

OAHP1403
Rev. 9/98

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.14729** Parcel number(s):
2. Temporary resource no.: **N/A** **9513233011**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **McCart House, Chinburg House**
6. Current building name: **Geist House**
7. Building address: **504 E. 11th Street**
8. Owner name and address: **Amanda Geist and Chase Geist**
504 E. 11th Street
Loveland, CO 8057



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

Not Individually Eligible
Not Individually Eligible
Not Eligible
Not Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
NW ¼ of NE ¼ of SE ¼ of NW ¼ of section 13
10. UTM reference (NAD 27)
Zone 13: **494094** mE **4472273** mN
11. USGS quad name: **Loveland, Colorado**
Year: **1962**; Photorevised **1984** Map scale: **7.5**
12. Legal Description: "**LOT 11, BLK 4, LINCOLN PL, LOV**"
Addition: **Lincoln Place** Year of Addition: **1904**
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): **Irregular Plan**
15. Dimensions in feet: **1296 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Hipped Roof / Gable on Hip Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Decorative Shingles, Chimney, Tower, Fence**
21. General architectural description:
This residence consists of an original (ca. 1909) 1½-story dwelling, with a large (ca. 1990) two-story addition including a corner tower. The original dwelling measures 37' N-S x 26' E-W.

Original Dwelling

The original dwelling rests on a low painted white stone or concrete block foundation, and its exterior walls are clad with painted pale blue horizontal weatherboard siding with painted white 1" x 4" corner boards. The house is covered by a moderately-pitched hipped roof, with grey asphalt composition shingles. The roof eaves are flared eaves, and intersecting gables are on the east, north, and west-facing roof slopes. Painted pale blue variegated wood shingles appear in the upper gable ends. A painted pale blue stuccoed fireplace chimney is incorporated into the east-facing wall.

The asymmetrical façade faces north toward 11th Avenue. A stained brown wood-paneled door, with an oval-shaped upper sash light, enters the façade from a 6' x 10½' open front porch. The porch steps and floor are made of Trex type recycled material, and the porch features painted white turned columns, engaged columns, and a low-pitched hipped roof. East of the porch, the façade wall contains a non-historic canted oriel window. Directly above the oriel window, a historic, fixed-pane, semicircular

window is in the north-facing upper gable end. Elsewhere, the home's original one-over-one double-hung sash windows have mostly been replaced by single-light windows (possibly casements), with painted white wood surrounds and exterior metal storm windows.

Addition

The two-story addition rests on a painted white poured concrete foundation, and its exterior walls are clad with painted pale blue horizontal weatherboard siding with painted white 1" x 4" corner boards. A large octagonal tower forms the addition's southwest corner. A painted red glass-in-wood-frame atrium door enters the addition's south-facing wall from a non-historic wood porch and deck. Above this entry door, a horizontal sliding glass bypass door opens from the second story onto a small wood second story porch with a latticed wood railing. The addition's windows are predominantly single-light casements with painted white wood frames. Windows in the octagonal tower's second story also display rounded arches.

22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

This property is located at the southeast corner of East Eleventh Street and Washington Avenue in a primarily residential neighborhood northeast of downtown Loveland. A nicely-landscaped planted grass lawn surrounds the house, and is enclosed by a painted white picket fence. A strip of land is between the public sidewalk and curb along Eleventh Street. The public sidewalk is adjacent to the curb along Washington Avenue. A large fir tree is near the property's front northwest corner. A gravel alley is behind the property to the south.

24. Associated buildings, features, or objects:

Gable-Roofed Garage

A one-story, gable-roofed, garage with a shed-roofed and patio extension is located at the southwest corner of the property. It rests on a poured concrete foundation, and its exterior walls are clad with painted pale blue horizontal weatherboard siding with painted white 1" x 4" corner boards. The roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted white wood trim. A white metal-paneled garage door in the west-facing wall opens toward Washington Avenue. Paired, painted pale blue single-entry doors are in the east-facing wall. There are no windows.

