

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.14724** Parcel number(s):
2. Temporary resource no.: **N/A** **951414006**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Cloud House, Hayden House, Hein House, Schaffer House**
6. Current building name: **Gordon / Goetz House**
7. Building address: **726 E. 6th Street**
8. Owner name and address: **Graff Gordon and Kali Goetz**
726 E. 6th Street
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**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494286 mE 4471650 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: "**E 16 2/3 FT LOT 7 & ALL LOT 6, 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: **1118 square feet**
16. Number of stories: **1½**
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, Fence**

21. General architectural description:

This Bungalow type dwelling features a basic rectangular-shaped plan that measures 51' N-S x 26' E-W. These dimensions include an originally open, 8' x 26', front porch that has been fully enclosed. The dwelling rests on a painted green concrete foundation, and its exterior walls are clad with painted pale green horizontal wood siding. The roof is a moderately-pitched front gable, covered with brown asphalt composition shingles. Painted white rafter ends are exposed beneath widely-overhanging eaves. Decorative painted white purlins and a ridge pole with knee braces appear in the upper gable ends. The south-facing (rear) upper gable end is clad with painted pale green stucco, and both gable ends feature painted white false half-timbering.

The symmetrical façade faces north toward 6th Street. A painted green 15-light glass-in-wood-frame door enters the center of the enclosed front porch from a non-original 3-step concrete stoop with a black wrought iron railing. A stained brown solid wood door, with three stepped upper sash lights, leads from within the enclosed porch into the house's interior. The exterior door is flanked on either side by a large, non-original, single-light fixed-pane window, with flanking narrow one-over-one double-hung sash windows, all with painted white wood frames. The east and west ends of the enclosed front porch also contain large single-light fixed-pane windows with flanking narrow one-over-one double-

hung sash windows. An original, small, horizontally-oriented, 3-light window is in the façade's upper gable end. The south-facing wall contains a non-original two-light window. Windows elsewhere are primarily one-over-one double-hung sash with painted white wood frames and surrounds. A glass-in-wood-frame door enters the south-facing wall from a brick-paved patio.

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

23. Landscaping or special setting features:

This well-maintained property is located on the south side of the 700 block of East 6th Street in the primarily residential neighborhood east of downtown Loveland. A planted grass front yard, with two aspen trees, and a side yard west of the house are unfenced. The backyard is enclosed by a wood privacy fence and by a painted white picket fence. The back fence is set in from the alley providing for a small gravel parking area. A concrete driveway extends from the street curb along the east side of the house to a detached garage. A wide grass strip is between the public sidewalk and the street curb.

24. Associated buildings, features, or objects:

Garage

A wood-frame garage that measures 20' N-S x 14' E-W is located near the rear southeast corner of the property. Supported by a concrete foundation, this single-story garage's exterior walls are clad with painted pale green horizontal weatherboard siding, with painted white 1" x 4" corner boards. The garage roof is a low-pitched front gable, with grey asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white, and are exposed beneath the eaves. An overhead or rollaway garage door in the north-facing wall opens onto a concrete driveway. The driveway extends along the east side of the house to 6th Street. A painted green wood-paneled door is near the north end of the west-facing wall. The south end of the west-facing wall contains a one-over-one double-hung sash window. A metal awning is over a window in the south-facing wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: **1919**
 Source of information: **"Episcopal Guild to Meet." *Loveland Reporter*, April 28, 1920, p. 3; Larimer County Real Estate Appraisal Cards, 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: **Nettie M. Cloud**
 Source of information: **"Real Estate Transfers." *Loveland Reporter*, July 12, 1921, p. 2.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
The six Bungalow style dwellings at 714, 720, 726, 732, 738, and 744 E. 6th Street were all built in 1919 or 1920, presumably by the same builder. Larimer County Assessor records list 1919 as this dwelling's year of construction. City directories and Sanborn Insurance maps corroborate a circa 1920 date of construction. The property's address, 726 E. 6th Street is not listed in the 1919 Loveland directory; however, it does appear in the next available 1922 directory. A small item published in the *Loveland Reporter* on April 28, 1920, indicates the dwelling was in existence at that time. On that date the paper reported: "The guild of All Saints Episcopal church will meet Thursday afternoon of this week with Mrs. W. A. Cloud, 726 E. Sixth Street."

