

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|-------------------|
| 1. Resource number: | 5LR.14716 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 9513338011 |
| 3. County: | Larimer | | |
| 4. City: | Loveland | | |
| 5. Historic building name: | Stoddard House, Bonnell House | | |
| 6. Current building name: | Erion House | | |
| 7. Building address: | 329 E. 3rd Street | | |
| 8. Owner name and address: | Travis Erion and Amy Erion
P. O. Box 1835
Loveland, CO 80539 | | |



National Register eligibility assessment:
 State Register eligibility assessment:
 Loveland Historic Landmark eligibility assessment:
 Historic District eligibility assessment:

Individually Eligible
Individually Eligible
Eligible
N/A

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SW ¼ of NW ¼ of SE ¼ of SW ¼ of section 13
10. UTM reference (NAD 27)
Zone 13: **493863 mE 4471351 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **West ½ of SE. BLK 33**
Addition: **Everetts** Year of Addition: **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **2869 square feet**
16. Number of stories: **2½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormer, Chimney, Garage / Attached Garage, Fence**

21. General architectural description:

The building at 329 E. 3rd Street consists of a 2½-story rectangular-shaped core, with two small single-story rear extensions. The building overall measures 47' N-S (deep) x 35' E-W (across). Within those dimensions, the 2½-story core measures 40' N-S x 35' E-W; a one-story shed-roofed rear extension centered on the north-facing side measures 14' N-S x 13' E-W; a low-pitched hipped-roof enclosed rear porch at the west end of the north-facing side measures 6' N-S x 13' E-W. Excluded from these dimensions is a two-stall garage abutting the rear northeast corner that measures 19' N-S x 22' E-W.

The building rests on an unpainted coursed sandstone foundation. The foundation wall above grade is penetrated by two-light hopper windows with painted green wood frames. Above the foundation, the exterior walls are made of red brick laid in running bond. Slightly projecting red brick belt courses appear at the level just below the first story window lintels and even with the second story window sills. The main hipped roof and the roofs over the two rear extensions are covered with black asphalt composition shingles. The roof eaves are boxed with painted pale green wood trim. A hipped-roof dormer overlooks the façade on the south-facing roof slope. A red brick fireplace chimney is on the east-facing wall.

The symmetrical façade faces south toward 3rd Street. A painted red glass-in-wood-frame door with sidelights enters the center of the façade from a full-width front porch that measures 7' N-S x 35' E—W. The porch features a wood plank floor, decorative brick knee walls with sandstone capping, painted pale green Tuscan columns, and a low-pitched hipped roof. The center of the porch is approached by five sandstone steps with sandstone knee walls, while the east end of the porch is approached by five concrete steps with concrete knee walls. The front door is flanked on either side by single-hung sash window with leaded glass upper sash lights, painted pale green wood frames and surrounds, and sandstone lugsills and lintels. Windows elsewhere are primarily single and paired one-over-one double-hung sash, also with painted pale green wood frames, and surrounds and sandstone lug sills and lintels.

22. Architectural style/building type: **Foursquare**

23. Landscaping or special setting features:

This property is located on the north side of 3rd Street in the block between Lincoln and Jefferson Avenues. A small xeriscaped front yard is behind a closed wood fence that parallels the public sidewalk along 3rd Street. A gravel strip with two deciduous trees is between the sidewalk and the street curb. An asphalt-paved driveway extends along the west side of the building and terminates in a small parking area behind the building. A concrete and gravel driveway extends from the curb to the attached garage along the east side of the building. A small rear patio is enclosed by a wood fence.

