

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:        | <b>5LR.10950</b>   | Parcel number(s): |
| 2. Temporary resource no.: | <b>N/A</b>   | <b>9513406013</b> |
| 3. County:                 | <b>Larimer</b>   |                   |
| 4. City:                   | <b>Loveland</b>  |                   |
| 5. Historic building name: | <b>Sella House Nichols House, Watts House</b>  |                   |
| 6. Current building name:  | <b>Den House</b>   |                   |
| 7. Building address:       | <b>759 E. 7<sup>th</sup> Street</b>  |                   |
| 8. Owner name and address: | <b>Catherine L Den Revocable Trust<br/>759 E. 7<sup>th</sup> Street<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 NW ¼ of NW ¼ of SE ¼ of section 13**
10. UTM reference (NAD 27)  
Zone **13: 494354 mE 4471818 mN**
11. USGS quad name: **Loveland, Colorado**  
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **"E ½ OF LOT 12 & ALL OF 13 & 14, BLK 1, FOX, LOV"**  
Addition: **Fox** Year of Addition: **1901**
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: **1050 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gambrel Roof / Side Gambrel Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Dormer, Fence**

21. General architectural description:

**This 1½-story Craftsman style dwelling features a gambrel-roofed plan, with a swept south (front) eave that extends over the open front porch, and a swept north (rear) eave that extends over the enclosed back of the dwelling. The dwelling measures 37' N-S x 25' E-W, including the open front porch. Not included in these dimensions is a small, approximately 6' x 4' enclosed shed-roofed rear porch addition.**

**The house rests on a low poured concrete foundation, with the foundation walls painted pale grey above grade. The exterior walls are clad with pale blue color horizontal metal siding. The gambrel roof is covered with grey asphalt composition shingles, and decorative, painted white, purlins and a ridge pole, with knee braces appear in the east and west-facing upper gambrel ends. A painted white stuccoed fireplace chimney is incorporated into the west-facing wall. A low-profile shed-roofed dormer, with two small one-beside-one horizontal-sliding windows, overlooks the front porch on the south-facing roof slope.**

**The home's asymmetrical façade faces south toward 7<sup>th</sup> Street. A painted blue wood-paneled door, with a fanlight, and covered by a white metal storm door, enters the west end of the façade from the open,**

full-width, front porch. The porch is approached by a single concrete step and features a tongue-in-groove wood floor, a distinctive painted white open wood railing, painted white, stuccoed, tapered wood pedestals, painted white tapered wood piers, and a beadboard ceiling. A white metal storm door enters into the small enclosed shed-roofed rear porch addition. The home's windows all display painted white wood frames, exterior metal storm windows, and metal-clad surrounds. A band of three nine-over-one double-hung sash windows, and a set of paired nine-over-one double-hung sash windows, overlook the front porch east of the front door. The west-facing wall contains two 2-light windows, a one-over-one single-hung sash window, and two small single-light windows flanking the fireplace chimney. The east-facing wall contains a set of paired nine-over-one double-hung sash windows, a four-beside-four horizontal sliding window, a set of paired 6-light windows, and a single 6-light window. Side-hinged casement type windows appear in the east and west-facing upper gambrel ends. The north-facing wall contains a set of paired six-over-one double-hung sash windows, and two 2-light windows.

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

23. Landscaping or special setting features:

**This well-maintained property is located on the north side of the 700 block of East 7<sup>th</sup> Street in the residential neighborhood northeast of downtown Loveland. A planted grass front yard and side yard east of the house are unfenced. A wood privacy fence encloses the back yard and a flagstone patio. A concrete strip driveway extends from the street curb along the west side of the house to a detached garage. A strip of land between the public sidewalk and street curb is landscaped with river rock and juniper bushes.**

24. Associated buildings, features, or objects:

**Garage**

**A one-story, single-stall, garage that measures 18' N-S x 11' E-W is sited a few feet northwest of the dwelling. The garage is supported by a concrete foundation, and its exterior walls are clad with painted green horizontal weatherboard siding with painted white 1" x 4" corner boards. The garage roof is a moderately-pitched front gable, with grey asphalt composition shingles laid over plywood decking and 2x wood rafters. The rafter ends are painted green and are exposed beneath the eaves with a fascia board. The south-facing wall contains a set of paired vertical wood plank garage doors, side-hinged with metal strap hinges. These doors open onto a concrete strip driveway that extends along the west side of the house to the street curb. A single-entry vertical wood plank door, side-hinged with metal strap hinges, enters the south end of the east-facing wall. The west-facing wall contains a set of paired 4-light windows with painted green wood frames and surround. The east-facing wall contains a 6-light window with a painted white wood frame and surround.**