The dwelling and the garage are depicted on the August 1927 Sanborn Insurance map. Earlier Sanborn maps do not depict this block. Assessor card photos indicate that the originally open front porch was enclosed during the time period between 1948 and 1970.

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:

The dwelling at 726 E. 6th Street was built in 1919, and was home to a series of relatively short-term residents through the late 1930s. Nettie M. Cloud, the original owner, lived in the house with her husband, W. V. Cloud, who was employed as a bookkeeper with the Great Western Sugar Company. In July of 1912, Nettie sold the house to Worth V. and Ada M. Butcher, and the Cloud family moved to Stockton, California. Mr. and Mrs. Butcher lived in the home until circa 1925, during which time Mr. Butcher was employed as the Assistant Cashier with the Larimer County Bank and Trust. The home was then occupied successively by Ralph V. and Mabel C. Hayden, Merle B. and Jean Neel, and Carl and Catherine Ament, through circa 1937.

This property was then associated with the family of John P. and Katie Hein, who were among Loveland's Germans from Russia population. Germans from Russia, or Volga Germans, were the descendants of some twenty-seven thousand German farmers and craftsmen who immigrated to the steppes of Russia in the 1760s. In 1763, in an attempt to reform her economy, Catherine the Great issued an invitation to people of other nations to come to Russia to work as farmers. Attracted by free land, exemption from military service, religious liberty, and other privileges, German settlers established more than one hundred settlements on both sides of the Volga River.

For over a century, the Volga German colonists enjoyed their adopted land. In 1866, however, Russia began to restrict the German Russians' freedom. In increasing attempts at Russification, edicts were issued concerning the colonists' rights to educate their children in German. In 1871, young German men were drafted into the military. These actions, combined with a lessening of religious liberty, and exacerbated by a famine, led many German Russians to come to America. Excellent farmers, German Russians settled in Kansas, Nebraska, the Dakotas, in Canada's prairie provinces, and elsewhere throughout the Midwest. Many German Russians were soon drawn to Colorado by the state's burgeoning sugar beet industry. In the years following 1900, Colorado became the leading producer of sugar from beets in the United States, and Loveland could boast of having northeastern Colorado's first sugar beet factories, built in 1901. (For a detailed discussion of Germans from Russia in Larimer County see "'Work Renders Life Sweet: Germans from Russia in Fort Collins, 1900 – 2000," a historic context report written by Adam Thomas for the City of Fort Collins in 2003.)

With his parents having emigrated from the Volga River Valley in Russia, John Hein was born at Friend, Saline County, Nebraska, on October 25, 1892. His parents, Jacob and Lena Hein, were both born in Russia, respectively in 1853 and 1857. Mr. and Mrs. Hein, and an adopted son named George, immigrated to America in 1887. The family soon moved to Saline County, Nebraska, where John was born in 1892, followed by another son, Fred, circa 1896. By 1910, the Hein family had moved west to Greeley, Colorado, where Jacob Hein passed away on March 14, 1915.

John Hein, thus, grew up in Saline County, Nebraska and in Weld County, Colorado. In 1916 or 1917, he married Miss Katie Becker (aka Becher) who was also of German Russian heritage. The daughter of Henry and Mary Becher, Katie was born in the Volga River Valley on November 11, 1893. The Becher family immigrated to America in 1903, coming west to Loveland where the family worked raising beets to be processed at Loveland's Great Western Sugar factory. The 1910 U.S federal census records the Becker family as residents of the East Loveland precinct, consisting of Henry (age 47), Mary (age 45), two daughters and three sons. The daughters were Mary (age 24), and Katie (age 15). The sons were Willie (age 13), Henry (age 11), and Edward (age 5). The 1910 census list the entire Becker family (with the exception of five-year-old Edward) as "farm laborers," indicating they were all engaged in the growing of sugar beets.

