window. The lower quarter of this storm window is operable, tilting inward. The roof over the addition matches the main roof in pitch and material, but no dentil course is present. A metal gutter has been installed at the edge of the roof. To

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<sup>1</sup> The species of the wood siding was discovered when the home's existing paint was removed and the home repainted in the 2000s.

<sup>2</sup> Stone-coated metal roofing is made from steel or other metal and coated with a layer of stone chips. The material can be detailed to convey the appearance of traditional shingle, shake or tile roofs while providing the durability and longevity of a metal roof.

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the south of the main façade is an open porch set back approximately 12' from the plane of the front façade. This feature is described in detail below.

### **South Side**

On the south side of the house, the first floor features an eight-over-eight wood window to the west that looks into the living room and, to the east, an open porch that is part of the home's original construction (Photos 5 and 6). The porch has a front-gable roof facing south that matches the main house in pitch and material and includes a dentil course below the roof edge on its west side. The porch roof is supported by square wood posts with simple angled supports at the top. The south gable face of the porch is clad with wood horizontal siding and features a nine-light fixed wood window. The interior of the gable is inaccessible and was referred to as a "ghost room," a place provided for ghosts to reside, by the previous owner (Link, 1987).

The porch floor is formed by sandstone paving stones with a sandstone step leading from the concrete driveway. The porch ceiling is historic plywood with a historic brass light fixture in its center. The south side of the porch is open. The west-facing side of the porch includes a low wood balustrade with square balusters. The east side of the porch has no balustrade and a non-historic trellis fills much of the open space between the porch posts.

An entry door leads from the open porch to the living room. The wood door has twelve lights set above a single raised panel. The door is covered by a wood storm door with eight lights above a single horizontal recessed panel. A historic, small metal plaque with an embossed ichthys symbol is set within the panel and dates to the home's use as a United Methodist parsonage. Both doors retain their historic hardware.

The upper story of the home's south side features a central six-over-six wood window with a twelve-light wood storm window, the lower quarter of which is operable. A narrow louvered vent sits near the gable peak.

### **East (Rear) Side**

At the rear of the property, a covered walkway extends from the north side of the home's east wall, connecting the residence with the south-facing, one-and-one-half story garage to the east. The open porch on the south side of the house, described earlier, projects approximately 2' to the east beyond the rear wall of the house. All three components—porch, walkway and garage—are part of the home's original 1940 design.

On the first floor of the home's east wall, north of the open porch, is an eight-over-eight wood window with non-historic metal storm window. A window well containing a three-light, wood hopper window is located directly below at the basement level. A central, shallow, flat-roof, rectangular projecting bay (Photo 8) sits north of the window. The east side of the bay has a central eight-over-eight wood window with non-historic metal storm window; the narrow south side of the bay is unfenestrated and the north side, also unfenestrated, is enclosed within the covered walkway.

On the upper level of the main house, a shed-roof dormer covers a large portion of the east-facing roof slope to accommodate the south second-floor bedroom, the landing at the top of the central interior stairway, and the second-floor bathroom. A central wood door with twelve lights set above a single raised panel opens from the second-floor landing onto a small balcony formed by the flat roof of the projecting bay below. The door retains its historic hardware. The balcony has a low wood balustrade with square balusters and a modern metal storm door covers the wood door. South of the door is a six-over-six wood window with a non-historic metal storm window. A slightly smaller six-over-six window with non-historic metal storm is located north of the balcony and looks into the second-floor bathroom.

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### *Covered Walkway*

The covered walkway connecting the main house and the garage extends from the northern portion of the home's rear (east) wall (Photo 18). A three-over-six wood window looks east from the kitchen into the interior of the walkway and a wood entry door with nine-lights set above a pair of vertical raised panels sits north of the window and provides access to the kitchen. On the opposite (east) side of the walkway, a wood door with four lights set above three horizontal raised panels leads into the garage. Both doors retain their historic hardware.

Historically, the long, south-facing wall of the walkway was open to the elements. Enclosed sometime between 1950 and 1987, most likely in the 1960s or '70s, it now consists of nine bays comprised primarily of glazing (Photo 7). The six bays to the west are filled with large modern vinyl fixed windows, with vinyl transoms above. The two bays to the north of these panels are filled by sliding glass doors, which lead to a sandstone paving-stone patio on the walkway's south side. The last bay to the east matches those north of the sliding doors.

The north-facing wall of the covered walkway has a six-panel wood door covered by a non-historic metal screen door to the west and three octagonal nine-light wood pivot windows aligned horizontally to the east (Photo 10). A small sandstone walkway leads from the door to a below-grade stairwell leading to the basement below the 1953 and 1955 additions on the north side of the house.

### *Garage*

At the east end of the walkway is the south-facing garage. The garage is clad with wood horizontal siding that matches the house and is covered by a steeply pitched front-gable roof covered with stone-coated metal roofing material. The south side of the garage has a modern metal overhead garage door with four horizontal lights and an octagonal, six-light, fixed wood window at the gable peak (Photo 8). A concrete apron extends from the garage to the concrete drive that runs along the south side of the house.

The east wall of the garage has a pair of four-light wood slider windows that look into a ca. 1950s covered storage/work area attached to the garage's east wall. The storage/work area's low-slope shed roof is covered with metal roofing and is supported by square wood posts connected by horizontal wood members. The rafters are exposed to view from below and a non-historic wood post and beam assembly provides additional support along the roof's midline. The interior is accessed through a gap in the supports on the south side, adjacent to the garage. The east wall of the storage/work area is partially enclosed by the horizontal members connecting the roof's support posts. The north wall of the storage addition is unfenestrated and clad with clear cedar horizontal wood siding that matches the north side of the garage. The southern portion of the floor within the storage area is concrete, the remainder of the floor is gravel.

