

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.14730** Parcel number(s):
2. Temporary resource no.: **N/A** **9513217004**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Hennig House, Nixon House, Burns House, Jesser House**
6. Current building name: **Stonebase Haus Ltd. House**
7. Building address: **634 E. 12th Street**
8. Owner name and address: **Stonebase Haus Ltd.
4312 Pine Hill Drive
Loveland, CO 80537**



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

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SE ¼ of SE ¼ of NE ¼ of NW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494198 mE 4472437 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: "**N ½ OF W 90 FT OF LOT 4, BLK 4 HIGHLAND PK, LOV**"
Addition: **Highland Park** Year of Addition: **Unknown**
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: **360 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**

21. General architectural description:

This small wood frame dwelling measures approximately 24' N-S x 20' E-W. It rests on a low unpainted poured concrete foundation, and its exterior walls are clad with non-historic white horizontal vinyl siding. A bulkhead cellar is adjacent to the south-facing wall. The roof is a moderately-pitched front gable, with a shed-roofed extension to the east side. The roof is covered with brown asphalt composition shingles and the eaves are boxed with painted buff red wood trim.

The asymmetrical façade faces north toward 12th Street. A white metal-paneled door, covered by a white metal storm door, enters the façade from a small carpeted concrete porch. The porch is covered by a gable hood with knee brace supports. A stained brown wood door, covered by a silver metal storm door, enters the east-facing wall from a small carpeted concrete porch that is uncovered. The home's windows predominantly feature white metal or synthetic frames and painted buff red wood surrounds. The north-facing wall contains a one-over-one double-hung sash window. The west-facing wall contains a one-over-one double-hung sash window. The south-facing wall contains a one-over-one double-hung sash window, and a small single-light window. The east-facing wall contains a non-historic one-beside-one horizontal sliding window. A vertical wood plank shuttered opening is in the south-facing upper gable end.

22. Architectural style/building type: **No defined style**

23. Landscaping or special setting features:

The property is located on the south side of East 12th Street, the second property west of Monroe Avenue. A small planted grass front yard, a larger back yard, and a wide side yard west of the house, are unfenced except for a wood privacy fence along the rear property line. A grass strip is between the public sidewalk and street curb. A concrete driveway that extends from the street curb terminates at the east side of the house.

24. Associated buildings, features, or objects:

Garage

A single-story, wood frame, garage, that measures approximately 20' N-S x 16' E-W, is located in the side yard west of the dwelling. It is supported by a low poured concrete foundation, and its exterior walls are clad with painted cream white vertical wood siding. The garage roof is a low-pitched front gable, covered with brown asphalt composition shingles, and with painted cream white boxed eaves. Painted cream white vertical wood plank, side-hinged, garage doors open toward the street in the north-facing wall. A painted pale blue metal-paneled single-entry door enters the east-facing wall.

Shed

A single-story shed that measures approximately 8' x 12' is located southeast of the dwelling. It has painted cream white plywood walls, and is covered by a gambrel roof with grey asphalt composition shingles, and with closed eaves. A set of paired side-hinged doors of plywood and 1x wood construction are in the north-facing wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1903** Actual:
- Source of information: **Larimer County Assessor records**
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 1903 as this dwelling's year of construction. This date seems plausible given the dwelling's architectural characteristics; however, the property's address (624 E. 12th Street does not begin to appear in Loveland city directories until the early 1920s. A possible

explanation is that early in its history, it may have been a small secondary dwelling associated with an property. The dwelling is depicted on Sanborn Insurance maps published in July 1937 and September 1946. The garage and shed, however, are not depicted on the July 1937 and September 1946 Sanborn maps. Earlier Sanborn maps do not depict this area. The dwelling was sided with vinyl and a non-historic window was installed in the east-facing wall at unknown dates. No building permits for the property 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:

Larimer County Assessor records list 1903 as this small dwelling's year of construction; however, its address (634 E. 12th Street) does not begin to appear in Loveland city directories until 1922. Over the years the dwelling has been occupied by numerous short-term occupants with a variety of occupations. Henry P. Jesser, listed at this address in the 1929 directory, worked as a foreman for the Great Western Sugar Company. Mr. Jesser's wife was named Rose. Several other individuals whose occupation is listed as "laborer" also likely worked for the company as the Great Western Sugar factory property is located just to the east, across Monroe Avenue. Persons living at this address who worked as laborers include: William E. Hennig (1922), Timothy J. Burns (1925), Kenneth R. Davidson (1938), and Clement Young (1940).

