

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.14732** Parcel number(s):
2. Temporary resource no.: **N/A** **9513237047**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Uhrich House, Norcross House, Belden House**
6. Current building name: **Bontrager House**
7. Building address: **948 N. Jefferson Avenue**
8. Owner name and address: **Garth A. Bontrager and Laurie L. White**
948 N. Jefferson Avenue
Loveland, CO 80537



National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Not Individually Eligible
Eligible
Eligible (Listed)
Contributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
NE ¼ of SW ¼ of SE ¼ of NW ¼ of section 13
10. UTM reference (NAD 27)
Zone 13: **943978 mE 4472129 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **“LOTS 47 & 48, BLK 2, ORCHARD PK, LOV”**
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): **Rectangular Plan**
15. Dimensions in feet: **1614 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence**

21. General architectural description:

This single-story, rectangular-shaped, dwelling measures 29½' N-S x 50' E-W. It is supported by a poured concrete foundation, with the foundation wall faced with red brick, and penetrated by 2-light hopper windows, above grade. Above the foundation, the exterior walls are made of brown brick laid in running bond. A soldier course of brown bricks is between the red brick foundation facing and the main exterior wall above. The house is covered by a moderately-pitched front gable roof, with an intersecting gable over a rectangular-shaped bay on the south side. The roof is covered with brown asphalt composition shingles, and painted brown rafter ends are exposed beneath widely-overhanging eaves. Decorative purlins and a ridge pole, with scrolled knee braces, appear in the upper gable ends. The upper gable ends are clad with cream color stucco with false half-timbering. Brown brick fireplace chimneys are incorporated into the north and south-facing walls.

The asymmetrical façade faces west toward Jefferson Avenue. A stained dark brown glass-in-wood-frame door, covered by a stained light brown wood screen door, enters the façade from an open Craftsman-style front porch that measures 16' N-S x 8' E-W. The porch is approached by four concrete steps with brick knee walls topped by sandstone capping. The porch itself features a concrete floor, brick knee walls with sandstone capping, brick piers and a gable roof. A non-historic glass-in-wood-

frame atrium door enters a non-historic enclosed rear porch from a wood deck on the dwelling's east side.

The home's windows predominantly feature painted white or beige wood frames and surrounds, sandstone lugsills, and exterior metal storm windows. The façade wall contains two five-over-one (ribbon style) single-hung sash windows, one of which overlooks the front porch. A slightly projecting bay incorporated into the south-facing wall is covered by an intersecting gable. This bay contains a four-over-one, ribbon style, double-hung sash window flanked on either side by a narrower two-over-one, ribbon style, double-hung sash window. A set of paired single-light casement windows are near the west end of the north-facing wall. A set of paired single-light windows are near the east end of the north-facing wall, and just around the corner, another set of paired single-light windows are near the north end of the east-facing wall. Windows elsewhere are ribbon-style double-hung sash.

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

23. Landscaping or special setting features:

This property is located at the southeast corner of N. Jefferson Avenue and E. 10th Street in a primarily residential neighborhood northeast of downtown Loveland. A planted grass front yard and side yards are unfenced. The backyard is enclosed by a wood privacy fence and by a chain link fence. A grass strip with plantings is between the public sidewalk and curb along Jefferson Avenue. The public sidewalk is adjacent to the curb along 10th Street. A gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A single-story garage is located near the northeast corner of the property. It measures 20' N-S x 18' E-W, and is supported by a concrete slab foundation and floor. The garage's exterior walls are clad with painted brown horizontal weatherboard siding with 1" x 4" corner boards, and it is covered by a moderately-pitched front gable roof. The garage roof is finished with green asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted brown and are exposed beneath the eaves. A painted brown wood-paneled rollaway garage door in the north-facing wall opens onto a short concrete driveway that extends to 10th Street. A single-entry door enters the south-facing wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1919**
Source of information: **"Urick [sic.] Residence." Fuller & Fuller Collection, MSS #1221, Accession #2000.248.170, located at History Colorado, Stephen H. Hart Research Center; Larimer County Real Estate Appraisal Card, Sanborn Insurance maps, Loveland city directories.**
26. Architect: **Robert K. Fuller**
Source of information: **"Urick [sic.] Residence." Fuller & Fuller Collection, MSS #1221, Accession #2000.248.170, located at History Colorado, Stephen H. Hart Research Center**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Conrad and Mary Uhrich**
Source of information: **"Urick [sic.] Residence." Fuller & Fuller Collection, MSS #1221, Accession #2000.248.170, located at History Colorado, Stephen H. Hart Research Center; Loveland City Directories**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This house was designed by architect Robert K. Fuller, and built in 1919 as a residence for Conrad and Mary Uhrich. Larimer County Assessor records confirm 1919 as this dwelling's year of construction, and the property's address (948 N. Jefferson Avenue) begins to appear in Loveland city directories that same year. The dwelling and garage are depicted on Sanborn Insurance maps published in July 1936 and September 1946. Earlier Sanborn maps do not depict this block. Three building permits for the property were located on file with the City of Loveland. The first permit was for a re-roofing completed in June 1992. The second permit was for "electrical service repair due to tree damage..." completed in February 2012. The third permit was for work completed by the Kessler Construction Company in December 2011, with the following description: "Replace 5 short jack rafters at south slope of porch. Replace 2 x 12 barge rafter at east house gable. Re-roof porch, patch house roof shingles."