**Shed**

A one-story, wood frame, shed (historically a chicken house) that measures 10' N-S x 16' E-W, is near the rear northeast corner of the property. The shed's exterior walls are clad with painted green horizontal weatherboard siding with painted white 1" x 6" corner boards. It is covered by a shed roof with asphalt composition shingles laid over plywood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves with a painted white fascia board. Painted green vertical wood plank doors, side-hinged with metal strap hinges, enter the south and west-facing walls. The south-facing wall contains a set of paired 6-light windows and a single 6-light window, with painted white wood frames and surrounds.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: Actual: **1919**  
 Source of information: **"For Sale." *Loveland Reporter*, March 8, 1920, p. 3; "Mrs. Joseph Sella is ill..." *Loveland Reporter*, April 5, 1920, p. 4; 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: **Joseph B. and Harriet L. Sella**  
 Source of information: **Loveland city directories, U. S, federal census records**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Larimer County Assessor records list 1919 as this house's year of construction. This date is corroborated by Loveland city directories, Sanborn Insurance maps, U. S federal census records, and two items published in the *Loveland Reporter* in 1920. The property's address (759 E. 7<sup>th</sup> Street) is not listed in the 1919 Loveland city directory; however, it does appear in the next available 1922 directory which lists Joseph B. and Hattie L. Sella as the residents. The house and garage are depicted on Sanborn Insurance maps published in August 1927, July 1937, and September 1946. Earlier Sanborn maps do not depict this block. The two newspaper articles indicate that the house had been built by early 1920. On March 8, 1920, the *Loveland Reporter* published this item: "For Sale – Good work mare, nine-months-old colt, new cultivator and some harness. All for \$100 cash. Inquire 759 E. 7<sup>th</sup> Street." And on April 5, 1920, this item was published: "Mrs. Joseph Sella is ill at her home on East Seventh Street suffering from a very painful infection in her right eye."**

Two notable exterior alterations to the original construction are a small, approximately 6' x 4', enclosed shed-roofed rear porch addition, and the application of metal siding. The small addition is not depicted on property appraisal card photos and building footprint sketches through 1970. No information related

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to the addition's construction, or to the siding, was located on file with City of Loveland building permit files. The appraisal card photos also show that the front porch was historically screened-in with a closed knee wall.

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:

**Joseph "Joe" B. and Harriet "Hattie" L. Sella were this home's original owners and residents, between 1919 and 1927. Of French and Italian heritage, Joseph Bishop Sella was born in Michigan on June 27, 1884. By 1900, he had moved to Central City, Colorado, with his parents, Aurelio and Lena Sella. The daughter of J. M. and Margaret Huffsmith, Hattie was born in Denver on October 7, 1874. Joe and Hattie were married in 1906, and moved to Loveland in 1912. They had no children. The 1920 U. S. federal census lists Mr. and Mrs. Sella at this address on East 7<sup>th</sup> Street. Interestingly, Mrs. Sella is listed as the head of the household, and her occupation is listed as "photographer – studio." Mr. Sella's occupation is listed as "warehouse foreman." The 1922 Loveland city directory lists his occupation as "painter."**

**The Sellas moved to Estes Park in 1927 where Joe served as the Estes Park postmaster for many years. He died tragically on April 13, 1950, in a fire while burning weeds at his home in Estes Park. A large contingent of postmasters from throughout Colorado attended his funeral held at the United Presbyterian Church in Loveland. Hattie Sella moved back to Loveland following her husband's death. She lived at 1520 Washington Avenue until shortly before she passed away on May 29, 1960. Mr. and Mrs. Sella are interred in Loveland's Lakeside Cemetery.**

**Following the Sellas, this house at 759 E. 7<sup>th</sup> Street had numerous relatively short-term owners and residents extending through the end of the twentieth century. Walter and Nora Nichols lived in the home circa 1927-1928. Mr. Nichols managed the Piggly Wiggly grocery store at 233 E. 4<sup>th</sup> Street. Stephen McCune, a baker, and his wife, Mary, next occupied the home between circa 1929 and 1933. The McCunes were followed by Mrs. Mattie Hankins, a widow, in the mid-1930s, and by Howard and Mattie Rathburn in the late-1930s.**

**Archie and Winnifred Watts owned and lived at this house throughout most of the 1940s. They owned and operated Watts Grocery and Market at 338 E. 4<sup>th</sup> Street. Residents at this address in the 1950s include Paul and Lucy Kintz, followed by Jake and Leta Kraus. Mr. and Mrs. Kintz owned and operated Frosty Malts in Estes Park. Jake Kraus worked as the meat market manager at Busley Supermarket in Fort Collins. Paul and Mildred Baker, a retired couple, next lived at this address in the early-to-mid-**

1960s. Mildred M. Collins, and her three daughters - Colleen, Patty, and Kelly – were the next residents during the late 1960s and early 1970s. City directories list Ms. Collins' occupation as "Owner Western Press Clipping Bureau." Art and Sandra Moore were the home's occupants in the mid-1970s, with Sandra remaining through the mid-1980s. Circa 1975, Sandra worked as a "sales clerk" at Duff's dry goods, and in the early 1980s she worked as a "closing secretary" with the Sennett Realty Company. This home's residents in the 1990s and early 2000s include Mark Charlson, Grace C. and Russell Pelton, Robert M. Lester, and the current owner, Catherine L. Den.