Gambrel-Roofed Garage

A 1½-story gambrel-roofed garage / secondary building is located near the southeast corner of the property. It measures approximately 24' N-S x 20' E-W, and rests on a poured concrete foundation. The exterior walls are clad with painted pale blue horizontal weatherboard siding with painted white 1" x 4" corner boards. The roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted pale blue and white wood trim. A painted pale blue wood rollaway garage door in the

south-facing wall opens toward the alley. The north-facing wall contains a painted white single-entry door. Windows are one-over-one double-hung sash.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1909** Actual:
- Source of information: **Larimer County Real Estate Appraisal Card, Sanborn Insurance maps, Loveland city directories.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **Larimer County Assessor records list 1901 as this dwelling's "actual" year built, and "1907" as its "adjusted" year built. The property's address, 504 E. 11th Street, first appears in the 1910-1911 Loveland city directory when it is listed as "vacant," perhaps indicating that it was then newly-built and awaiting occupancy. The dwelling and gable-roofed garage are depicted on Sanborn Insurance maps published in July 1937 and September 1946. Earlier Sanborn maps do not depict this area. Larimer County Assessor records indicate that the large rear addition, and possibly the gambrel-roofed garage, were erected in 1990. No building permits related to their construction were located on file with the City of Loveland.**
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: **As listed in the 1917 Loveland city directory, the McCart family were this home's earliest known residents. Family members listed in the 1917 and 1919 city directories include Alfred McCart, a widower, who was employed as a "beet worker," and his widowed mother, Eliza McCart. The 1920 U. S. federal census lists the following McCart family members: Alfred (age 39), his mother, Sarah Elizabeth (age 79), and Alfred's four daughters, Stella (age 12), Lasey (Lacey or Lacie? age 11), Eva (age 10), and Reta**

(Moreta, age 8). The McCarts had recently moved to Loveland from Red Willow County, Nebraska, where Alfred's wife, Elsie McCart (nee Foley), had died in 1912 at age 25.

The McCart family lived in this home for only a few years, as by 1920 they had moved to 615 E. 10th Street. That same year, Alfred married his second wife, Ethel Lula Mae Canada, with whom he would have seven more children. Sarah Elizabeth McCart died in in December 1935 and was buried in Loveland's Lakeside Cemetery. Alfred McCart and his family moved back to Nebraska around that same time. He died at Bayard, Nebraska on June 8, 1963, at the age of 82.

Alfred E. and Rose L. Chinburg were married in Loveland on July 9, 1919, and moved into this house shortly thereafter. They then owned and lived in the home for the remainder of their lives, until their respective deaths in 1967 and 1970. According to his obituary published in the *Loveland Daily Reporter-Herald*, Alfred Eugene Chinburg was born at Cambridge, Illinois on April 19, 1882, the son of Carl August and Emma (Johnson) Chinburg. And, further, that he worked as a locomotive engineer – for the Rock Island Railroad in Illinois between 1902 and 1908, and for the Great Western Railway in Loveland between 1913 and his retirement in 1946.

Also, according to his obituary, Mr. Chinburg was married to Rose Linda Shankel on July 9, 1919; however, his marriage license from that date lists Rose's surname as "Johnson." Mr. Chinburg was married previously, with his first wife having been named Bessie. Two children were born to that union, a daughter named Louise, born in 1909, and a son named Carl Harold, born in 1911. Alfred and Bessie Chinburg divorced in 1918, and Alfred married Rose, his second wife, the following year. Alfred and Rose apparently had no children together.

Alfred and Rose Chinburg lived in this house for nearly a half century, enjoying a long retirement together after Alfred's retirement in 1946. He passed away on January 29, 1967, at the age of 84. Rose died three years later, on April 25, 1970 at the age of 81. They are interred in the Loveland Burial Park Cemetery.

Following the Chinburgs long tenure, this house was next owned and occupied by Oro and Stella Bodwell, during the 1970s. Loveland city directories indicate Mr. and Mrs. Bodwell were both employed by Harbison and Paine, Oro as a "machinist," and Stella as an "assembly worker." Harbison and Paine manufactured farm equipment and supplies, and was located at 320 Railroad Avenue.

More recent residents of this home include Steve and Mary McCarney, Adria E. Parr, and the current residents, Amanda and Chase Geist.

