

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.14728** Parcel number(s):
2. Temporary resource no.: **N/A** **951314004**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Stroud House, Willard House, Killian House**
6. Current building name: **Killian House**
7. Building address: **624 E. 7th Street**
8. Owner name and address: **Kenneth D. Killian**
624 E. 7th 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**
SE ¼ of NW ¼ of NE ¼ of SW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494222 mE 4471763 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: "**COM AT NE COR BLK 45, FINLEYS ADDN, LOV, S 140 FT, W 50 FT, N 140 FT, E 50 FT; ALSO LOT 12, BLK 1, AMD GIFFORD GOSS ADD, LOV**"
Additions: **Finley's; Gifford-Goss** Years of Addition: **1881, 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: **1222 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence, Carport**
21. General architectural description:

This single-story wood frame dwelling features a basic rectangular plan that measures 47' N-S x 26' E-W, excluding the front porch. It rests on a low rusticated concrete block foundation, with the foundation walls painted pale green above grade. There is no basement. The exterior walls are clad with green color asbestos shingle siding, and the house is covered by a moderately-pitched hipped roof with grey asphalt composition shingles. Painted white rafter ends, with a fascia board, are exposed beneath the eaves.

The façade is nearly symmetrical and faces north toward East 7th Street. A wood-paneled front door, covered by a white metal storm door, enters the façade from a full-width front porch that is recessed under the roof eave, and that measures 7' N-S x 26' E-W. The porch is approached by two concrete steps with a black wrought iron railing, and features a carpeted wood floor, closed knee walls, and painted white wood piers. A rear entry door, covered by a metal storm door, enters the south-facing wall. The home's windows are predominantly one-over-one double-hung sash with painted white wood frames and surrounds, and with painted black exterior wood storm windows. Windows on the west-facing side are shaded by aluminum awnings.

22. Architectural style/building type: **Hipped-Roof Box**

23. Landscaping or special setting features:

This property is located on the south side of the 700 block of East 7th Street. An undeveloped lot is adjacent to the east. A large cedar tree is in the unfenced front yard, and a wide strip of land with cedar shrubs is between the public sidewalk and the street curb. The backyard is enclosed by a chain link fence. A metal-framed carport is immediately east of the house. A gravel alley is behind the property to the south.

24. Associated buildings, features, or objects:

Shed

A one-story, gambrel-roofed, shed is near the property's rear southwest corner. Its exterior walls are clad with painted white vertical wood siding, with corrugated fiberglass in the upper gambrel ends. The roof is covered with red asphalt composition shingles laid over plywood decking. The door is in the north-facing wall.

Carport

A metal-framed carport with a metal roof is immediately east of the dwelling.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1910** 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 1910 as this dwelling's year of construction. This date is plausible given the dwelling's architectural characteristics and what is known about its history. The property's address, 624 E. 7th Street, first appears in the 1910-1911 Loveland city directory; however, it does not appear in subsequent directories until 1922. The dwelling is depicted in Sanborn Insurance maps published in August 1927, July 1937, and September 1946. Sanborn maps and Larimer County property appraisal cards indicate that the shed postdates 1950. An appraisal card photo dated April 1950 indicates that the asbestos shingle siding was installed after that date. City of Loveland building permit files reveal that the carport was erected in 2003.

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:

W. E. and Daisy Stroud are listed as this home's residents in the 1910-1911 Loveland city directory, as well as in the 1910 U. S. federal census. The property's address, 624 E. 6th Street, is not listed in earlier directories, and it does not appear in subsequent directories until 1922. The Strouds were relatively short-term Loveland residents. The moved to Loveland from Indiana between 1903 and 1910, but moved back to the Hoosier State prior to 1917. The son of Samuel and Harriet (Walleck) Stroud, William E. Stroud was born in Putnam County, Ohio on November 21, 1874. On October 8, 1902, he married Daisy D. Essig in Whitley County, Indiana. The daughter of Joseph and Sarah Essig, Daisy Dale Essig was born in Whitley County or Kosciusko County, Indiana on November 6, 1878. Mr. and Mrs. Stroud initially lived in Indiana following their marriage. A son whom they named Harrold was born in Indiana on December 19, 1903.