John Hein married Katie Becher circa 1917, and they soon began a family of their own. A son, whom they named Leroy, was born in 1919, followed by a daughter, Viola, born circa 1921, and another daughter, Edna, born circa 1922. Circa 1920, the Hein family was living at 847 W. 5th Street; however, by 1930 they had moved to the East Loveland precinct, and by 1938, they had moved into this residence at 726 E. 6th Street. The Heins continued to farm until the early 1930s when John gained employment as a "laborer" at the U. S. Gypsum Company plaster mill. John Hein passed away on October 18, 1959 at the age of 66. Katie continued to live on in the family's home on East 6th Street until shortly before her own death on September 8, 1970, at the age of 76. Mr. and Mrs. Hein are interred in Loveland's Burial Park Cemetery.

The house at 726 E. 6th Street was next owned and occupied by Donald L. and Mildred E. Schaffer, from the early 1970s until circa 1994. The son of John Jacob and Marie (Beitz) Schaffer, Donald was born at Hoskins, Nebraska on November 28, 1923. On July 16, 1950, he married Miss Mildred E. Anderson in Norfolk, Nebraska. The daughter of Carl A. and Paula (Schaller) Anderson, Mildred was born in Norfolk, Nebraska on April 18, 1925. Mr. and Mrs. Schaffer moved to Loveland in 1970 where they owned and operated the Fort Namaqua Market. Mrs. Schaffer passed away on November 7, 1991 at the age of 66. Mr. Schaffer moved back to his native Nebraska, circa 1994, where he passed away in December 1999 at the age of 75.

Following the Schaffers, this house was next owned and occupied by Joan M. Arras, between circa 1994 and 2012. Graff Gordon and Kali Goetz, the current owners, purchased the property in February 2012, according to Larimer County Assessor records.

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).

McWilliams, *Historic Loveland Churches*, Loveland: Loveland Museum Gallery, 2002.

Newspaper Articles (arranged chronologically)

"Episcopal Guild to Meet." *Loveland Reporter*, April 28, 1920, p. 3

"Real Estate Transfers." *Loveland Reporter*, July 12, 1921, p. 2.

"Mildred E. Schaffer." (obituary) *Loveland Daily Reporter Herald*, November 9-10, 1991, p. 10.

"Donald L. Schaffer." (obituary) *Loveland Daily Reporter Herald*, December 3, 1999, p. A-8.

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.

Thomas, Adam. "Work Renders Life Sweet: Germans from Russia in Fort Collins, 1900 – 2000."

(Historical Context prepared for the City of Fort Collins, August 2003,

<https://www.fcgov.com/historicpreservation/pdf/german-russia-doc.pdf>.

U. S. federal census records. Reference Cloud, Butcher, Hein, and Becker (Becher) 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, Ethnic Heritage / European**

40. Period of significance: **1919 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This house is architecturally notable as a representative Bungalow type dwelling, dating from 1919, a time when the Bungalow style was especially popular throughout America. The property is also historically significant for its association with residential development in Loveland, and in particular, for its association with Henry and John and Katie (Becker) Hein who were associated with the property from the late 1930s to the early 1970s. Their lives personified the experience of German Russian immigrants who settled in northeastern Colorado. 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, including the dwelling and garage, however, is evaluated as eligible for local landmark designation by the City of Loveland, and it would qualify as a contributing resource within a National Register or locally-designated 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 to the original dwelling. The front porch was originally open; however, it was enclosed before 1970, and has not been further altered since that time. The presence of the historic single-stall garage enhances the integrity of setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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, 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 82-88**

