

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE
SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

I. IDENTIFICATION

1. Resource number: **5LR.1849** Parcel number(s):
2. Temporary resource no.: **N/A** **9513253901**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Hooper House, Mooney House, Namaqua Hospital, Rest Haven Nursing Home**
6. Current building name: **Namaqua Center**
7. Building address: **549 E. 8th Street**
8. Owner name and address: **Unlisted**
Unlisted
Unlisted



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
Noncontributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SE ¼ of SE ¼ of SE ¼ of NW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494166 mE 4471994 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **Lots 33 - 36**
Addition: **Orchard Park** 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-Shaped Plan**
15. Dimensions in feet: **6730 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimneys, Fence**

21. General architectural description:

This building consists of an original (ca. 1915), two-story, Prairie style residence, with two additions. One addition, to the east side of the original dwelling was originally a porte cochere that was enclosed and converted to interior space in the years between 1949 and 1969. This addition measures approximately 18' N-S x 12' E-W. The second addition, joined to the rear of the original dwelling by a short connector, was erected in 1981. This large addition measures approximately 32' N-S x 64' E-W. The original dwelling's main hipped-roof core measures 30' N-S x 42' E-W.

Original Dwelling

The original dwelling's exterior walls are made of brown brick laid in running bond, with the lower façade wall and columns made of red brick. The dwelling is covered by a moderately-pitched hipped roof, with brown asphalt composition shingles, and with widely-overhanging boxed eaves. The eaves are trimmed with stained or painted brown beadboard. A brown brick fireplace chimney is incorporated into the north-facing wall, and brown brick chimney is on the north-facing roof slope.

The façade is asymmetrical and faces south toward East 8th Street, and is primarily composed of an originally open hipped-roof front porch that has been fully enclosed. A glass-in-wood-frame door, with

sidelights, enters the façade from an 8-step concrete porch, with flanking red brick knee walls with sandstone capping. Flanking the entry door, the façade wall contains three single-light fixed-pane windows, each flanked on either side by a one-over-one double-hung sash window. These window arrangements feature sandstone sills and stuccoed surrounds. Together with the front entry, the window arrangements are divided by red brick columns. Original windows elsewhere are primarily one-over-one double-hung sash with sandstone lugsills.

Rear Addition

The addition is of wood frame construction, composed of a two-story gable-roofed center section, with flanking single-story shed-roofed wings. The addition's exterior walls are clad with painted beige vertical wood siding, and the roof is covered with brown asphalt composition shingles. The roof eaves are boxed with painted or stained brown wood trim. A wood exterior stairway leads to a brown metal security door that enters the second story of the north-facing wall. The addition's windows are primarily one-over-one double-hung sash.

22. Architectural style/building type: **Late 19th and Early 20th Century American Movements / Prairie Style**

23. Landscaping or special setting features:

This well-maintained property is located on the north side of East 8th Street at the T-intersection with Adams Avenue. The planted grass front yard is unfenced, while the backyard is enclosed by a wood privacy fence. A strip of land with two deciduous trees is between the public sidewalk and street curb. A gravel alley is behind the property to the north.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1915** Actual:
- Source of information: **Loveland city directories, Larimer County Real Estate Appraisal Card, Sanborn Insurance maps.**
26. Architect: **Original: Unknown; 1991 Addition: Dennis Renke**
- Source of information: **Tatanka Research Inc. Colorado Historical Society Historic Building Inventory Record, November 4, 1994.**
27. Builder/Contractor: **Original: Unknown; 1991 Addition: Weinland Construction Co.**
- Source of information: **Tatanka Research Inc. Colorado Historical Society Historic Building Inventory Record, November 4, 1994.**
28. Original owner: **Unknown**
- Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Loveland city directories indicate that this Prairie style house was built between 1911 and 1917. The property's address (549 E. 8th Street) is not listed in the 1910-1911 directory; however, it is listed in the next available 1917 directory. The property's first two known residents (Harry W. Hooper succeeded by Samuel C. Mooney) both served as Superintendent of Loveland's Great Western Sugar Factory. Because it was a substantial house for its time, it's possible that the house was built and originally owned by Great Western as the residence for its Loveland factory superintendent.