By 1910, the Stroud family had moved to Loveland where they resided at this address on East 7th Street. The 1910 census lists Mr. Stroud's occupation as "Merchant – Tea & Coffee." The 1910-1911 Loveland city directory also lists his occupation as "Tea & Coffee." By 1917, the Stroud family had moved back to Kosciusko County, Indiana where W. E. and Daisy remained for the duration of their lives. Daisy Stroud died at Elkhart, Indiana on August 29, 1959, at the age of 80. William Stroud also died at Elkhart, Indiana, on September 21, 1965, at the age of 80. Their son, Harrold, lived much of his life in Indiana before moving to Florida where he passed away in December 1972.

G. F. "Frank" and Nellie Willard were this home's next known residents, from the late 1910s to the late 1920s. Mr. Willard enjoyed a long career with the Great Western Sugar Company. Employed early in his career as an electrician, and then as a mechanic, he worked his way up to become an assistant master mechanic, and finally a master mechanic. The Willard family moved often due to Frank's employment, as at different times he was assigned to work at sugar factories in Loveland, Fort Collins, Johnstown, and Ovid (in Sedgwick County), and finally at Montreal, Canada.

The 1920 U. S. federal census lists the Willard family at this address in Loveland, consisting of Frank and Nellie, a daughter, Laura (born circa 1906), and a son Frank V. (born circa 1912.) The 1930 census lists the Willard family as residents of Ovid in Sedgwick County. Mr. Willard passed away at Montreal, Canada in November 1945 at the age of 63. According to his obituary, he was survived by his wife, Nellie, and daughter, Laura Fink (nee Willard). He was preceded in death by his son, Dr. Frank V.

“Buster” Willard, who died circa 1941. Per his obituary, Frank Willard was to be buried at Denver’s Crown Hill Cemetery; however, a corresponding cemetery record was not found. Nellie Willard’s date and place of death is unknown.

Following the Willards, 624 E. 7th Street was home to a series of relatively short-term residents through the end of the 1970s. J. Arthur and Margaret Hill lived in the home in the early 1930s. Mr. Hill worked as a “fieldman” for the Kuner-Empson Company. Charles Horne, a chemist, and his wife Dorothy, occupied the home in the mid-1930s, followed by Leslie and Nadine Andus in the late 1930s. Mr. Andus worked as an engineer / watchman for the Colorado and Southern Railway.

Residents in the 1940s and 1950s included John and Marie Popp, Harold W. Farris, Harold and Carol Arndt, and J. P. and Nadine Teters. Harold Arndt and J. P. Teters both worked for the Great Western Sugar Company - Mr. Arndt as a pipefitter and welder, and Mr. Teters as a chemist. Charlie and Mildred Schaeffer, a retired couple, lived in the home during much of the 1960s. They were followed in the 1970s by Raymond and Betty Roth, and then by Ron and Pat Griggs. Mr. Roth worked for Red Dale Coach, makers of campers and travel trailers. Kenneth Killian and family have been the home’s owners and residents from the early 1980s to the present.

36. Sources of information:

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

“Frank W. Willard, 63, Former Resident, Dies in Montreal, Canada.” *Loveland Daily Reporter Herald*, January 11, 1945, p. 1.

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 Stroud and Willard 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: **Circa 1910 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This residence is architecturally significant, to a modest extent, as a relatively intact, representative, hipped-roof dwelling dating from the early 1900s. The property is also historically notable, again to a modest extent, for its association with residential development in Loveland. A number of its residents through the years worked for the Great Western Sugar Company, most notably Frank Willard. 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 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. Alterations to the original dwelling are well over fifty years old. A sense of time and place relative to how the property appeared through the end of the 1960s remains 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 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 117-122**