24. Associated buildings, features, or objects:

Garage

A two-stall, single-story, garage that measures 19' N-S x 22' E-W abuts the dwelling's rear northeast corner. Built circa 1910, the garage has a concrete slab foundation and floor, red brick exterior walls laid in running bond, and a flat roof. Stepped brick parapets extend above the roof line on the east and west sides, while a flat brick parapet extends above the roof line on the south side. Two non-historic painted red overhead garage doors in the south-facing wall open onto a concrete and gravel driveway that extends to 3rd Street. A single painted red door with a segmental brick arch enters the west-facing wall. The east wall of this garage abuts the west wall of the garage of the property next door to the east at 339 E. 3rd Street

IV. ARCHITECTURAL HISTORY

- | | |
|-------------------------------------|---|
| 25. Date of Construction: Estimate: | Actual: 1910 |
| Source of information: | Loveland city directory, 1910-1911; Sanborn Insurance maps; 1910 U. S. Federal Census. |
| 26. Architect: | Unknown |
| Source of information: | N/A |
| 27. Builder/Contractor: | Unknown |

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- Source of information: **N/A**
28. Original owner: **Virgil and Josephine Stoddard**
- Source of information: **Loveland city directories; U. S. federal census records (1910); "Prominent Loveland Businessman Dead." [Fort Collins] *Weekly Courier*, March 17, 1910, p. 12**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **Loveland city directories, Sanborn Insurance maps, U. S. federal census records, and references in the Fort Collins *Weekly Courier* provide corroborating documentation that this dwelling was built in 1910. The 1910-11 Loveland city directory lists 329 E. 3rd Street as "Under Construction." The dwelling and garage are first depicted on the May 1911 Sanborn map, while earlier Sanborn maps, published in November 1900 and March 1906, depict a smaller one-story house.**
- Sanborn Insurance maps indicate that the one-story rear extensions are part of the original 1910 construction. However, their configuration as consistently depicted on Sanborn maps (dated May 1911, April 1918, August 1927, July 197, and September 1946), is slightly smaller than how they currently exist. It appears, therefore, that the east rear one-story extension was enlarged to the north sometime after 1946. No building permit related to such work was located on file with the City of Loveland.**
- Four permits that are on file are respectively dated February 1997, October 2005, May 2006, and February 2014. In February 1997, Ron's Electric was issued a permit to install an electric meter. In October 2005, contractor Weinland Homes Inc. was issued a permit described as a "change in occupancy – residency to non-residency – tenant finish." (City directories, however, indicate that the building's use was converted from a residence into commercial space in the late 1970s.) In May 2006, a permit to install a "free-standing sign" was issued to Above All Signs. (No free-standing sign currently exists on the property.) In February 2014, contractor James Hargrave received a permit for work described as: "Remove existing window and add door on rear of home with steps to concrete patio [that] are at ground level. Restore sill and brick to original condition."**
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling
Commerce/Trade**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The building at 329 E. 3rd Street was built in 1910 and served as a single-family residence until the 1970s. It has primarily seen mixed commercial use from that time to the present. George M. Rollins, a realtor, acquired the property in 1910, and quickly sold it to Virgil W. and Josephine Stoddard. Mr. and Mrs. Stoddard then arranged for construction of the 2½-story brick American Foursquare style house completed later that year. Virgil and Josephine were both natives of New York, with Virgil having been born in June 1852, and Josephine having been born in November 1856. They were married in 1881 and soon moved west to Colorado. Four sons and two daughters were born to the couple during the ensuing decade: Mabel, born January 1882, Clarence, born September 1883, George, born June 1885, Frank, born February 1887, Fred, born March 1888, and Jennie, born October 1889.

The 1910 U. S. federal census lists the entire Stoddard family at this address, with Virgil's occupation listed as "retired farmer." The 1910 census also lists daughter Mabel as a "student" at the State "Normal School" in Greeley, sons Clarence and Frank employed as "grocery salesman", and son Fred as attending college at an unspecified institution. Virgil Stoddard lived in this house for only a few months, however, as he passed away on February 22, 1911 at the relatively young age of 58.

Although he was also a farmer, Mr. Stoddard is best remembered for his involvement in the livery business. In 1881, Foote entered into a partnership with George W. Foote forming the Foote-Stoddard Livery. Located at the southeast corner of 4th and B Streets (Cleveland Avenue), Foote and Stoddard was Loveland's best-known livery until its closure in 1903.