36. Sources of information:

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

"Chinburg Funeral Services Wednesday." (Alfred Chinburg obituary) *Loveland Daily Reporter Herald*, January 31, 1967, p. 2.

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, and July 1937, and September 1946.

U. S, federal census records. Reference McCart and Chinburg 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: **Ca. 1909 - 1070**
41. Level of significance: **Local**

42. Statement of significance:

Dating from the first decade of the twentieth century, this house is notable for its Late Victorian era architectural characteristics. The property is also historically significant for its association with residential development in Loveland, and in particular, for its long association with Alfred and Rose Chinburg. Mr. Chinburg made a notable contribution to regional history as a locomotive engineer for the Great Western Railway. His career with Great Western spanned thirty-three years, from 1913 to 1946. 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. Due to a substantial loss of integrity, the property is also evaluated as ineligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays an overall below average 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. The dwelling's integrity is compromised by a large, circa 1990 addition. The addition is visually prominent because the dwelling is situated on a corner lot. The construction of a large, modern, gambrel-roofed garage further diminishes the integrity of setting. A sense of time and place relative to how this property appeared through the end of the 1960s is no longer intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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

Discuss: Historic properties in this primarily residential neighborhood northeast 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, 4th Street on the south, 13th 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?

Noncontributing

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 136-144**

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**

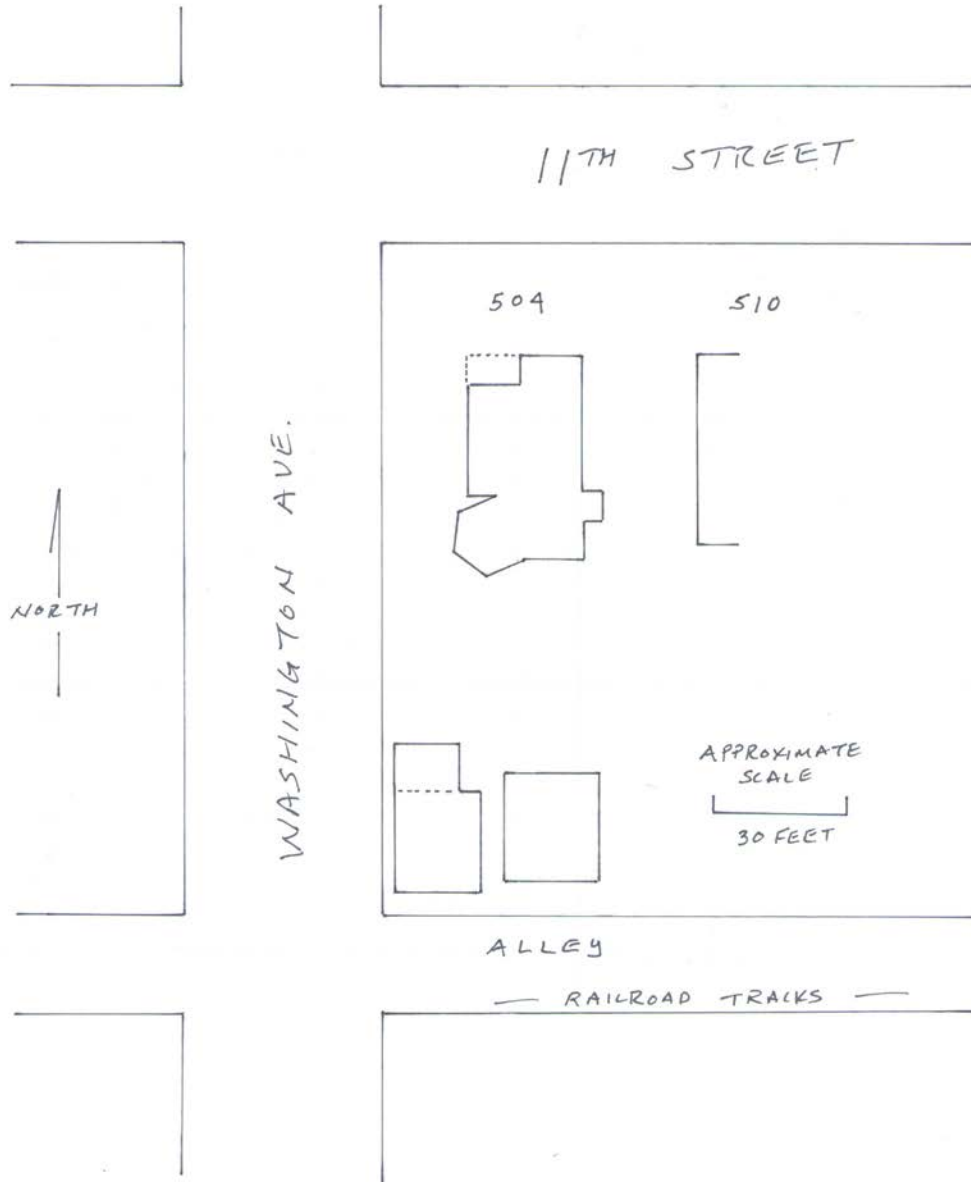
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