Robert K. Fuller Biographical Sketch

Robert K. Fuller was born in Fort Collins in 1886, the son of pioneer architect Montezuma W. Fuller. He grew up in Fort Collins and attended Colorado A & M where he earned a degree in mechanical engineering. After gaining practical experience in his father's firm, Robert enrolled at Cornell University where he earned a bachelor's degree in architecture. He then returned to Colorado where he re-joined his father's firm as a partner which was then renamed M. W. Fuller and Son. Two years later, Robert Fuller moved to Denver where he joined the prestigious architectural firm of Robert S. Roeschlaub and Son. The founder of the Colorado chapter of the American Institute of Architects, Roeschlaub was among Denver's most influential architects during the late 1800s and very early 1900s. Fuller served as the firm's chief draftsman between 1910 and 1914, working on the design of public works projects in

Denver, which as part of the City Beautiful movement helped transform Denver from a rough and tumble mining supply town into a full-fledged cosmopolitan city. Robert Roeschlaub passed away in 1912, leaving the firm to his son Frank. In 1914, Fuller became Frank Roeschlaub's partner, and the firm was renamed Roeschlaub and Fuller. Roeschlaub left the firm a few years later, and by 1919 the firm carried only Fuller's name in the title, "Robert K. Fuller, Architect."

With offices in the Foster Building on 16th Street in downtown Denver, in the 1920s, Fuller designed some of his most notable buildings, including several Colorado courthouses and schools. Other Loveland buildings designed by Fuller include the Rialto Theater at 228/230 E. 4th Street (5LR.1058), Loveland High School, and the Borland / Harter House at 610 N. Jefferson Avenue (5LR.6125), as well as major additions or renovations to the Lovelander Hotel at 103-117 E. 4th Street (5LR.685), and the Herzinger and Harter / El Centro Building at 137-141 E. 4th Street (5LR.1054). Robert Fuller's sons joined the architectural practice in 1949 which was then renamed "Fuller, Fuller, & Fuller, Architects – Engineers." Robert Fuller continued with the firm until he finally retired in 1965. He passed away just one year later at the age of eighty.

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:

This house was designed by architect Robert K. Fuller and built in 1919 as a residence for Conrad and Mary Uhrich (aka Uhrick). Conrad and Maria (Mary) (Zeiler) Uhrich were among the Loveland area's Germans from Russia population. Germans from Russia, or Volga Germans, were the descendants of some twenty-seven thousand German farmers and craftsmen who emigrated 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.)

Conrad and Mary (Zeiler) Uhrich were both born in Saratov, Russia, Mary on March 3, 1862, and Conrad a year later on March 31, 1863. They immigrated to America and lived in Nebraska before moving to Loveland in the early 1900s. They were part of a large multi-generational extended family of Uhrichs and Zeilers that farmed near Kelim, east of Loveland, and otherwise lived in and around the Loveland area. The 1920 U. S. federal census lists Conrad Uhrick as a "retired farmer" at this address, along with his wife, Mary, and a daughter, Rachel, age 18. The Uhrich family did not remain at this address for long, however, as by 1922 it had become the residence of E. H. and Edith McClurkin. Maria Uhrich (nee Zeiler) died on June 28, 1929 at the age of 67. Conrad Uhrich died many years later, on January 14, 1958, at the age of 94. They are interred in the Loveland Burial Park Cemetery.