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**

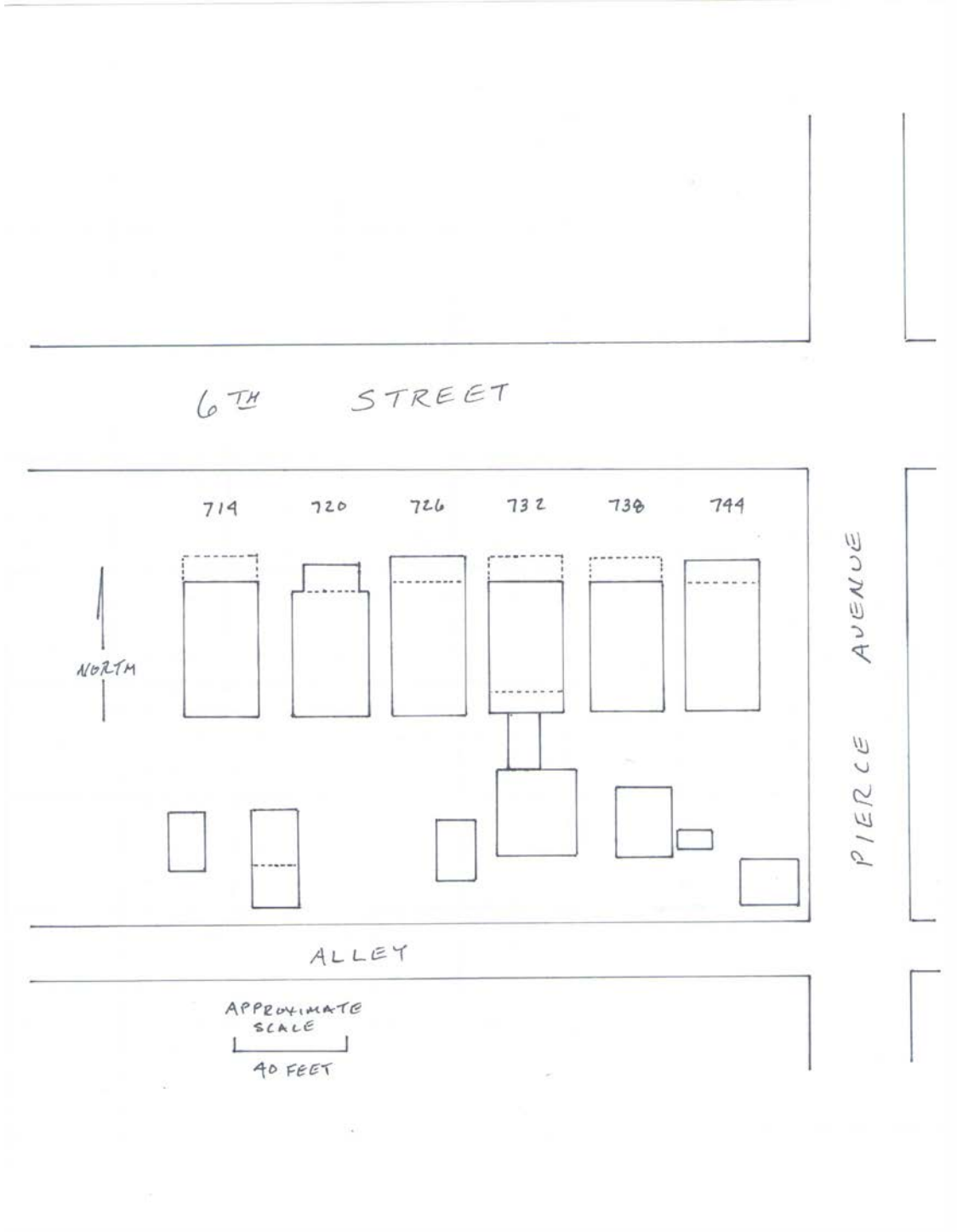
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