The north side of the garage has a single octagonal nine-light fixed wood window near the gable peak and projects approximately 5' beyond the north wall of the covered walkway, which extends to the northwest corner of the residence.

### **North Side**

On the first floor, the north wall of the main house has a six-over-six wood window with non-historic metal storm window east of the 1953 and 1955 additions. On the upper level there is a central six-over-six wood window with non-historic metal storm window and a narrow louvered vent near the gable peak.

The primary façade of the 1953 addition faces west and was described earlier with the home's main (west) façade. The north wall of the 1953 addition has a three-over-three wood window with non-historic metal storm

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window. In 1955, a one-story, shed roof addition was constructed on the east (rear) wall of the 1953 addition. A small unfenestrated portion of the 1953 addition extends beyond the 1955 addition to the north.

The east wall of the 1955 addition features a small three-over-three wood window with non-historic metal storm window and a bathroom fan vent to the north. The north wall of the 1955 addition is unfenestrated.

Where the 1955 addition and the main house intersect, a flight of concrete steps leads to a below-grade access door. This area is marked above grade by a simple wood railing along the stairwell's northern edge (Photo 11). At the bottom of the stairs, a wood board-and-batten door with a historic latch and hardware leads to a small anteroom, where a wood entry door with four lights set above three horizontal raised panels provides access to the basement utility room. From the anteroom, a small door set high in the opposite wall provides access to a crawl space/root cellar under the 1955 addition.

### **Landscape**

Landscaping adjacent to the front of the house includes primarily low-growing bushes, with taller vegetation on the southeast corner and northeast corner of the home. Three approximately 80'-tall spruce trees are clustered on the northwest corner of the lot. The spruce trees are approximately 20' from the house and adjacent to the front concrete sidewalk which is immediately adjacent to North Garfield Avenue. Other landscaping includes large deciduous trees (autumn ash and maple), grass lawns, and low growing bushes and vines adjacent to and north of the driveway. A historic post-and-board fence marks portions of the east and south property lines. Remnants of a historic barbed-wire fence mark the north property line.

### **Interior**

The Kelley House retains all of its historic interior spaces, including its prominent central staircase, spacious living room, small (11' x 9') kitchen and adjoining dining room, three bedrooms and finished basement space. An exceptional number of interior historic features also remain present and well-preserved, including the original hardwood floors, lath-and-plaster walls and ceilings, tile bathroom walls, bathroom fixtures, and light fixtures (Photos 13-17). The living room's central brick fireplace features a wood mantel with classical details including dentils (Photo 13). A historic built-in bookcase adjoins the west side of the fireplace. The interior surface of the bookcase nearest to the fireplace includes a small metal door that leads to a tin-lined storage space referred to as a "secret vault" by past and present homeowners.

The home retains a wide array of historic built-in storage features, including bookcases, drawers, floor-to-ceiling kitchen pantries, and corner storage units in the dining room. Within the dining room, a wood cabinet is set into the wall near the fireplace. This replicates a feature commonly found in early New England homes. These cabinets utilized the space above the fireplace where the brickwork narrowed to the chimney and were often used to discreetly store liquor (Whitehead, 1922). On the second floor, the bedrooms feature built-in drawers along the knee walls, a common feature of Cape Cod houses that utilize otherwise wasted space under the steep sloping roof (Photo 16). Built-in drawers and cabinets provide additional storage space on the landing at the top of the central stairway. The second floor landing also features a built-in combination bench and storage bin. This bench also contains the second floor access to the historic laundry chute that extends to the basement.

### **Alterations:**

In 1953, the Kelleys constructed a 15' x 12' bedroom addition on the north side of the house (City of Loveland, Office of Building Inspection, Permit Number P5547827, issued to Wm. B. Kelly [sic] June 24, 1953). The clapboard siding used on the addition matches the clear cedar horizontal wood siding used in the original portion of the house.

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In 1955, the Kelleys expanded the original first-floor bathroom by constructing a 4' x 11' addition to the east side of the 1953 addition (City of Loveland, Building Department Application for Building Permit Number P2029, issued to Wm. Kelley March 4, 1955). The clapboard siding used on the 1955 addition matches the siding used on the original portion of the house and the 1953 addition.

A covered 20' x 13' storage/work area was added to the east side of the garage ca. 1950s. The north wall of the garage was extended to serve as the north wall of the storage/work area using the identical wood siding used in the original construction of the house and garage. Given that the identical siding was used on the additions, it is probable that the storage/work area was constructed contemporaneously with either the 1953 or 1955 addition to the house. A historic photo from 1940 (Figure 1) does not document the wood balustrade on the west side of the south porch, but a later photo of the Kelleys taken on the porch ca. 1950 confirms the balustrade as historic.

The gable-roof covered walkway extending between the house and the garage was originally approximately 7' wide and enclosed on the north side and open on the south side (Figure 2). Sometime between 1950 and the acquisition of the property by the current owner in 1987, the roof of the walkway was extended approximately 7' to the south and the south side of the walkway enclosed with large metal-framed windows with transoms and a sliding glass door. The metal windows were subsequently replaced with modern vinyl units of the same size and configuration in the 2000s.