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)

"Funeral Services – Joe B. Sella." *Loveland Daily Reporter Herald*, April 17, 1950, p. 1.

"Mrs. Hattie L. Sella Dies Sunday Morning." *Loveland Daily Reporter Herald*, May 31, 1950, p. 3.

"Blakeman Funeral to be Thursday." (William Blakeman obituary) *Loveland Daily Reporter Herald*, November 2, 1965, p. 5.

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 Sella and Huffsmith 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: **1919 - 1970**

41. Level of significance: **Local**

## 42. Statement of significance:

This dwelling is architecturally significant for its Craftsman style of architecture. A locally distinctive example of the style, the house is particularly notable for such features as its side-gambrel roof, tapered porch piers, and low-profile shed-roofed dormer that overlooks the facade. The property is also historically significant for its association with residential development in Loveland, including its association with its original owners Joe and Hattie Sella. 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, does qualify 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. Alterations to the historic dwelling include the application of metal siding, the remodeled front porch, and the small rear addition that postdates 1970. As depicted in appraisal card photos, the front porch was historically screened-in with a closed knee wall. The metal siding does match the profile of the historic siding underneath. The integrity of setting is enhanced by the presence of the historic garage and shed. A sense of time and place relative to how the 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, 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 123-130**

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**

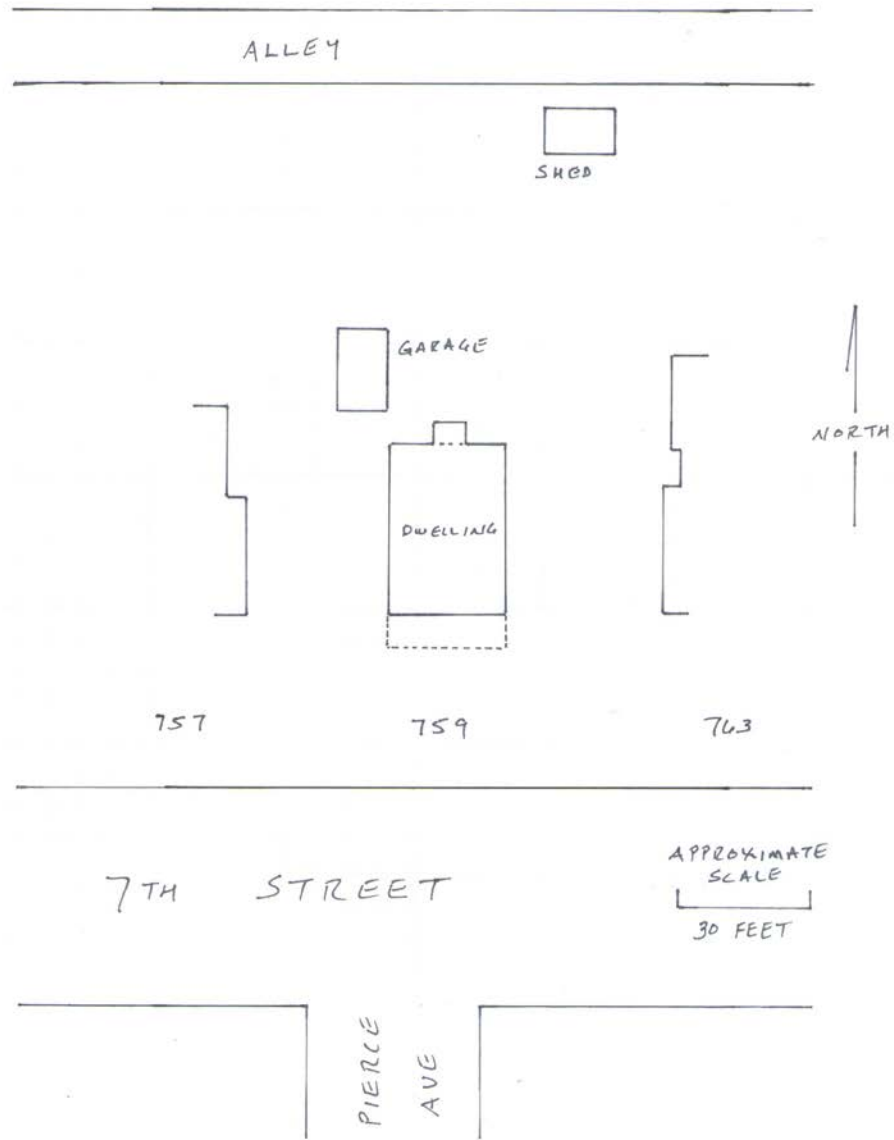
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