The 1920 U. S. federal census lists Josephine Stoddard (a "widow") at this address, along with her daughter, Mabel (Stoddard) McKee (a "public school teacher"), Mabel's husband, Thomas McKee (a "farmer"), and a boarder named Bertha Harlacher. By 1922, however, the Stoddards had sold this property to Herbert F. and Ruth Bonnell who would then own and live in the home until the late 1960s. Josephine Stoddard, meanwhile, continued to live in Loveland until she passed away on December 28, 1933 at the age of 77. Mr. and Mrs. Stoddard are interred in Loveland's Lakeside Cemetery.

The son of Benton and Lucy Lee Bonnell, Herbert Forman Bonnell was born in Colorado on June 27, 1888. He married Ruth Avis Wood in Denver on November 21, 1912. The daughter of Richard and Estella Wood, Ruth was born in Missouri on June 26, 1889 (or 1890). Mr. and Mrs. Bonnell had one child, a daughter named Esther Lee, born circa 1918. Prominent Loveland residents, the Bonnells owned and operated the Bonnell Mercantile Company, and later the H. F. Bonnell Chevrolet automobile dealership for many years. The dealership was conveniently located immediately east of the Bonnell residence at the northwest corner of Lincoln Avenue and 3rd Street (320 Lincoln Avenue, 5LR.5035). Ruth (Wood) Bonnell passed away in Loveland on February 16, 1951. Herbert Bonnell continued to live in this 3rd Street home until a few years before his own death in January 1972 at the age of 83. Mr. and Mrs. Bonnell are both interred in the family plot in the Loveland Burial Park Cemetery.

Leland E. Messman, a teacher at Loveland Junior High School, next lived in this house throughout much of the 1970s. By the end of that decade, however, the property had been converted to commercial

use. Businesses located here in the 1980s include Show Home Interiors, Red Iron Steel Erectors, and Family Counseling Associates. Businesses in the 1990s include the Best Little Hair House, Family Counseling Associates, Control Energy, Eckankar Colorado, H & W Associates, and Vision Decorating.

During the first decade of the 21st century, the property was home to a variety of typically short-lived entities. These include Argus Colorado, China Roll Productions, J. D.'s Special Touches, Body Therapeutic Massage, Creative Change Counseling, and Personal Appeal Electrolysis. Businesses during the most recent decade include the Feed Scholarship Fund, Pain and Stress Management, Personal Appeal Electrolysis, and Saber Entertainment.

36. Sources of information:

A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).

Fort Collins Weekly Courier, March 17, 1910, p. 12.

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/> (Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5th Street, Loveland, CO.

Loveland City Directories.

Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893,

November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946.

"Prominent Loveland Businessman Dead." (Virgil Stoddard obituary) [*Fort Collins Weekly Courier*, January 24, 1910, p. 6.

"The Funeral of V. W. Stoddard...." [*Fort Collins Weekly Courier*, March 3, 1910, p. 4.

U. S. federal census records (reference Stoddard, Bonnell, and Wood families)

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

✓ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

38. A Loveland Standards for Designation

- | | | |
|---|--------------------------|--|
| ✓ | Architectural | Exemplifies specific elements of an architectural style or period |
| | Architectural | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
| ✓ | Architectural | Demonstrates superior craftsmanship or high artistic value |
| | Architectural | Represents an innovation in construction, materials, or design |
| | Architectural | Represents a built environment of a group of people in an era of history |
| | Architectural | Exhibits a pattern or grouping of elements representing at least one of the above criteria |
| | Architectural | Is a significant historic remodel |
| | Social/cultural | Is a site of an historic event that had an effect upon society |
| ✓ | Social/cultural | Exemplifies the cultural, political, economic, or social heritage of the community |
| ✓ | Social/cultural | Is associated with a notable person(s) or the work of a notable person(s) |
| | Geographic/environmental | Enhances sense of identity of the community |
| | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community |