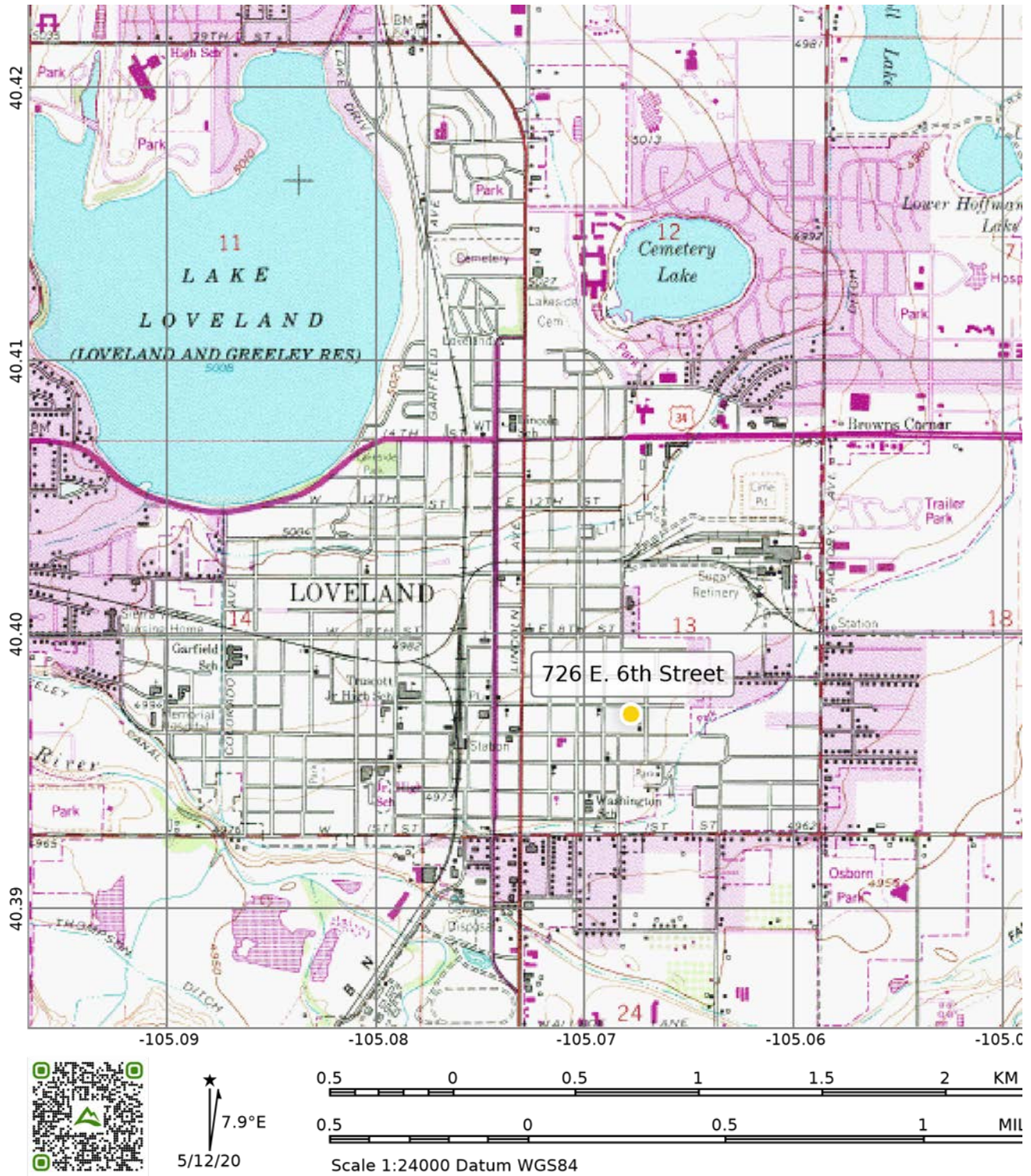
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map





CD 1, Image 82, View to South, of the dwelling



CD 1, Image 83, View to Southeast, of the dwelling



CD 1, Image 84, View to Southwest, of the dwelling



CD 1, Image 85, View to North, of the dwelling



CD 1, Image 86, View to South, of the garage



CD 1, Image 87, View to Southeast, of the garage



CD 1, Image 88, View to North, of the garage