The garage was originally constructed with two overhead garage doors (Figure 2). One door was lost to deterioration and in the early 2000s, the remaining deteriorated wood garage door was removed and the opening modified to receive a single metal overhead garage door. The original shutters documented in 1940 were removed due to deterioration around this time as well. In 2007, the deteriorated original wood shake roof was replaced with a stone-coated metal roof designed to convey the appearance of the original wood shake roof. The chimney was rebuilt at this time. In 2011, a concrete driveway was installed and the flagstone patio restored to divert water away from the foundation on the south side of the house.

### **Integrity:**

The Kelley House retains the character-defining interior and exterior features and materials present at the time of its construction in 1940 and subsequent expansion in 1953 and 1955. The home retains a high level integrity and clearly conveys its significance as a fine example of a 1940s Cape Cod residence.

*Location:* The Kelley House stands on the parcel on which it was constructed and therefore retains integrity of location.

*Setting:* The neighborhood surrounding the house has evolved over time, but remains residential in character, with the majority of the surrounding homes built between 1946 and 1970 (Larimer County Assessor). A 1950 aerial photograph of Loveland documents cherry orchards to the east and west of the property, and these were redeveloped as residential areas after the cherry industry's demise in the 1950s. The front sidewalk and the driveway along the south side of the house leading to the garage have been repaved but remain in their historic location. The landscaping includes a number of historic trees and is compatible with the home's period of significance and supports the home's overall good integrity of setting.

*Design:* The Kelley House exhibits excellent integrity of design. The home retains its original form, massing, interior plan, and design features such as dormers, open side porch, breezeway and one-and-one-half story, front-gable garage. The 1953 and 1955 additions followed the traditional method of expanding Cape Cod homes and carried forward the architectural details of the original 1940 construction. When the breezeway was expanded and the south side enclosed sometime between 1950 and 1987, efforts were made to maintain the



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transparent nature of the of the breezeway's south side through the use of large glass windows and sliding doors. Subsequent replacement windows and doors maintained the fenestration pattern established by the earlier alteration. These changes and the replacement garage door installed in the 2000s do not significantly detract from the home's overall integrity of design.

*Materials:* Much of the home's original fabric remains intact, including its wood siding, multi-light windows, interior and exterior doors, interior built-in cabinetry, floor, wall and ceiling finishes and decorative details. The current stone-coated metal roof continues to convey the appearance of the original wood shake roof and overall the home exhibits excellent integrity of materials.

*Workmanship:* Integrity of workmanship is high. The level of craftsmanship and building techniques characteristic of the time the house was built is clearly evident in the quality and details of the home's historic built-in cabinetry, entry doors, fireplace mantel, and windows, especially the pivoting octagon windows.

*Feeling:* The home's high integrity of design, materials and craftsmanship combine to evoke a strong sense of the past and home life during the 1940s and '50s.

*Association:* The Kelley House retains the integrity of design, materials and workmanship necessary to clearly convey its association with the architectural significance of the Cape Cod house and its rise to national popularity during the first half of the twentieth century.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1940 – 55  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1953, 1955  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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## Statement of Significance Summary Paragraph

The Kelley House is locally significant under Criterion C in the area of Architecture as an excellent example of a 1940s Cape Cod residence built in Loveland, Colorado, at a time when the Cape Cod had gained national popularity. Cape Cod houses are rare in Loveland and northern Colorado in general. The Kelley House exhibits all of the distinctive characteristics of Cape Cod homes built before World War II, including one-and-one half stories, a rectangular plan, side-gable roof with front-gable dormers, symmetrical façade with central entry, wood horizontal siding, multi-light windows, and Colonial Revival design details. Interior features typical of Cape Cod homes are also evident, including a central staircase, extensive built-in cabinetry, and a fireplace with classical mantel. The Kelley House is in excellent condition and exhibits a very high level of integrity with respect to location, setting, design, materials, workmanship, feeling, and association. The period of significance extends from 1940, the year of the home's construction, to 1955, when the north wing addition was constructed and the home's final historic form complete. The City of Loveland designated the residence as a Loveland Historic Landmark in January 2018.

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## Narrative Statement of Significance

Built in 1940 as a retirement home for William and Elizabeth Kelley, the Kelley House is a fine example of a twentieth-century Cape Cod. At the time of the house's construction, the Cape Cod style had gained unprecedented popularity across the United States, largely due to the efforts of Boston architect Royal Barry Wills. According to Margaret Foote, a long-time neighbor, Elizabeth Kelley, a Pennsylvania native, longed for the Cape Cod house of her childhood memories and in an effort to fulfill his wife's wishes, William obtained the blueprints for a quintessential Cape Cod from an unknown source. Architectural plans for Cape Cod homes were readily available ca. 1940 and Wills' work was widely published in national magazines. Though there is no evidence of a direct connection between the Kelley House and Wills, the home's features are consistent with the nostalgic and economical architecture that he championed.

Like the typical Wills-influenced Cape Cod, the Kelley House is a small, rectangular-plan, wood-frame home, one-and-one half stories in height, with horizontal wood siding, a side gable roof, central brick chimney, and a pair of front-gable dormers facing the street. The primary section of the front façade is organized symmetrically and features multi-light windows in reference to colonial-era models. Other features indicate the home's 1940 construction date, including the open porch on the home's south side and the large garage at the rear, designed to evoke the carriage houses of old and practically connected to the home by a covered breezeway. The home's subtle classical details at the entry and eaves speak to the popularity of the Colonial Revival style in the first half of the twentieth-century.