39. Area(s) of significance: **Architecture**

40. Period of significance: **1910 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This dwelling is architecturally significant as a relatively intact example of the American Foursquare style of architecture. The dwelling's Foursquare features include its square plan, its 2½-story plan with a central dormer, its hipped roof with overhanging eaves, and its full-width front porch. The property is also historically significant for its early association with the Stoddard and Bonnell families, both of whom made notable contributions to broad patterns of Loveland's history (as narrated in section 35 above). The property's level of historical significance, under Criterion A, is probably not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, however, is evaluated as individually National and State Register eligible under Criterion C for the dwelling's representative expression of the Foursquare style of architecture with a high level of integrity. The property is also regarded as eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Although it was converted to commercial space in the 1970s, the building's exterior has not been altered in recent decades, and it appears much the same as when the Bonnell family lived here from the 1920s through the 1960s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Individually Eligible**

State Register eligibility assessment: **Individually Eligible**

Local Landmark eligibility assessment: **Eligible**

45. Is there National Register district potential? **No**

Discuss: **This property is located outside the Downtown Loveland Historic District boundaries. Historic residences in this block of E. Third Street collectively lack the integrity and significance to form or be part of a National Register historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 1-6**

CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**

49. Date(s): **May 12, 2020**

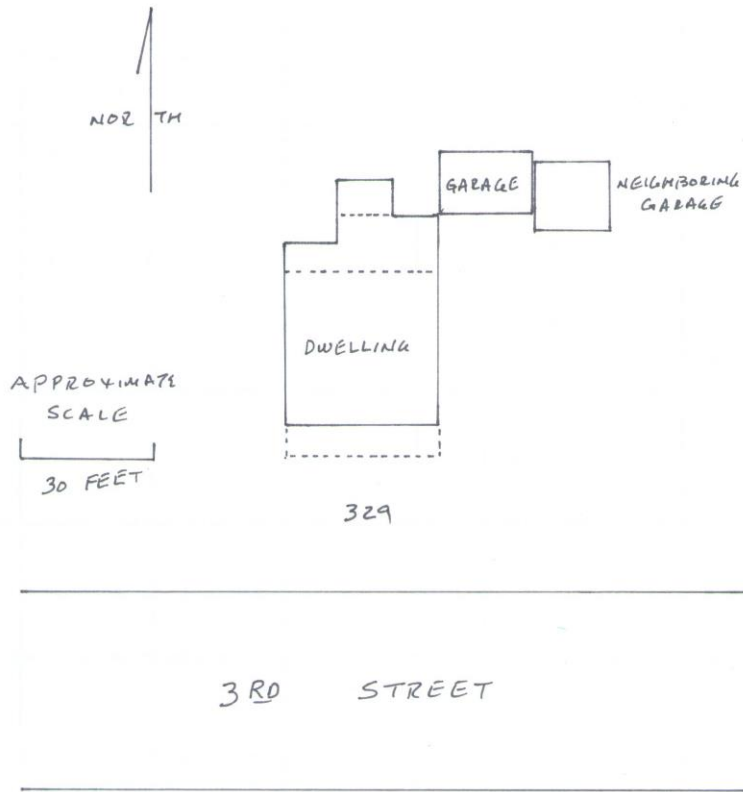
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