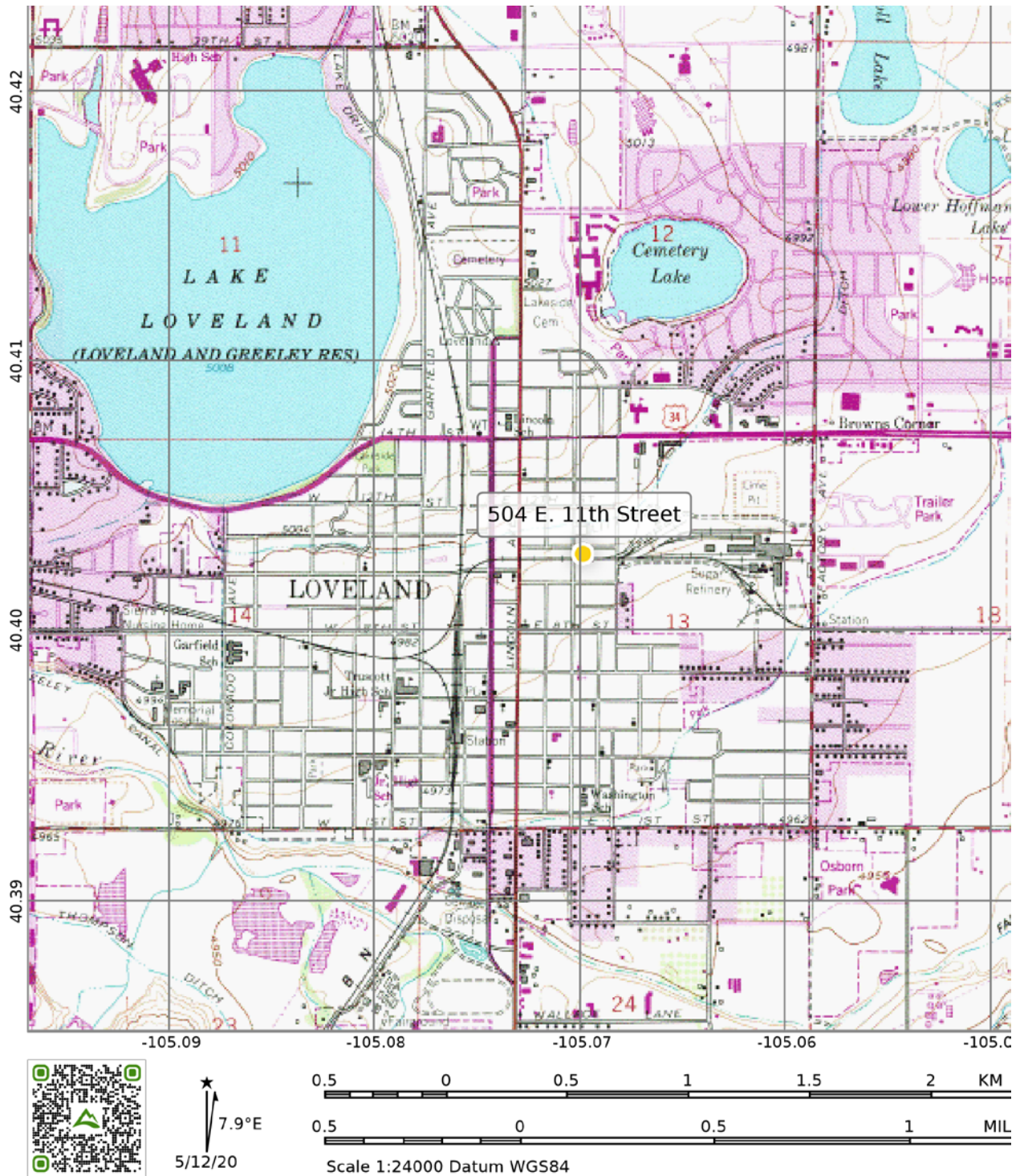
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map