Part of the Cape Cod's appeal was how easily it could be expanded. The Kelley House was expanded in 1953 and 1955, first by constructing a compatibly designed addition to the north side and then through the building of a shed-roof extension at the rear of the 1953 addition. The design and placement of the additions were consistent with recommendations for enlarging Cape Cod houses offered by Royal Barry Wills and other residential architects of the day (Life, 1946; Schuler, 1982).

The home's interior layout follows the typical Cape Cod model with a steep central staircase leading to the second floor bedrooms and a small utilitarian kitchen at the rear on the first floor. The fireplace is the focal point of the living room and the mantel features dentils and crossette molding that continue the Colonial Revival influence expressed on the home's exterior. Cape Cods of the 1940s featured a variety of space-saving features such as built-in cabinets and shelving. The Kelley House retains all of its original, well-crafted, built-in cabinetry including its kitchen cabinets, dining room corner china cabinets and living room bookcases. Upstairs, space behind the knee walls is cleverly utilized through installation of large drawers.

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Cape Cods are relatively rare in northern Colorado and the Kelley House is likely the best-preserved example of a pre-World War II Cape Cod residence in Loveland. It retains a high-level of both exterior and interior integrity relative to its period of significance, which extends from 1940, the year of construction, through 1955, when the final historic addition was constructed. In recognition of its architectural and historic significance, the Kelley House was designated a Loveland Historic Landmark in January 2018.

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## Developmental history/additional historic context information

### Development of Loveland

Nomadic native peoples occupied the Loveland area in northeastern Colorado for centuries. By the time Euro-American explorers arrived in the 1840s, the Ute, Cheyenne, and Arapaho ranged across the region. In 1858, Mariano Medina and his family established the area's first permanent settlement, known as Mariano's Crossing, on the banks of the Big Thompson River not far from present-day Loveland.<sup>3</sup> Three years later, Larimer County was formed and a steady stream of settlers arrived by wagon along the Overland and Cherokee Trails, at times coming into conflict with the indigenous peoples. Fort Collins was established in 1864 to protect traffic along the Overland Trail and the town became the Larimer County seat in 1868.

In 1877, William A. H. Loveland, president of the Colorado Central Railroad, began construction of a line from the railroad's terminus at Longmont, Colorado, to Cheyenne, Wyoming. The new line, the first in Larimer County, bypassed the existing settlements at Mariano's Crossing and St. Louis to travel across land owned by David Barnes, a wheat farmer and friend of Loveland. Barnes donated land for the railroad right-of-way and quickly platted a town adjacent to the line, which he named in Loveland's honor.

A railroad depot was built in 1878 and brick commercial buildings soon followed, primarily along 4th Street, the town's main business street. By 1880, 256 people lived in Loveland. After incorporation the following year, population grew to over 1,000 residents by 1900. The growth of the sugar beet industry and construction of the Great Western Sugar Company factory in 1901 ushered in an economic boom that would last until the 1920s.

Growth slowed during the 1920s, but the economy remained steady, in part due to the operations of the Loveland Canning Company, which began canning the large, locally-grown cherry crop in the early 1920s, and the influx of automobile tourists drawn to the area by the designation of Rocky Mountain National Park in 1915. The 1930s saw hardships but the town continued to thrive. By 1940, when the Kelley House was built, the city's population had topped 6,000. After World War II, the area attracted many retirees, who accounted for a large portion of the town's growth during the 1950s. Blight destroyed Loveland's cherry industry during this time, but the city's economy continued to grow, diversify, and thrive through the decades that followed to today.

### Cherry Hill Addition

On July 21, 1908, William F. McQuade platted the Cherry Hill Addition Subdivision north of 14th Street (Eisenhower Boulevard) and west of the Colorado and Southern Railway. The plat included thirty-three lots. Sometime before 1911, McQuade acquired additional land to the north where he established an irrigated cherry orchard (Weekly Courier, March 31, 1911). On November 12, 1911, Reverend William P. McNary purchased the eleven-acre parcel containing the cherry orchard and undeveloped Cherry Hill Addition subdivision from McQuade.

The subdivision remained undeveloped and on September 23, 1920, McNary sold his land to his daughter, Norah McNary Chalfant, and son, James G. McNary. (Larimer County Recorder 1920). Norah and her

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<sup>3</sup> Mariano's Crossing was also known as Namaqua or Miraville.

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husband, Henry Chalfant, built the first house within the subdivision, a brick Prairie Style bungalow (5LR.5224) on the northwest corner of Garfield Avenue and 14th Street, in 1920 (Larimer County Assessor 2017).

On March 23, 1940, the Chalfant family sold Lots 16, 17, 18 and 19, and portions of lots 10, 11, 24 and 25, within the Cherry Hill Addition to William B. and Elizabeth Kelley (Larimer County Recorder 1940).

### **Construction of the Kelley House**

The Kelley House was built by William B. and Elizabeth Black Kelley as a retirement home in 1940. William Briggs Kelley Jr., was born in 1872 in Lynn, Massachusetts. In 1902, William relocated to Grinnell, Kansas (Lynn City Directory 1902). By 1906, he had bought Fairview Ranch near Torrington, Wyoming (Kruckek 2018). Elizabeth MacFarlane Black (1878-1962) was born in 1878 in Brinton, Pennsylvania (Kelley 2018). In 1907, she traveled to Torrington to visit her brother, John, and met William during her stay. On October 28, 1908, Elizabeth and William were married in Omaha (Kelley and Hess 2018; Nebraska Marriage Records 1908).