The original building is depicted on Sanborn Insurance maps dated August 1927, July 1937, and September 1946, by which time it had become the Namaqua Hospital. Earlier Sanborn maps do not depict this block. Per a previous inventory form completed by Tatanka Research in 1994, the front porch was enclosed and converted into a bedroom in 1957, and a large rear addition was completed in 1981 with Weinland Construction Company as the contractor and Dennis Renke as the architect. Two Assessor card photos, respectively dated March 1949 and December 1969, corroborate that the porch was enclosed between those years, and also document that the porte cochere was enclosed during that time period.

Building permits on file with the City of Loveland include the following: In November 1991, a building permit was issued for a "kitchen addition." In February 2015, a building permit was issued for a "tenant finish – 3099 sf 1st floor, 2019 sf 2nd floor." Svoboda and Sons is listed as the contractor, and the permit file indicates the work was completed in September 2015. In March 2018, a permit was issued for "structural work – removal of old stairwell and reconstruction of new code compliant exit stair from the existing basement." G. L. Hoff is listed as the contractor, and the permit file indicates the work was finalized in April 2018.

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**
Health Care / Hospital
Health Care / Sanitarium (nursing home)
33. Current use(s): **Social / Civic**
34. Site Type: **Building**

35. Historical background:

The first two residents of this Prairie style home, Harry W. Hooper and Samuel C. Mooney, both served as superintendent of the Great Western Sugar Company's Loveland factory. Harry Hooper, his wife Grace, and their young daughter, Helen, lived in the house for a brief time, until 1917 when Harry was transferred by Great Western to become superintendent of the company's sugar factory at Scottsbluff, Nebraska.

The son of Jeremiah and Helen (Gibbs) Hooper, Harry Watts Hooper was born in Jackson County, Michigan on August 14, 1879. He came of age in Michigan, and moved to Larimer County during the early 1900s where he was employed by the Great Western Sugar Company. (He was superintendent of the Fort Collins sugar factory in the early 1910s.) The daughter of Charles and Bertha (Martin) Steinmetz, Grace was born in Cass County, Iowa on January 31, 1884. Harry and Grace were married in Larimer County on February 11, 1909, and in 1910, their daughter, Helen, was born. Mr. Hooper was appointed superintendent of Great Western's Loveland factory in 1912, and the family then moved to Loveland.

The Hooper family moved to Scottsbluff, Nebraska in 1917 when Mr. Hooper was appointed superintendent of the Great Western factory there. A son, named Sabin, was born that same year, followed by another son, Jerry, born in 1922. Mr. and Mrs. Hooper lived in Scottsbluff for the remainder of their lives, with Harry finishing his Great Western career there. Grace Hooper passed away in Scottsbluff on September 16, 1958, at the age of 74, followed by Harry who died on August 22, 1962 at the age of 83. Mr. and Mrs. Hooper are interred in Fairview Cemetery in Scottsbluff.

Samuel C. Mooney replaced Harry Hooper as superintendent of Loveland's Great Western Sugar factory in 1917, and he and his wife Harriet then took up residency in this house on East 8th Street. Mr. Mooney remained superintendent until 1936; however, Mr. and Mrs. Mooney moved from this house in the early 1920s.

Born in Glasgow, Scotland on November 3, 1878, Samuel C. Mooney immigrated to America in 1888. He reportedly lived in Philadelphia until 1903 when he moved to Fort Collins to work for the Great Western Sugar Company. He would work for the company for the next four decades, eventually becoming general superintendent and vice-president of the entire company, a position that he held at the time of his death in 1942. He began his Great Western career as a pipefitter in Fort Collins in 1903, was promoted to the position of master mechanic at Greeley in 1910, and was appointed superintendent of the Loveland sugar factory in 1917. In 1936, he was appointed district superintendent of the eastern division of Great Western's Colorado district, overseeing sugar factories in Brighton, Johnstown, Brush, Fort Morgan, Sterling, and Ovid. In the early 1940s, he became general superintendent and vice-president of the entire company. Little is known about Harriet Mooney's early life other than she was born in Delaware on February 19, 1878. She and Samuel did not have any children.