E. Harvey and Edith (Russell) McClurkin lived in this house between circa 1922 and 1926. Mr. McClurkin was in the real estate business with an office at 418 N. Lincoln Avenue. In 1920, he was a partner in the firm of McKeown & McClurkin, sellers of "real estate, insurance, and loans," but by 1922, McClurkin had partnered with E. Roscoe Adams to form the Adams & McClurkin Real Estate firm, still located at 418 N. Lincoln Avenue.

Thomas R. and Anna O. Norcross were this home's next owners and residents of note. They lived in the home together during their later retirement years, from the late 1920s to the early 1940s. Thomas Rice Norcross was born at Monmouth, Illinois on April 26, 1857. He married his first wife, Agnes Isabel Martin, circa 1880. Also a native of Illinois, Agnes was born on August 4, 1855. A son, Leslie, was born to the couple, circa 1887, followed by another son, Archer (Archie), born circa 1890. The Norcross family moved to Loveland in 1903 where they farmed while maintaining their residence in town. Mr. Norcross became deeply involved in civic affairs serving as Loveland's mayor between 1915 and 1919.

Agnes (Martin) Norcross died on February 7, 1923, and in 1926, Mr. Norcross married his second wife, Anna O. Reis. Anna had been born in Illinois on August 6, 1868. Thomas and Anna Norcross moved into this house on N. Jefferson Avenue circa 1928 and lived here together until Thomas' death, at age 82, on November 7, 1939. Anna Norcross then continued to live in the house for a few more years. She passed away July 4, 1963 at the age of 94.

William V. and Leta Gentry owned and lived in this home throughout most of the 1950s. They were the proprietors of Gentry's Shoe Store located at 333 E. 4th Street. The Gentrys were followed by Robert O. and Florence Belden who were associated with the home from the early 1960s to the late 1990s. Mr. Belden worked as a foreman for the Great Western Sugar Company in the early 1960s.

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)

McWilliams, Carl. "Borland, Maude Stanfield Harter House." National Register of Historic Places Registration Form, February 20, 2004.

"Thomas Norcross, Former Mayor of Loveland, Dies." *Loveland Daily Reporter Herald*, November 8, 1939, p. 1.

"Mrs. Anna O. Norcross, Loveland Resident, Dies." *Loveland Daily Reporter Herald*, July 5, 1963, p. 3.

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.

"Urlick [*sic.*] Residence." Fuller & Fuller Collection, MSS #1221, Accession #2000.248.170, located at History Colorado, Stephen H. Hart Research Center.

VI. SIGNIFICANCE

37. Local landmark designation: **Yes** Date of designation: **March 2017**

Designating authority: **City of Loveland**

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, and because it was designed by preeminent architect Robert K. Fuller. As elucidated in section 31 above, Fuller qualifies as a master architect. His architectural expertise is recognized statewide, and especially in Loveland where he designed such buildings as the Rialto Theater at 228/230 E. 4th Street (5LR.1058), Loveland High School, and the Borland / Harter House at 610 N. Jefferson Avenue. The dwelling's Craftsman-style elements include: the exposed rafter ends beneath widely-overhanging eaves, the decorative purlins and a ridge pole with scrolled knee braces, and the cream color stucco with false half-timbering in the upper gable ends. The front porch is also representative of the Craftsman style.

The property is also historically significant for its association with residential development, and in particular for its early ownership by the Uhrich and Norcross families. The Uhrich family are representative of Loveland's Germans from Russia population, while Mr. Norcross made notable contributions to Loveland's civic progress, including two terms as mayor. This property was locally designated as a Loveland Landmark in 2017. The property's level of historical and architectural significance is not evaluated to the extent that it qualifies for individual listing in the National Register of Historic Places. However, it is evaluated as eligible for listing in the State Register of Historic

Properties. The property would also qualify as a contributing resource within a locally-designated historic district.