Elizabeth and William started their married life on the Fairview Ranch, one mile north of Torrington. Four children were born to William and Elizabeth at the ranch. The family moved from Fairview Ranch to the town of Torrington in 1915. In 1920, William was a garage manager for the Ford automobile company in Torrington (U.S. Census 1920; Kruckek 2018). In the 1920s, the Kelleys moved to Fort Collins, Colorado, and William opened the city's first Oldsmobile dealership (*Loveland Reporter Herald* 1966). In 1932, William and Elizabeth Kelley moved to Elizabeth's childhood home in Wilkinsburg, Pennsylvania, to ride out the Great Depression (U.S. Census 1940; Kelley 2018; Kruckek 2018; *Pittsburgh Post-Gazette* 2013).

On March 23, 1940, William and Elizabeth Kelley purchased a lot at 1410 Garfield Avenue in Loveland from Elizabeth's cousin, Norah Chalfant, immediately north of the Chalfant home at 1404 Garfield (Larimer County Assessor 1940).<sup>4</sup> According to Margaret Foote, long-time neighbor of the Kelleys in Loveland, Elizabeth Kelley longed for the Cape Cod house of her childhood memories (Foote 1995). William obtained plans for a Cape Cod house from an unknown source and the home was completed in 1940 (Larimer County Assessor 2017; Mountain States Telephone and Telegraph Company, 1940: *Loveland Reporter Herald* 1962) (Figure 1). The Chalfants and the Kelleys were neighbors in Loveland until 1957 when the Chalfants relocated to Denver, Colorado (Photograph 27) (*Loveland Reporter Herald* 1963).

The Kelleys attended the First Methodist Church of Loveland. In 1960, they moved to Frasier Meadows Manor in Boulder, Colorado, and the Methodist Church of Loveland acquired the house for use as a parsonage (*Loveland Reporter Herald* 1962, First United Methodist Church 1966; Larimer County Recorder 1960).

Elizabeth died on September 8, 1962, at Frasier Meadows Manor in Boulder (*Loveland Reporter Herald* 1962). William died on January 25, 1966, in Boulder (*Loveland Reporter Herald* 1966). Elizabeth and William are interred at Loveland Burial Park near their former home.

### *Subsequent Owners*

On May 17, 1960, the First United Episcopal Methodist Church (now First United Methodist Church) acquired the house from the Kelleys (Larimer County Recorder, 1960) for use as a parsonage (First United Methodist Church, 1966). The residence was occupied by church pastors from 1960 to 1987. In 1979, the church made the decision to stop providing a home for its pastors. At the time, the Reverend Bob Link and his wife, Virginia, were occupying the house. On June 1, 1979, the Links purchased the house from the church (Larimer County Recorder, 1979) and resided there until 1987. On March 31, 1987, Shirley Gwinn Coffman, the current owner, purchased the house from the Links (Larimer County Recorder, 1987). Over thirty-two years, Coffman made substantial repairs to the home, restoring and preserving the home's distinctive Cape Cod features.

<sup>4</sup> Garfield Avenue was renamed North Garfield Avenue in 1963.

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## Royal Barry Wills and the Cape Cod House

With roots dating to the 1600s and British colonial settlement of New England, the Cape Cod home emerged in response to a need for inexpensive, easy-to-build, easy-to-heat homes that could withstand the varied and often harsh weather conditions along America's Atlantic coast. Essentially a simple, one-and-one-half story rectangular box with a side-gable roof and central brick chimney, these economical wood-frame dwellings were commonly built in areas along the New England coast, particularly in the Cape Cod area of Massachusetts. Yale president Timothy Dwight is said to have coined the term "Cape Cod" to describe these "thrifty though comfortable" homes after a tour of New England in 1800 (Morgan, 2006).

In the nineteenth century, the Cape Cod's popularity waned in the United States, largely because it was viewed as a "poor person's" or "farmer's" house and revivals of European styles dominated as the century came to a close. Interest in American colonial styles grew during the 1900s, however, and between 1910 and 1930 approximately 40 percent of homes were built in the Colonial Revival style, which drew inspiration from early English and Dutch homes built along the Atlantic coast (Morgan, 2006; McAllister, 2013). Grounded in colonial traditions, the Cape Cod was championed in the 1920s by Boston architect Royal Barry Wills (1895-1962) who is widely credited with re-popularizing the Cape Cod in the twentieth century (Wilkinson, 1992).

Wills graduated from Massachusetts Institute of Technology in 1918 and worked as an architectural engineer for the Turner Construction Company in Boston before opening his own office in 1925. In his architectural practice, Wills designed grand two-story Colonial Revival homes and smaller Cape Cod cottages. After the Great Depression struck in 1929, he focused more exclusively on Cape Cod homes as a means of meeting the public's housing needs during difficult economic times (Schuler, 1982). The Cape Cod was efficient, comfortable, and economical to construct. A 1,000 square-foot Cape Cod could be constructed with stock material for about \$4,000 (Schuler, 1982).

Cape Cods designed by Wills and others retained the characteristics of the traditional Cape Cod form, including one-and-one-half stories, a moderately pitched side-gable roof, multi-light windows with shutters, wood siding, and a prominent chimney, while adapting the interior to fit modern standards (Nooks, Towers and Turrets Blogspot, 2017). The form's association with Colonial-era precedents continued to be emphasized through the restrained use of Colonial Revival-style ornament.