Mr. and Mrs. Mooney moved from Loveland to Denver in 1936 where they resided at 1545 Monaco Parkway. Samuel Mooney passed away in Denver on March 2, 1942 at the age of 63. Harriet Mooney died on May 9, 1972 at the age of 94. They are interred in Grandview Cemetery in Fort Collins.

Edward A. and Ethel M. Gooch lived in the Prairie style house at 549 E. 8th Street for a time in the 1920s. Edward and Carl Gooch were the owners of Gooch Brothers Garage at 330 N. Lincoln Avenue. Then in 1931, this property was converted for use as the Namaqua Hospital by Dr. Samuel Joslyn. Earlier, in 1907, Dr. Joslyn, along with Dr. John McFadden, and Dr. M. F. Stewart, had founded the Loveland General Hospital. The Namaqua Hospital at this location had ten beds and was staffed by Drs. McFadden, Stewart, Wright, and Joslyn. Helen Denton, and her sister Grace Hayward supervised the hospital and patients. The hospital ceased operation upon the death of Dr. Joslyn in 1942.

The building was then a private residence again for a time before it became the Rest Haven Nursing Home beginning in the late 1950s. By 1975, the property was occupied by Our House, Inc., a medical facility providing residential treatment therapy. By 1979, the property had become the Center for Therapeutic Learning, and by 2000s it had become known as the Namaqua Center.

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).

Newspaper Articles (arranged chronologically)

"Sugar Factory Changes its Superintendent." *Fort Collins Weekly Courier*, March 8, 1912, p. 3.

"Supt. Hooper is Transferred to Loveland." *Fort Collins Weekly Courier*, June 16, 1916, p. 7.

"Sam C. Mooney, Sugar Company Executive, Dies." *Loveland Daily Reporter Herald*, March 3, 1942, pp. 1, 4.

"[Sam C. Mooney] Dies in Denver." *Loveland Daily Reporter Herald*, March 3, 1942, p. 1.

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.

Tatanka Research Inc. Colorado Historical Society Historic Building Inventory Record, November 4, 1994.

U. S. federal census records. Reference Hooper and Mooney 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. 1915 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This building is architecturally significant for its Prairie style of architecture – a style that is somewhat uncommon in Loveland and elsewhere in northern Colorado. Notable elements of the Prairie style include an overall horizontal emphasis, the low-pitched hipped roof, the widely-overhanging boxed eaves, and the second story centered, hipped-roof, projection overlooking the façade. The building is also historically significant for its early residency by Harry Hooper and Samuel Mooney, both of whom served as superintendent of Loveland’s Great Western Sugar factory. The building is also historically notable for its use as the Namaqua Hospital. Due to a fairly substantial loss of integrity, however, the property is evaluated as ineligible for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property probably also lacks the integrity to qualify for local landmark designation by the City of Loveland, or to qualify as a contributing resource within a locally-designated historic district.

43. Assessment of historic physical integrity related to significance:

This property displays a 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. Alterations to the front and east side of the original building – enclosing the front porch and porte cochere – occurred over fifty years ago and have, thus, become part of the building’s historic fabric. A large 1981 rear addition is poorly designed, however, and is badly incompatible with the historic building.