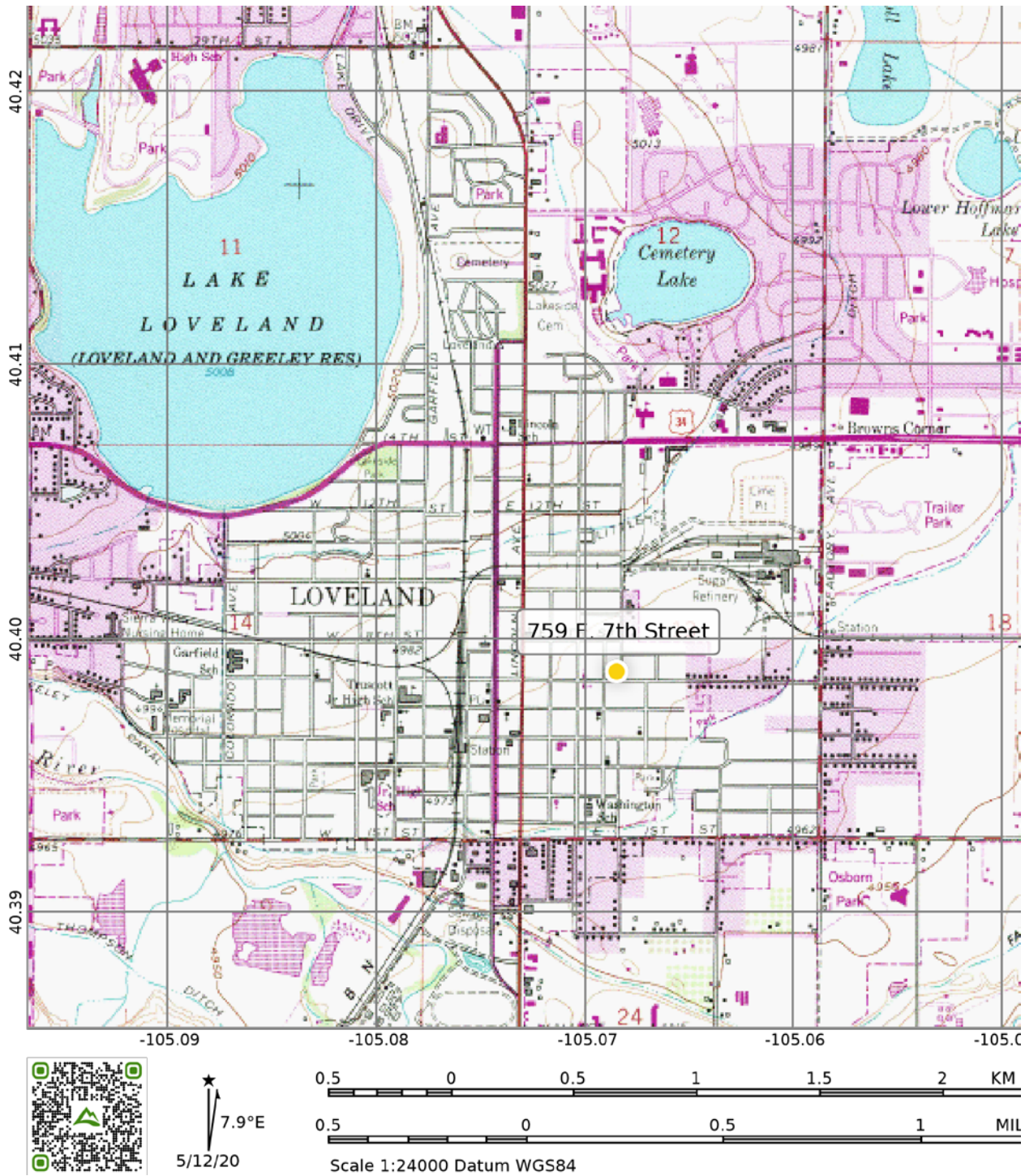
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

### Sketch Map



### Location Map







*CD 1, Image 123, View to North, of the dwelling*



*CD 1, Image 124, View to Northwest, of the dwelling*





*CD 1, Image 125, View to Northeast, of the dwelling*



*CD 1, Image 126, View to South, of the dwelling*





*CD 1, Image 127, View to Southwest, of the garage*



*CD 1, Image 128, View to Northeast, of the shed*





*CD 1, Image 129, View to North, of the garage*



*CD 1, Image 130, View to Southeast, of the shed*