43. Assessment of historic physical integrity related to significance:

This property displays an overall 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 dwelling's most notable exterior alteration is an enclosed rear porch. A sense of time and place relative to how the house appeared when originally built and as it existed through the end of the 1960s remains reasonably intact

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **Individually Eligible**
Local Landmark eligibility assessment: **Eligible (listed)**

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**

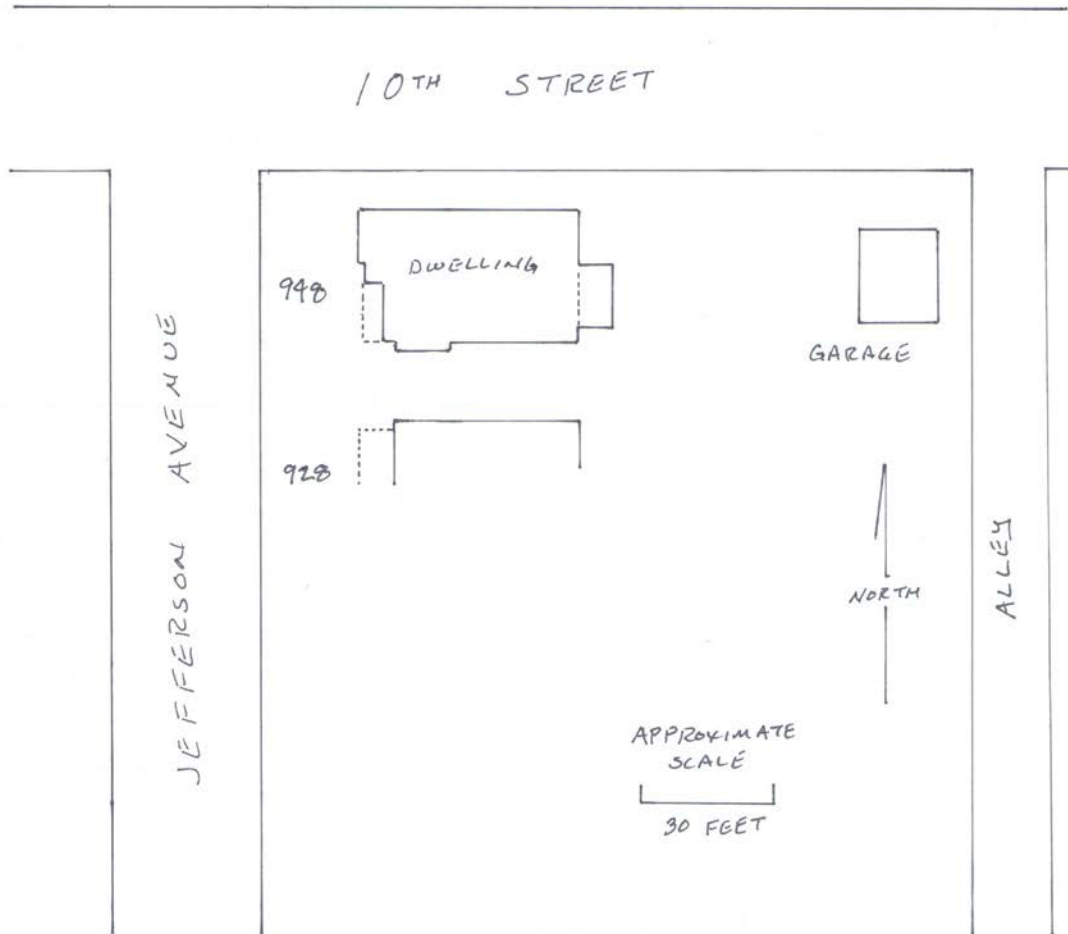
VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 166-173**