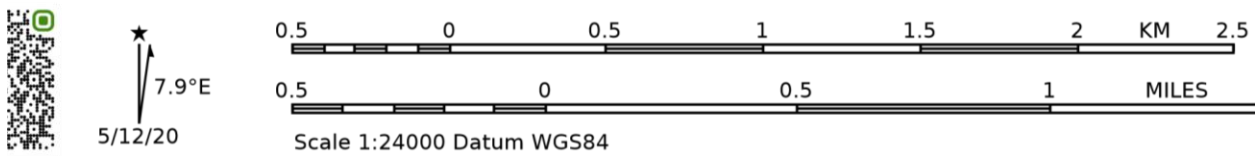
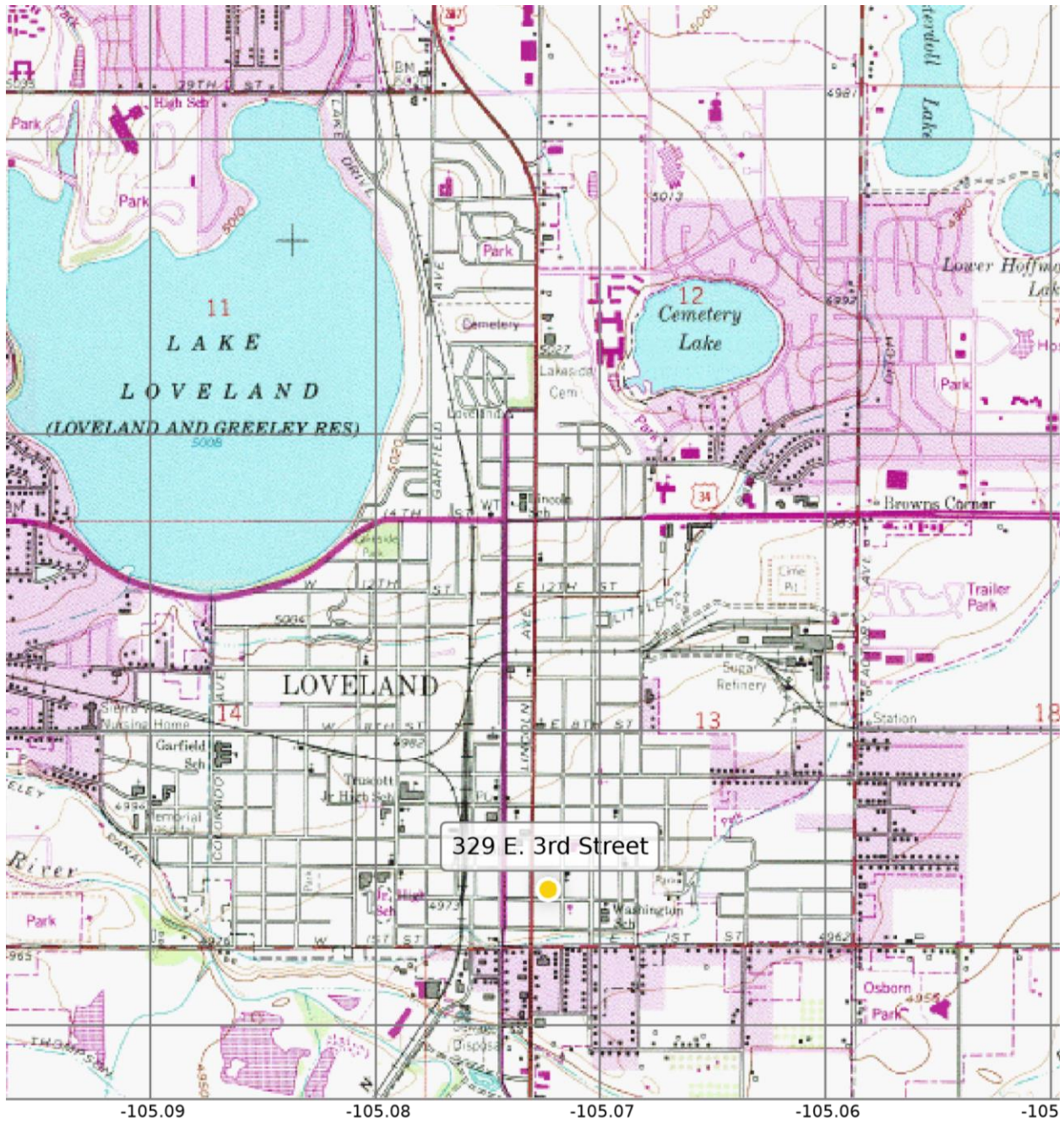
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map





CD 1, Image 1, View to North



CD 1, Image 2, View to Northeast



CD 1, Image 3, View to Northwest



CD 1, Image 4, View to Southeast



CD 1, Image 5, View to North



CD 1, Image 6, View to Northeast