CD 1, Image 136, View to South, of the dwelling



CD 1, Image 137, View to Southwest, of the dwelling



CD 1, Image 138, View to East, of the dwelling



CD 1, Image 140, View to Northeast, of the dwelling



CD 1, Image 141, View to Southeast, primarily of the gambrel-roofed garage



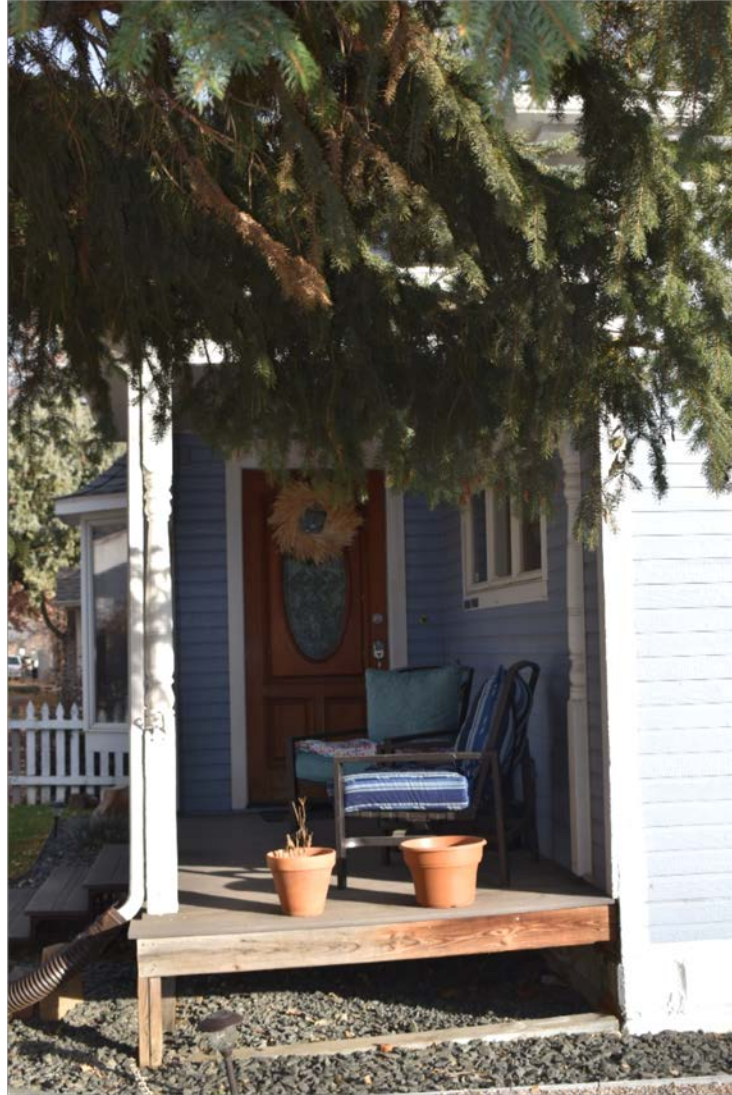
CD 1, Image 142, View to North, primarily of the gambrel-roofed garage



CD 1, Image 143, View to North, primarily of the gable-roofed garage



CD 1, Image 144, View to East-Southeast, primarily of the gable-roofed garage



CD 1, Image 139, View to East, of the dwelling's front porch