

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:        | <b>5LR.14721</b>  | Parcel number(s): |                   |
| 2. Temporary resource no.: | <b>N/A</b>  |                   | <b>9513414021</b> |
| 3. County:                 | <b>Larimer</b>  |                   |                   |
| 4. City:                   | <b>Loveland</b>   |                   |                   |
| 5. Historic building name: | <b>Cloyd House, Fay House, Johnson House, Weickum House</b>         |                   |                   |
| 6. Current building name:  | <b>Dinsmore House</b>   |                   |                   |
| 7. Building address:       | <b>733 E. 5<sup>th</sup> Street</b>                                 |                   |                   |
| 8. Owner name and address: | <b>Mathew J. Dinsmore<br/>P. O. Box 7772<br/>Loveland, CO 80537</b> |                   |                   |



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

**Not Individually Eligible**  
**Not Individually Eligible**  
**Eligible**  
**Contributing**

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **5N** Range **69W**  
**SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 13**
10. UTM reference (NAD 27)  
Zone 13: **494290 mE 4471575 mN**
11. USGS quad name: **Loveland, Colorado**  
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **“LOTS 21 & 22, BLK 2, AMD, GIFFORD GOSS ADD, LOV”**  
Addition: **Gifford-Goss** Year of Addition: **1906**
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: **1144 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimneys, Decorative Shingles, Fence**

21. General architectural description:

**This Bungalow-type dwelling features a basic rectangular-shaped plan that measures 44' N-S x 26' E-W. It is supported by a painted green poured concrete foundation, and its exterior walls are clad with painted gold color horizontal wood siding. The roof is a moderately-pitched front gable, covered with brown asphalt composition shingles. Painted gold color rafter ends, with a fascia board, are exposed beneath the widely-overhanging eaves. Painted brown variegated wood shingles, and decorative purlins with knee braces appear in the upper gable ends. A vent opening within a diamond-shaped motif is centered in the façade's upper gable end. A brown brick fireplace chimney is on the west-facing wall, and a brown brick chimney is on the ridge.**

**The façade faces south toward 5<sup>th</sup> Street. A painted white glass-in-wood-frame door enters near the center of the façade from an open full-width porch that measures 7' N-S x 26' E-W, and that is recessed under the main gable roof. Approached by three concrete steps, the porch features a concrete floor, a painted gold and burgundy open wood railing, and painted gold pedestals and tapered piers. A painted white wood-paneled door, with horizontally-oriented upper sash lights, and covered by a painted green wood storm door, enters the west end of the north-facing wall from a concrete stoop. The home's windows have painted white wood frames, painted burgundy wood surrounds, and metal exterior storm**

windows. The west-facing wall contains a slightly-projecting rectangular-shaped bay, with three one-over-one double-hung sash windows covered by a metal awning. Two small horizontally-oriented 5-light, ribbon-style windows flank the fireplace chimney, also in the west-facing wall. The north-facing wall contains a set of paired 6-light windows and a non-historic 1-beside-1 horizontal sliding window. Elsewhere, windows are single and paired one-over-one double-hung sash.

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

23. Landscaping or special setting features:

This property is located on the north side of East 5<sup>th</sup> Street in the primarily residential neighborhood east of downtown Loveland. The former St. Paul's Evangelical Lutheran Church (5LR.6688) is adjacent to the east at the corner of East 5<sup>th</sup> Street and Pierce Avenue. The landscape features planted grass front and back yards, with narrow side yards along the east and west sides of the house. The backyard is enclosed by an older woven wire fence. A wide grass strip with a deciduous tree is between the public sidewalk and the street curb. A concrete-paved driveway extends from the street along the west side of the house to a single-stall garage. A gravel alley is behind the property to the north.