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 131-135**

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**

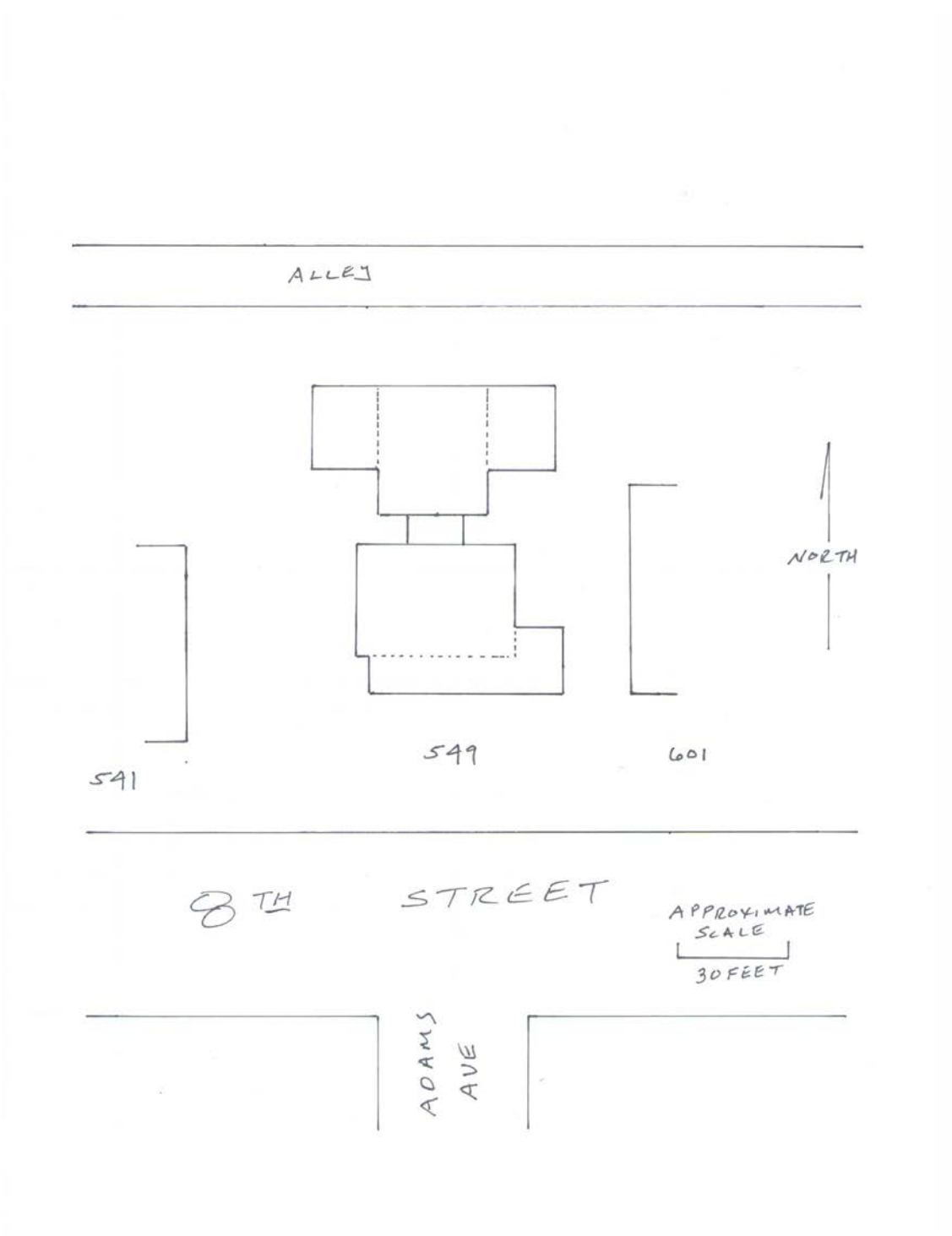
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