Contemporary modifications included enlarged windows, front gable dormers, and space-saving built-in cabinetry. Available living space was often expanded by adding wings to the sides of the house (History Colorado, 2017). While there was no standard interior plan, most Cape Cod houses featured a central staircase, as was typical in early examples (History Colorado, 2017). To maintain the "charm" that Wills encouraged, attached garages could be designed to look "as though it was an early farm shed only recently and sympathetically converted to contemporary use...." (Morgan, 2006).

Wills received numerous awards for his designs, which were widely published in newspapers and magazines (History Colorado, 2017). He published six books of designs that sold more than one-half million copies, making him the most popular author on architecture in the nation (Life Magazine, 1946). In 1938, *Life Magazine* sponsored a contest among prominent architects to design affordable homes for four moderate-income couples (Life Magazine, 1938). Royal Barry Wills was paired with Frank Lloyd Wright to design competing, affordable homes for one of the couples. The couple selected the home designed by Royal Barry Wills, a choice that reflected the Cape Cod's growing appeal (Life Magazine, 1938).<sup>5</sup>

Stock plans for Cape Cods were widely published in the 1930s and Sears began offering the "Attleboro," a Cape Cod kit home (Figure 5). Although the Kelley House is very similar to this kit, no evidence has been

<sup>5</sup> Coincidentally, the design of the 1920 Chalfant House, located next door to the Kelley House at 1404 N. Garfield Avenue, reflects the influence of Frank Lloyd Wright's Prairie School (Marmor and McWilliams, December, 1999).

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found to confirm it is a kit house. The Cape Cod became one of the most popular home designs in the United States through the postwar years of the 1940s. The editors of *Architectural Forum* wrote in 1949:

If an architect from Mars were to take a cross-country jaunt along...U.S. Route 6 starting in... California and ending in... Cape Cod... he would be struck by the persistence throughout his journey of one particular building type.... he would see, over and over, a small, white, boxlike house with a pitched roof and shuttered windows... Twentieth Century America's most popular house design, now scattered throughout the entire country, is the Cape Cod cottage..." (Schuler, 1982).

Most Cape Cods in Colorado were constructed between 1933 and 1956. As in other areas of the nation, Colorado Cape Cods were simple one-story houses with a side gable roof or a one-and-one-half-story house with a side-gable roof and front-gable dormers. Most exhibited wood horizontal or shingle siding, but some featured brick or stone veneer. In the 1950s and 60s, Ranch homes became the more popular choice in suburban subdivisions, though the traditional Cape Cod has maintained an enduring appeal (History Colorado, 2017).

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<https://books.google.com/books?id=Qyf36jw-sNoC&pg=PA28#v=onepage&q&f=false> (accessed February 12, 2019)

**Previous documentation on file (NPS):**  
 preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**  
 State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): 5LR.5078



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**10. Geographical Data**

**Acreage of Property** less than one  
(Do not include previously listed resource acreage.)

**Latitude/Longitude**

Datum if other than WGS84: \_\_\_\_\_  
(Insert additional points as needed.)

1	_____	_____	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

or

**UTM References**

Datum:  
**NAD 1927** \_\_\_\_\_ or **NAD 1983** X  
(Insert additional UTM references as needed.)

1	<u>13T</u>	<u>493426</u>	<u>4473016</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.) The nominated parcel is legally described as Lots 1 and 2, Block 1, First Methodist Church Subdivision, in the City of Loveland, Colorado. It is rectangular in shape and bounded on the west by North Garfield Avenue, on the east by Arthur Drive, and on the north and south by the adjacent residential parcels. Beginning at the northwest corner of the nominated parcel, the boundary extends east from North Garfield Avenue for 200', then south for 100' along the west side of Arthur Drive, then west for 200' toward North Garfield Avenue before turning north and extending 100' to return to the beginning point.

**Boundary Justification** (Explain why the boundaries were selected.): The boundary includes the full extent of the lot purchased by William and Elizabeth Kelley prior to construction of the house in 1940.

**11. Form Prepared By**

name/title Shirley Gwinn Coffman

organization Owner date January 31, 2019

street & number 1410 North Garfield Avenue telephone 970-667-2353

city or town Loveland State Co \_\_\_\_\_ zip code 80538

e-mail tpitts@waterconsult.com

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### **Additional Documentation**