24. Associated buildings, features, or objects:

**Garage**

A one-story, single-stall, garage that measures 18' N-S x 12' E-W is located northwest of the dwelling. Supported by a poured concrete foundation and floor, its exterior walls are clad with painted gold color horizontal wood siding with 1" x 4" corner boards. The garage is covered by a moderately-pitched front gable roof, with brown asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted gold, and are exposed beneath the eaves. The south-facing wall contains a set of paired vertical wood plank doors, side-hinged with metal strap hinges. These doors open onto the driveway that extends along the west side of the house to East 5<sup>th</sup> Street. The east-facing wall contains a single-entry vertical wood plank door that accesses the garage from the backyard.

**IV. ARCHITECTURAL HISTORY**

- |                                     |  |         |
|-------------------------------------|--|---------|
| 25. Date of Construction: Estimate: | <b>1919</b>  | Actual: |
| Source of information:              | <b>Larimer County Real Estate Appraisal Card, Sanborn Insurance maps, Loveland city directories.</b> |         |
| 26. Architect:                      | <b>Unknown</b>   |         |
| Source of information:              | <b>N/A</b>   |         |
| 27. Builder/Contractor:             | <b>Unknown</b>   |         |
| Source of information:              | <b>N/A</b>   |         |
| 28. Original owner:                 | <b>Unknown</b>   |         |
| Source of information:              | <b>N/A</b>   |         |

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Larimer County Assessor records list 1919 as this dwelling's year of construction. The property's address, 733 E. 5<sup>th</sup> Street, does not appear in the 1919 Loveland city directory; however, it is listed in the next available, 1922 directory. The dwelling and garage are both depicted on the August 1927 Loveland Sanborn Insurance maps. This block is not depicted on earlier Sanborn maps. There are no additions, and only minor exterior alterations, to the dwelling's original construction.**
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**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**
35. Historical background:
- John W. and Addie M. Cloyd, who are listed at this address in the 1922 Loveland city directory, are this home's earliest known residents. The Cloyds do not appear in subsequent directories, however, as William G. and Caroline F. Wagner next occupied the home, from the mid-1920s to the early 1930s.**
- The son of Charles and Lizzie (Pauls) Wagner, William G. Wagner was born in Franklin County, Missouri on June 29, 1873. The daughter of German immigrants Henry and Johanna Faessler, Caroline was also born in Franklin County, Missouri on November 8, 1873. William and Caroline were married in 1893, and lived in St. Louis until moving to Loveland in the years between 1910 and 1920. Five children were born to the couple over a span of more than twenty years. The 1920 U. S. federal census lists the Wagner family as residing on Harrison Avenue in Loveland, including William and Caroline, a daughter, Adele, age 11, an infant son, Arnold, age ten months, and Johanna Faessler, Caroline's widowed mother. Census records and city directories indicate that the Wagners were farmers, perhaps growing sugar beets for the Great Western Sugar Company. They moved from Harrison Avenue to this house on East 5<sup>th</sup> Street, circa 1924, where they lived until the early 1930s. William Wagner died in Loveland on December 17, 1944 at the age of 71. Caroline passed away on October 10, 1949, at the age of 75. They are interred in the Loveland Burial Park Cemetery.**
- 733 E. 5<sup>th</sup> Street was next owned and occupied by Henry and Minnie Fay, during the early 1930s. The son of George and Emma Fay, Henry was born in Larimer County on June 9, 1892. He grew up in the Fort Collins area, and served in World War I during the late-1910s. On March 15, 1922, he was married to Miss Minnie Willbrandt, who had been born in Kansas in 1886. A daughter named Betty was born to the couple circa 1927. The 1930 U. S. federal census lists the Fay family as living on Logan Avenue in**

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Loveland. At that time, the family consisted of Henry and Minnie, their daughter Betty, and Minnie's unmarried sister, Mary Willbrandt, who worked as a dressmaker. Henry Wagner worked as a foreman for the Great Western Sugar Company until his untimely death, at age forty on September 9, 1932. (The circumstances surrounding his death are unknown). Minnie Wagner continued to live in this house for until shortly before her own death which occurred in 1940, at age 54.