George S. and Muriel L. Yates occupied the property in 1936, at which time George worked as a cook at the Columbine Café. Three retired persons are listed at this address through the years - Pete Poyes, in 1940, Ann Kelly, in 1961, and Albert W. Eastman, in 1970. Otis A. and Elizabeth Kilgore occupied the home in the late 1950s, with Otis employed as a meat cutter at Aggie Market in Fort Collins, while Elizabeth worked as a maid at the Kings Court Motel in Loveland. Arvid Goracke, a brick mason, occupied the home in the mid-1960s, along with his wife, Shirley, and children Billy Jo and Daniel. Fremont Benham who worked at Kodak is listed as the owner / occupant in the 1985 city directory. More recent residents include Mickie Stroh, in 2000-2001, Adrian Stewart, in 2005, and Lynn Winkler, in 2010. The property's address either does not appear or is listed as having "no information" in the 1979, 1989-1990, 1995, and 2015 city directories. The 1975 city directory lists this property as "vacant."

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. 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.

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. 1903 - 1970**
41. Level of significance: **Local**

42. Statement of significance:

This dwelling is architecturally significant, to a modest extent, as a representative, vernacular, working class cottage dating from the early 1900s. Once common throughout northern Colorado communities, relatively few such homes now remain. This property is also historically significant for its association with residential development in Loveland, in particular, for its association with individuals who worked for the Great Western Sugar Company. 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 historic district.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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. The original dwelling has been altered by the application of vinyl siding, and by the installation of a window in the east-facing wall. These changes, however, may have occurred over fifty years ago. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly 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: **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? **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 145-151**

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**

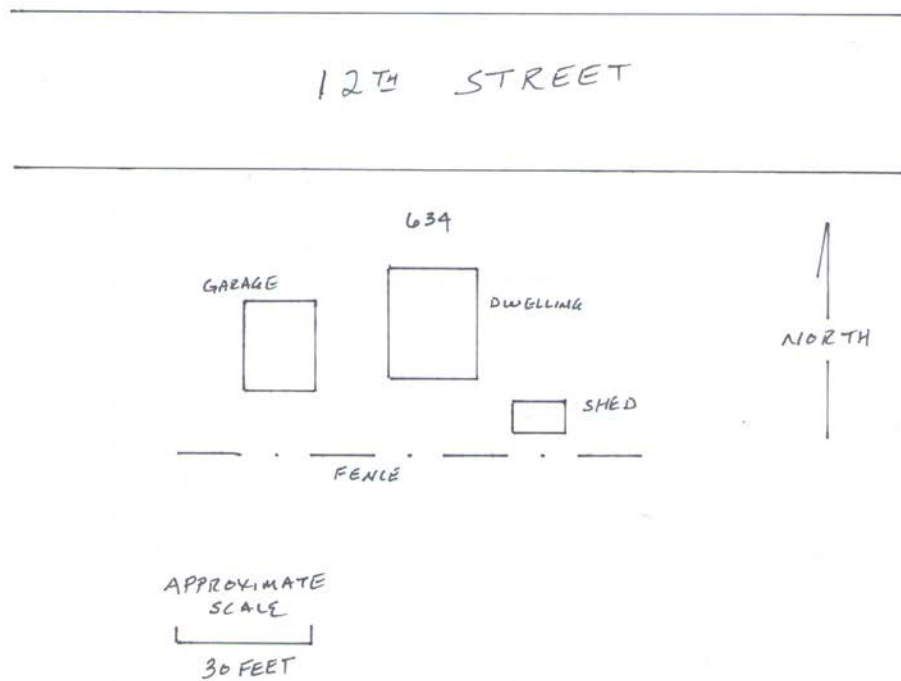
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