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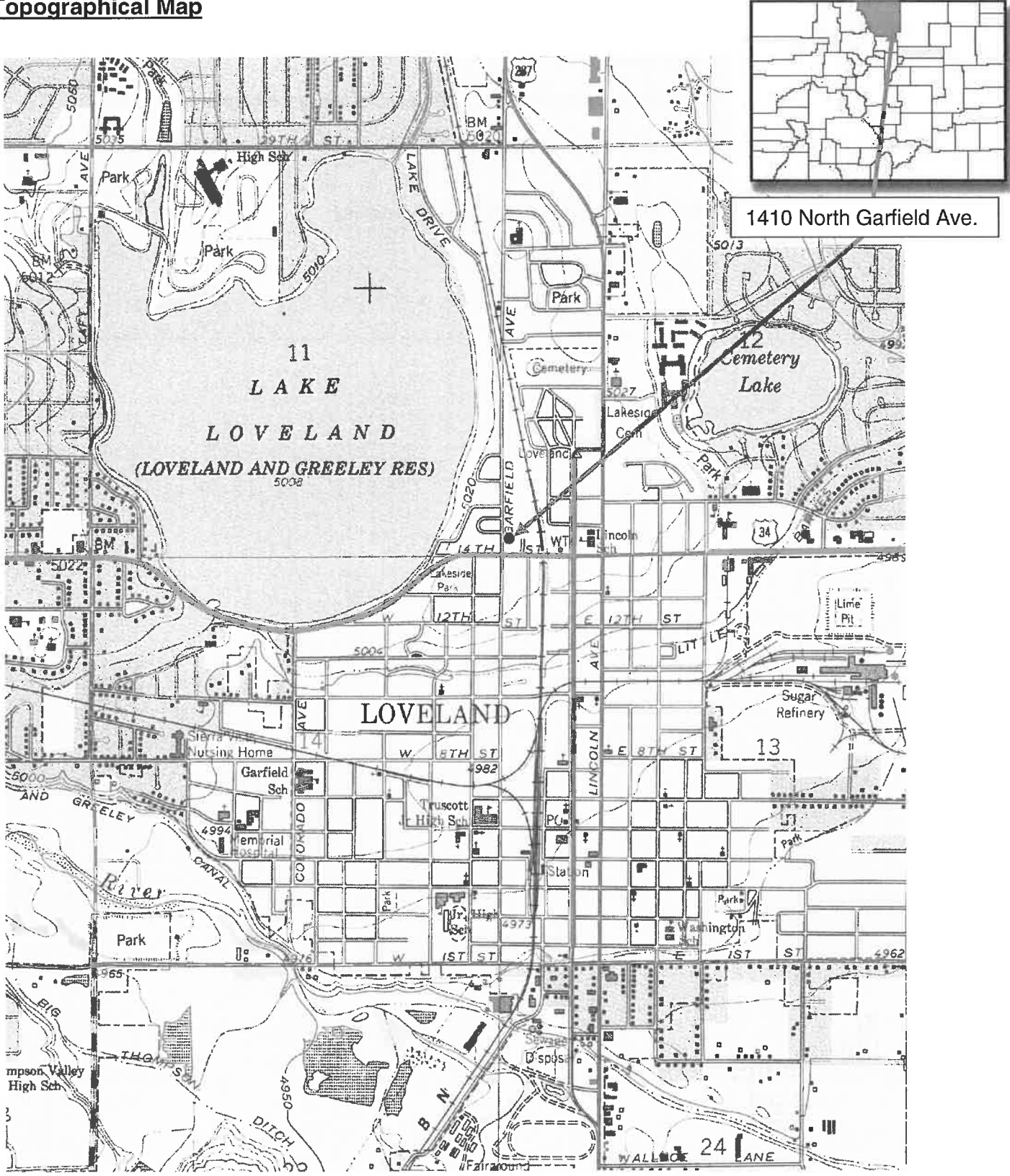
Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

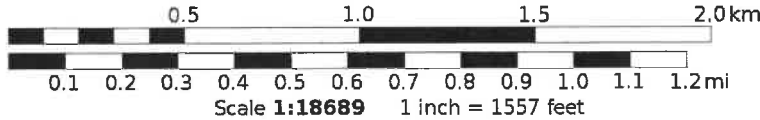
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### Topographical Map



Mercator Projection  
WGS84  
USNG Zone 13TDE  
CalTopo



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**Location Map**



Source: Larimer County Enterprise GIS

**Sketch Map**



Base map source: Larimer County Enterprise GIS

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**Historic Figures**



Figure 1: The Kelley House, winter, 1940. (Photograph courtesy of Betsy Anne Kelley)



Figure 2: The Kelley House bordering the cherry orchard on the east before the 1953 addition was constructed. (Photograph courtesy of Betsy Anne Kelley)

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Figure 3: The Kelleys and their children at the Kelley House, June 24, 1950. Seated: Elizabeth and William Kelley. (Photograph courtesy of Betsy Anne Kelley)

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Figure 4: 1950 aerial photo of Loveland. Note cherry orchards to the east and northwest of the house.  
(Photograph from District Attorney's office, Larimer County Justice Center, Fort Collins, Colorado)

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# THE ATTLEBORO ▲▲

▲ SIX ROOMS — BATH AND LAVATORY



**T**HIS type of Cape Cod home is one of the first designs built by the early New England settlers. Homes built over a hundred years ago grow old gracefully and still retain a certain warmth and beauty. It seems to have many friends in both urban and suburban areas. The Attleboro achieves distinction with its fine doorway, dormers, shuttered windows and correct architectural details. No "gingerbread" to get out of date. Outside walls are shown of Cedar shingles, but will look equally attractive with siding.

### FIRST FLOOR PLAN

The first floor lavatory opening off the rear hall, in addition to complete second floor bath, adds greatly to the value. Closets for outer wraps handy to front and rear doors. Central hall with semi-open stairs, large living room, dining room and exceptional kitchen, complete the first floor plan. Double drainboard kitchen sink with built-in cabinets as shown on floor plans are suggested at a slight additional cost.