Horace W. and Virginia E. Robinson next occupied this home from the late 1930s through the war years of the early 1940s. Horace worked as an accountant and served as Loveland's city auditor. The Robinsons had a daughter, named Judith, who was born circa 1935.

W. Fred and Lillian Johnson next owned and lived in this home from the late 1940s until the late 1950s. Fred Johnson worked as a salesman at Huston's Men's Shop prior to his retirement circa 1954. He was born on April 28, 1883, and died on April 10, 1957 at the age of 74. Following her husband's death, Lillian Johnson continued to live in this house for a few more years, until moving elsewhere in Loveland, circa 1960. Lillian's maiden name is unknown; however, she was born on April 27, 1863, and died on April 10, 1967. Mr. and Mrs. Johnson are interred in Loveland's Burial Park Cemetery.

This home's next long-term owners were the Jake and Edna Weickum family, who were associated with the property from the early 1960s to the late 1980s. The Weickum family included Jake, who worked as a mechanic for the Great Western Sugar Company, Edna, and a son named Randy, born circa 1959.

In more recent years, the property has evidently served primarily as a rental. Larimer County Assessor records indicate it has been owned by Mathew J. Dinsmore since 2008.

36. Sources of information:

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

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. 5<sup>th</sup> Street, Loveland, CO.

Loveland City Directories.

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

Newspaper Articles (arranged chronologically)

"John W. Cloyd Dies Suddenly at Home Sunday Noon." *Loveland Reporter Herald*, February 19, 1923, p. 1.

"Johnson." (Lillian Johnson obituary) *Loveland Daily Reporter Herald*, April 12, 1967, p. 3.

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.

**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: **1919 - 1970**

41. Level of significance: **Local**

## 42. Statement of significance:

**This house is architecturally significant as an intact, representative, Bungalow type dwelling dating from the late-1910s. It is also historically significant, to a modest extent, for its association with residential development in Loveland through the end of the 1960s. The property's level of historical and architectural significance is 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, may be regarded as eligible for local landmark designation by the City of Loveland, and it would qualify as a contributing resource within a locally-designated or National Register historic district.**

## 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. There are no additions and no notable exterior alterations to the dwelling's original construction. The property's original single-stall garage also remains intact, and enhances the integrity of setting.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility assessment: **Not Individually Eligible**  
 State Register eligibility assessment: **Not Individually Eligible**  
 Local Landmark eligibility assessment: **Eligible**

45. Is there National Register district potential? **Yes**

**Discuss: Historic properties in this primarily residential neighborhood east of downtown Loveland have the potential to form a historic district. More broadly, Loveland's east side neighborhoods, lying west and southwest of the former Great Western Sugar Company property have the potential to form one or more historic districts. This area is generally bordered by Jefferson Street on the west, 4<sup>th</sup> Street on the south, 13<sup>th</sup> Street on the north, and Monroe and Pierce Avenues on the east.**

- If there is N.R. district potential, is this building contributing or noncontributing? **Contributing**
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 57-62**

CD filed at: **City of Loveland  
Development Services Department  
410 E. 5<sup>th</sup> 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**