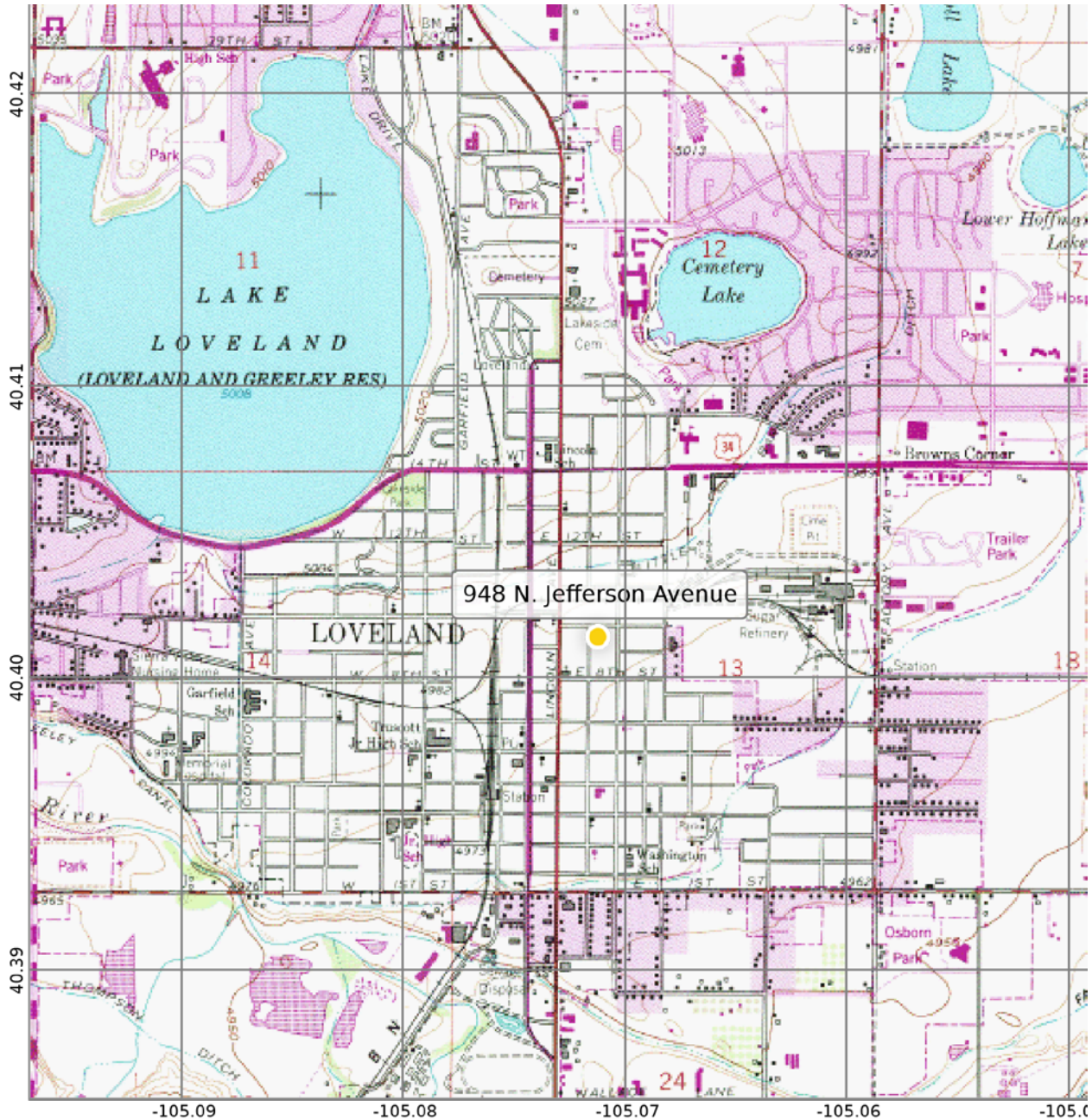
CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

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

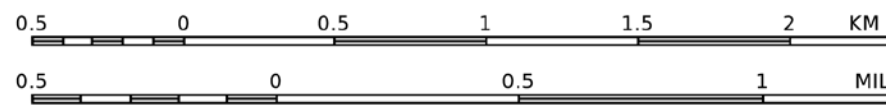


40.42
40.41
40.40
40.39

-105.09 -105.08 -105.07 -105.06 -105.0



★
7.9°E
5/12/20



Scale 1:24000 Datum WGS84



CD 1, Image 166, View to East, of the dwelling



CD 1, Image 167, View to Northeast, of the dwelling



CD 1, Image 168, View to Southeast, of the dwelling



CD 1, Image 169, View to South, of the dwelling



CD 1, Image 170, View to Southwest, of the dwelling



CD 1, Image 171, View to West, of the dwelling



CD 1, Image 172, View to Northwest, of the garage



CD 1, Image 173, View to South, of the garage