### SECOND FLOOR PLAN

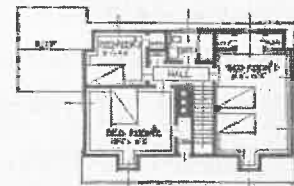
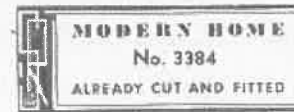
Two large bedrooms and one smaller one, each with a good closet, open off the upstairs hall. Each bedroom is well lighted and contains good wall space. A hall closet for linens at the left of the bath is a real convenience. The bathroom plumbing "roughs in" directly over the kitchen which reduces installation cost. Three attractive "Aristocrat" plumbing fixtures as available in Specification 22B work out nicely in the bath. A built-in Venerian mirrored medicine case is part of the standard equipment furnished with this home.

The floor plan is 36 ft. wide by 26 ft. deep and will require a 60-foot lot on account of the 11 foot porch at the side. In case of a narrow lot, porch could be placed at the rear of the living room instead of at the side.

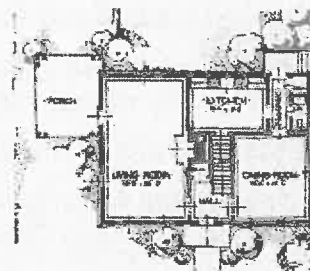
Our catalog price includes all necessary material to build this six-room-and-bath home, consisting of lumber, lath, millwork, flooring, shingles, building paper, hardware, metal and painting material according to complete detail specifications.

Fill out Blank for complete delivered price including heating; lighting and plumbing.

SEARS, ROEBUCK AND CO.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Figure 5: The "Attleboro" Cape Cod kit home offered by Sears, Roebuck and Co. home in 1938. (Sears Modern Homes, <http://www.searshomes.org>, accessed May 13, 2019)



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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Kelley House

City or Vicinity: Loveland

County: Larimer State: Colorado

Photographers: William T. Pitts, unless otherwise noted.

Dates Photographed: June 2019, unless otherwise noted.

**Number of Photographs: 18**

Number and Description of Photograph(s)

- 1 of 18: West (front) side, south porch at right. Camera facing northeast. August 2017.
- 2 of 18: West (front) side, 1953 north addition at left. Camera facing northeast. February 2019.
- 3 of 18: Entry with historic storm door and classical door surround. Note dentil details at roofline. Camera facing east. Photo by Amy Unger, February 2019.
- 4 of 18: West (front) side of 1953 addition to north side of house. Camera facing northeast. February 2019.
- 5 of 18: South porch with dentil work at roofline and "ghost room" above. Camera facing northeast. August 2017.
- 6 of 18: South side of house. Camera facing north.
- 7 of 18: East side of the house and south side of enclosed breezeway and garage. Camera facing northwest.
- 8 of 18: East side of the house. Note balconette at second floor. Camera facing west-northwest. August 2017.
- 9 of 18: South side of enclosed breezeway, garage with octagon window at gable end, and attached covered storage area. Camera facing northwest.
- 10 of 18: North side of covered storage area, garage with octagon window at gable end, and enclosed walkway with octagon windows and panel door. Camera facing southeast.
- 11 of 18: North side of house, 1953 side-gable addition and 1955 shed roof addition. Stairway to basement at corner where house and 1953 addition meet. Camera facing southwest.
- 12 of 18: North side of 1953 addition. Camera facing west-southwest.
- 13 of 18: Living room. Note central fireplace with dentil work and crossette molding. Camera facing northwest. Photo by Amy Unger, February 2019.
- 14 of 18: Built-in book cases and cabinets in the living room. Camera facing east. February 2019.
- 15 of 18: Dining room. One of two matching corner cabinets visible at right. Camera facing north. Photo by Amy Unger, February 2019.
- 16 of 18: North second floor bedroom. Note built-in drawers at knee wall and cupboards below dormer window. Camera facing northwest. Photo by Amy Unger, February 2019.
- 17 of 18: Second-floor bathroom. Camera facing north-northeast.
- 18 of 18: Interior of covered walkway between house and garage. Camera facing west. Photo by Amy Unger, February 2019.

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Photo 1: West (front) side, south porch at right. August 2017.



Photo 2: West (front) side, 1953 north addition at left. February 2019.



Photo 3: Entry with historic storm door and classical door surround. Note dentil details at roofline. Photo by Amy Unger, February 2019.



Photo 4: West (front) side of 1953 north addition. February 2019.



Photo 5: South porch with dentil work at roofline and “ghost room” above. August 2017.



Photo 6: South side of house. June 2019.



Photo 7: East side of the house and south side of enclosed breezeway and garage. June 2019.



Photo 8: East side of the house. Note balconette at second floor. August 2017.



Photo 9: South side of enclosed breezeway, garage with octagon window at gable end, and attached covered storage area. June 2019.



Photo 10: North side of covered storage area, garage with octagon window at gable end, and enclosed walkway with octagon windows and panel door. June 2019.



Photo 11: North side of house, 1953 side-gable addition and 1955 shed roof addition. Stairway to basement at corner where house and 1953 addition meet. June 2019.



Photo 12: North side of 1953 addition. June 2019.





Photo 13: Living room. Note central fireplace with dentil work and crossette molding. Photo by Amy Unger, February 2019.



Photo 14: Built-in book cases and cabinets in the living room. February 2019.



Photo 15: Dining room. One of two matching corner cabinets visible at right. Photo by Amy Unger, February 2019.



Photo 16: North second floor bedroom. Note built-in drawers at knee wall and cupboards below dormer window. Photo by Amy Unger, February 2019.



Photo 17: Second-floor bathroom. June, 2017.



Photo 18: Interior of covered walkway between house and garage. Photo by Amy Unger, February 2019.