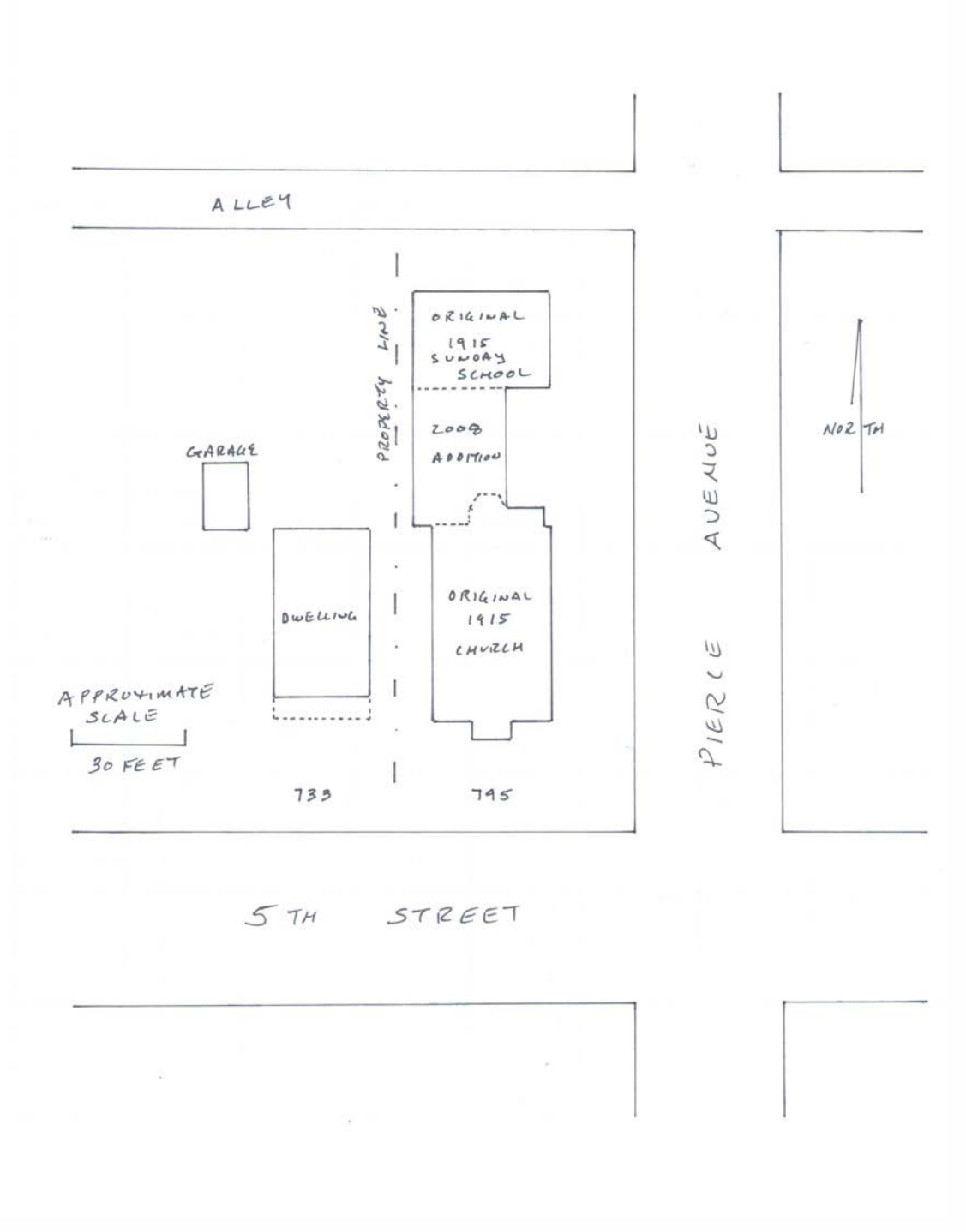
51. Organization: **Cultural Resource Historians**