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**

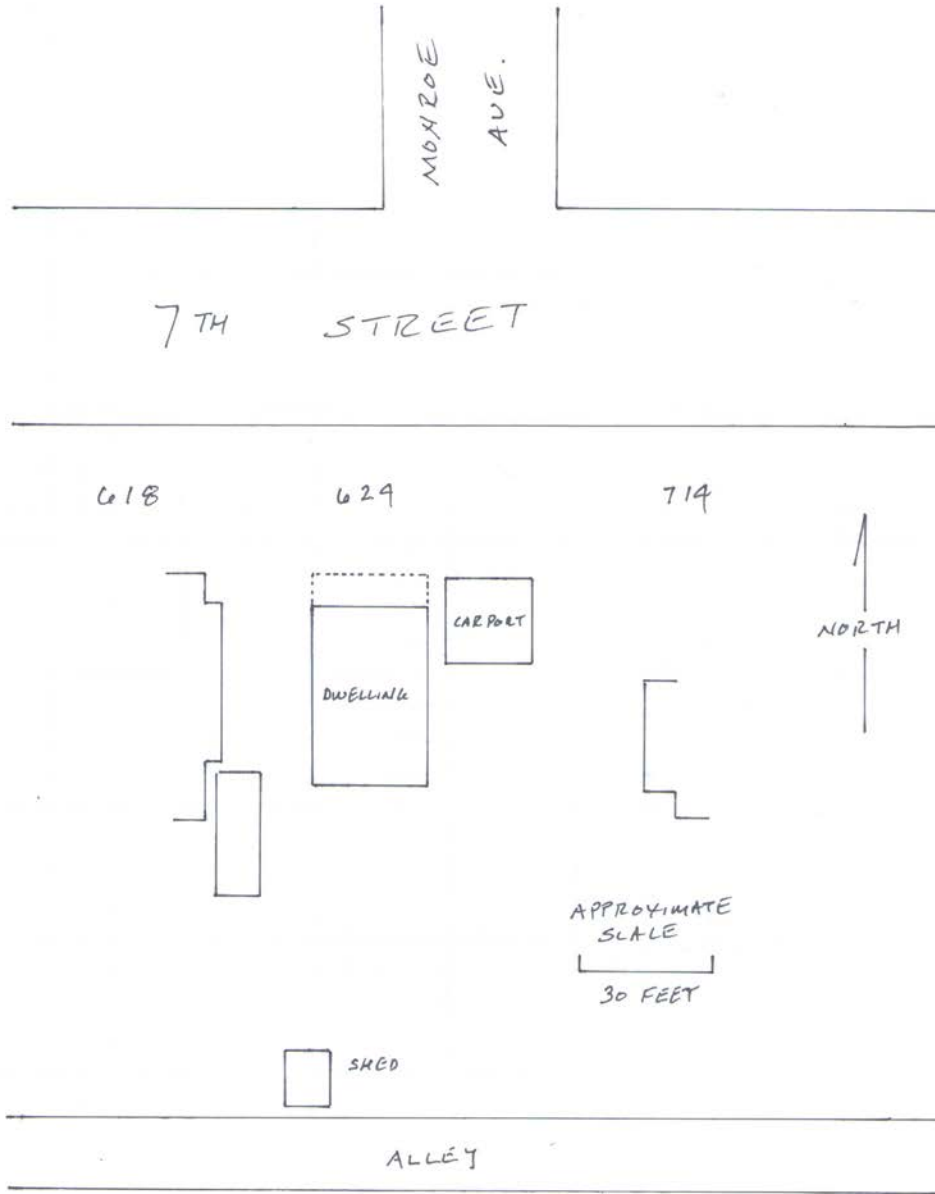
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