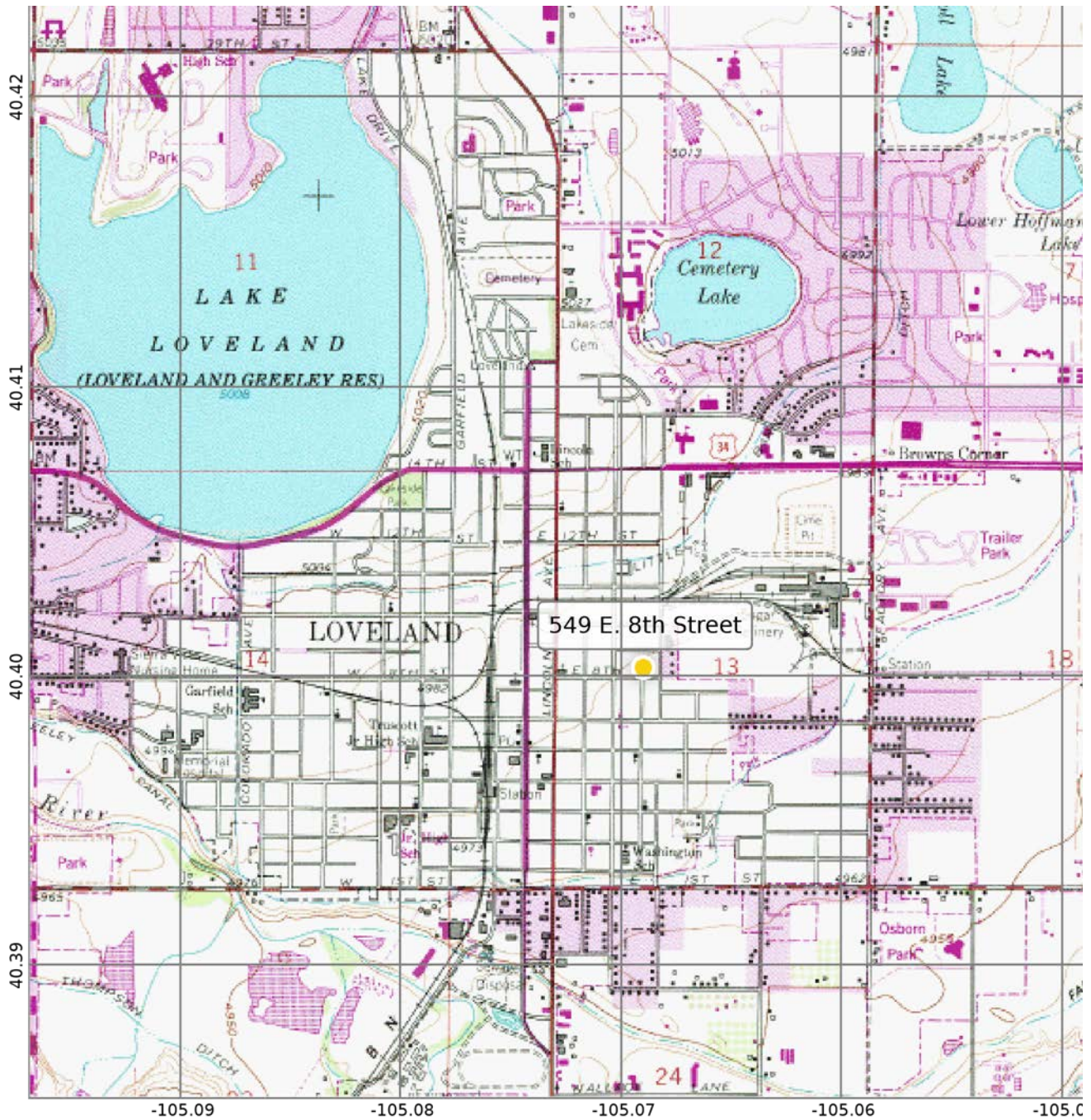
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

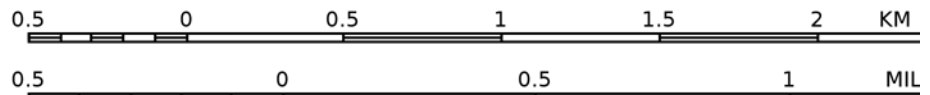
Sketch Map



Location Map



★ 7.9°E
5/12/20



Scale 1:24000 Datum WGS84



CD 1, Image 131, View to North



CD 1, Image 132, View to Northwest



CD 1, Image 133, View to Southwest



CD 1, Image 134, View to South



CD 1, Image 135, View to Southeast