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

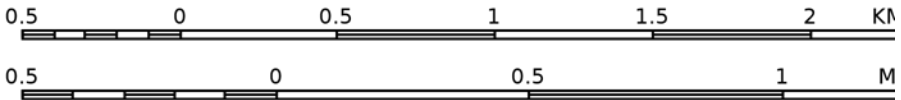
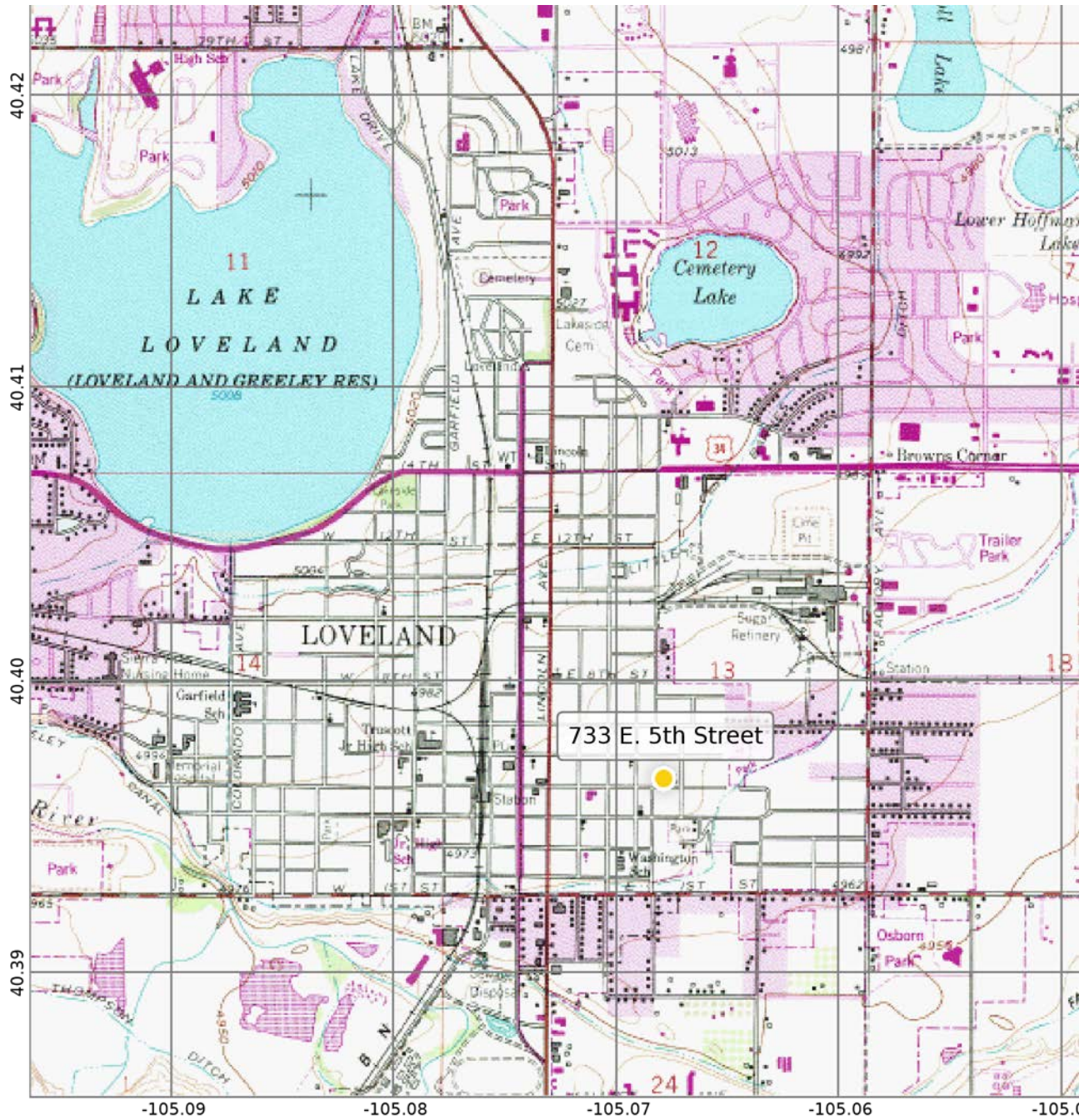
53. Phone number(s): **(970) 493-5270**



### Sketch Map



### Location Map



Scale 1:24000 Datum WGS84



*CD 1, Image 57, View to North, of the dwelling*



*CD 1, Image 58, View to Northwest, of the dwelling*



*CD 1, Image 59, View to Northeast, of the dwelling*



*CD 1, Image 60, View to South, of the dwelling*



*CD 1, Image 61, View to Southwest, of the garage*



*CD 1, Image 62, View to North, of the garage*