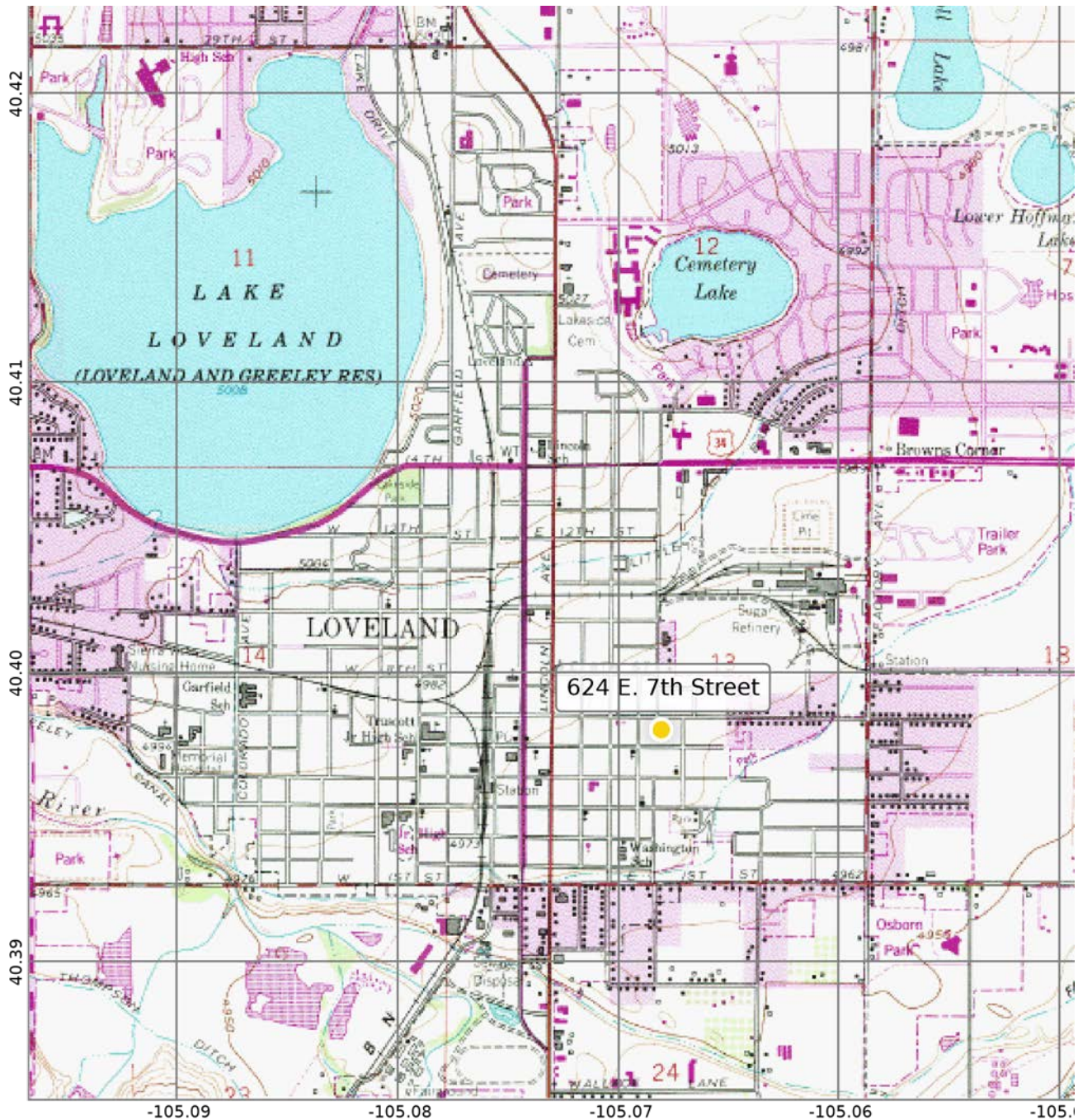
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map



★
7.9°E
5/12/20

0.5 0 0.5 1 1.5 2 KM

0.5 0 0.5 1 MI

Scale 1:24000 Datum WGS84



CD 1, Image 117, View to South, of the dwelling



CD 1, Image 118, View to Southeast, of the dwelling



CD 1, Image 119, View to Southwest, of the dwelling and carport



CD 1, Image 120, View to South, of the carport



CD 1, Image 121, View to North, of the dwelling



CD 1, Image 122, View to Northwest, of the shed