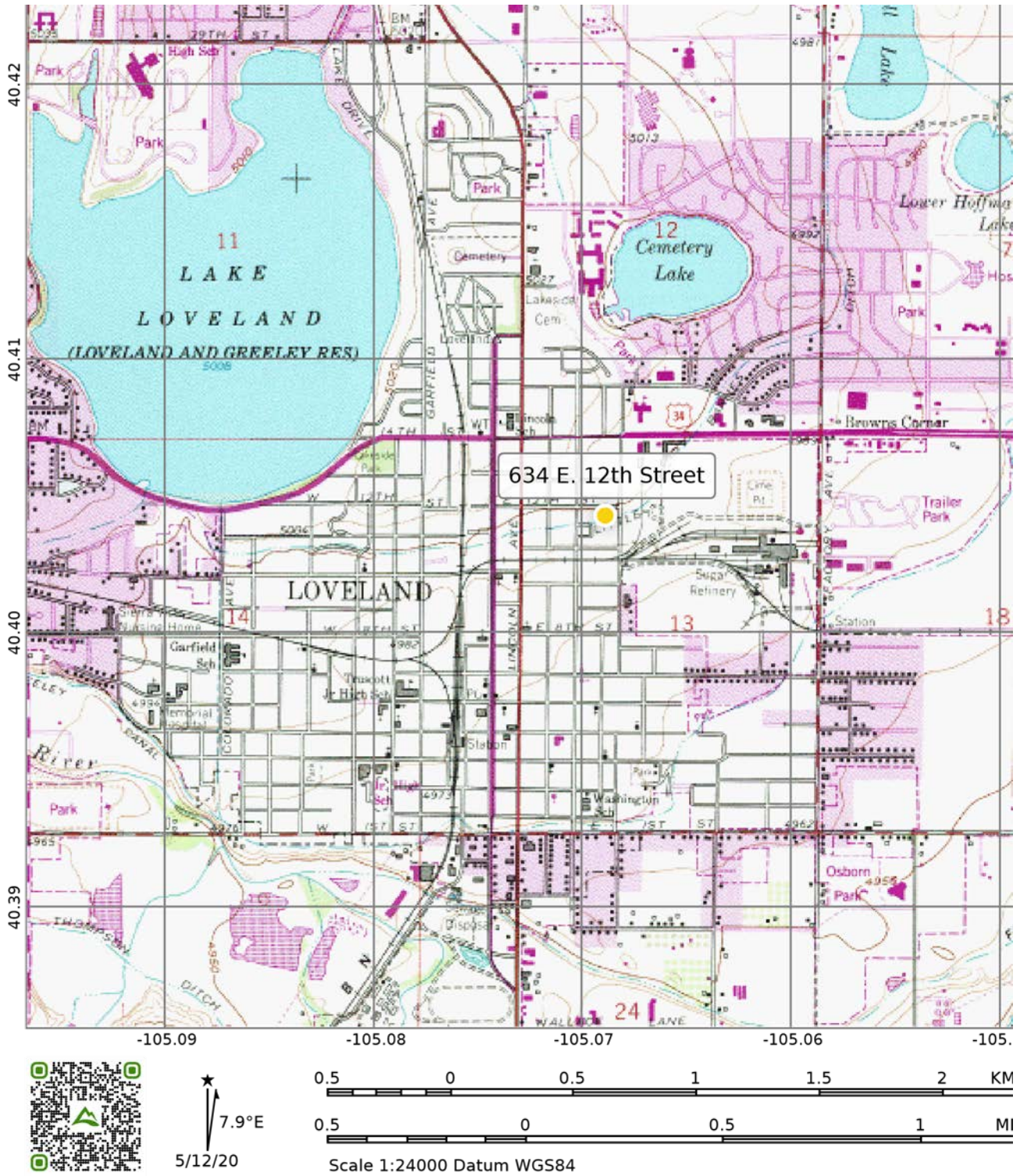
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map





CD 1, Image 145, View to South, of the dwelling



CD 1, Image 146, View to Southwest, of the dwelling



CD 1, Image 147, View to Southeast, of the dwelling



CD 1, Image 148, View to Northeast, of the dwelling



CD 1, Image 149, View to Southeast, of the garage



CD 1, Image 150, View to Southwest, of the garage



CD 1, Image 151, View to South, of the shed