

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Certified Local Government Grant
Project 08-09-017

Prepared For:

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1.0 INTRODUCTION

The Historic Loveland Residences Cultural Resource Survey was undertaken by the City of Loveland as part of a continuing effort to inventory, at the intensive-level, the city's historic resources. A primary objective of the project is to develop public awareness regarding the benefits of the city's historic preservation program, through the inventory of both residential and commercial properties. More broadly, it is anticipated that these efforts will enhance the effectiveness, efficiency, and success of Loveland's historic preservation program, by identifying historic buildings, and evaluating them at the intensive-level. Owners of eligible properties may then be encouraged to pursue National or State Register nomination, local landmark designation, and/or designation of one or more historic districts involving multiple properties. Toward this end, this report presents the results of intensive-level surveys of sixty historic properties scattered throughout the city. The properties are primarily residential; however, other diverse resources such as the Great Western Railway Depot, the Lone Tree School House, and the Depression-era Railroad Sewage Disposal Plant were also inventoried. Three of the surveyed properties are located outside the city limits. The sixty properties were intensively surveyed between August 2009 and April 2010. Each of the properties was recorded on a "Colorado Cultural Resource Survey Architectural Inventory Form (OAHF #1403),

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issued by the Colorado Historical Society, Office of Archaeology and Historic Preservation. The project was funded in part by Certified Local Government (CLG) grant (08-09-017) received by the City of Loveland from the Colorado Historical Society, Office of Archaeology and Historic Preservation. The project was conducted by Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Loveland. Carl McWilliams and Karen McWilliams of Cultural Resource Historians conducted the field survey, photography, and archival research. The inventory forms were completed by Karen and Carl

McWilliams, and by Timothy Wilder, acting as a sub-consultant to Cultural Resource Historians. Marc Cittone and Tangier Barnes, with the City of Loveland, Community and Strategic Planning Department, managed the project on behalf of the City.

The following sections describe the project area, provide a historical overview, and present the file search results, methodology, and research design for the project. The survey results are then summarized, followed by a comprehensive survey log which present the survey's conclusions for each property in detail.

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2.0 THE PROJECT AREA

With a population of over 60,000, the City of Loveland is located along Colorado's Front Range, in the Big Thompson River Valley of northeastern Colorado. The Big Thompson Canyon and the mountain community of Estes Park are located to the west, while the majestic Longs Peak and Mount Meeker dominate the view shed to the southwest, and the rolling prairies of the Great Plains extend to the east. Situated in southern Larimer County, Loveland is located approximately ten miles south of Fort Collins, the county seat, and home to Colorado State University. Denver, Colorado's state capital and largest city, is located some fifty miles to the south. Geographically, Loveland's city limits comprise just under twenty-six square miles of land, with the city's historic core located in sections 13 and 14 of Township 5 North, Range 69 West of the 6th Principal Meridian.

Loveland's older platted streets and avenues exhibit a grid pattern oriented to the cardinal directions, divided into east and west sections by the Burlington Northern and Santa Fe Railroad tracks which parallel Railroad Avenue through the historic downtown area. As originally platted, Loveland's east-west running streets were assigned numbers, beginning with 1st Street on the south, and extending to 14th Street on the north, which later became Eisenhower Boulevard (U.S. Highway 34). The earliest north-south running streets were

originally assigned letters; however, by 1906, the letter street designations had been replaced with avenues named for U.S. presidents and other well-known historical figures. A Street became Lincoln Avenue and B Street became Cleveland Avenue. C Street, paralleling the railroad tracks, was appropriately renamed Railroad Avenue.

The surveyed properties are primarily scattered throughout this traditional core residential area, extending from 1st Street on the south, to just past 13th Street on the north, and from Monroe Avenue on the east to Franklin Avenue on the west. Fifty-three of the properties are located within this traditional core area. Four of the remaining seven properties are: the former Loveland Christian Orphanage at 2112 W. Eisenhower Blvd. (5LR.12250); the Railway Sewage Treatment Plant at 700 S. Railroad Avenue (5LR.6746); the Ball House adjacent to Lake Loveland at 1801 N. Garfield Avenue (5LR.5222), and 1504 E. 1st Street (5LR.5549). The final three properties are located west of Loveland's corporate city limits, along or near U.S. Highway 34. These are 4113 W. Eisenhower Blvd. (5LR.4961), 4412 W. Eisenhower Blvd. (5LR.6756), and 5445 Wild Lane (5LR.830). The traditional core survey area is one mile square, and thus comprises 640 acres within sections 13 and 14, Township 5 North, Range 69 West of the 6th Principal Meridian. The core survey area comprises these additions and subdivisions:

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Loveland (original townsite)	1877
Kilburns	1878
Everetts	1880
Lake Park	1881
Finleys	1881
Finleys Second	1882
Kilburns West Side	1883
Everetts Eighth	1888
Park Place	1899
Ballard Place	1900
Tenbrook	1903
Orchard Park	1904
Allens	1905

Lakeside	1906
Lakeside Amended	1907
Fair View	1908
Gifford-Goss Amended	1908
McKee	1909
Stewart	1914
Factory Place	1918
Henderson Amended	1920
Brown	1921
Loveland Heights	1922
Geist	1955
Factory Place Second	2002

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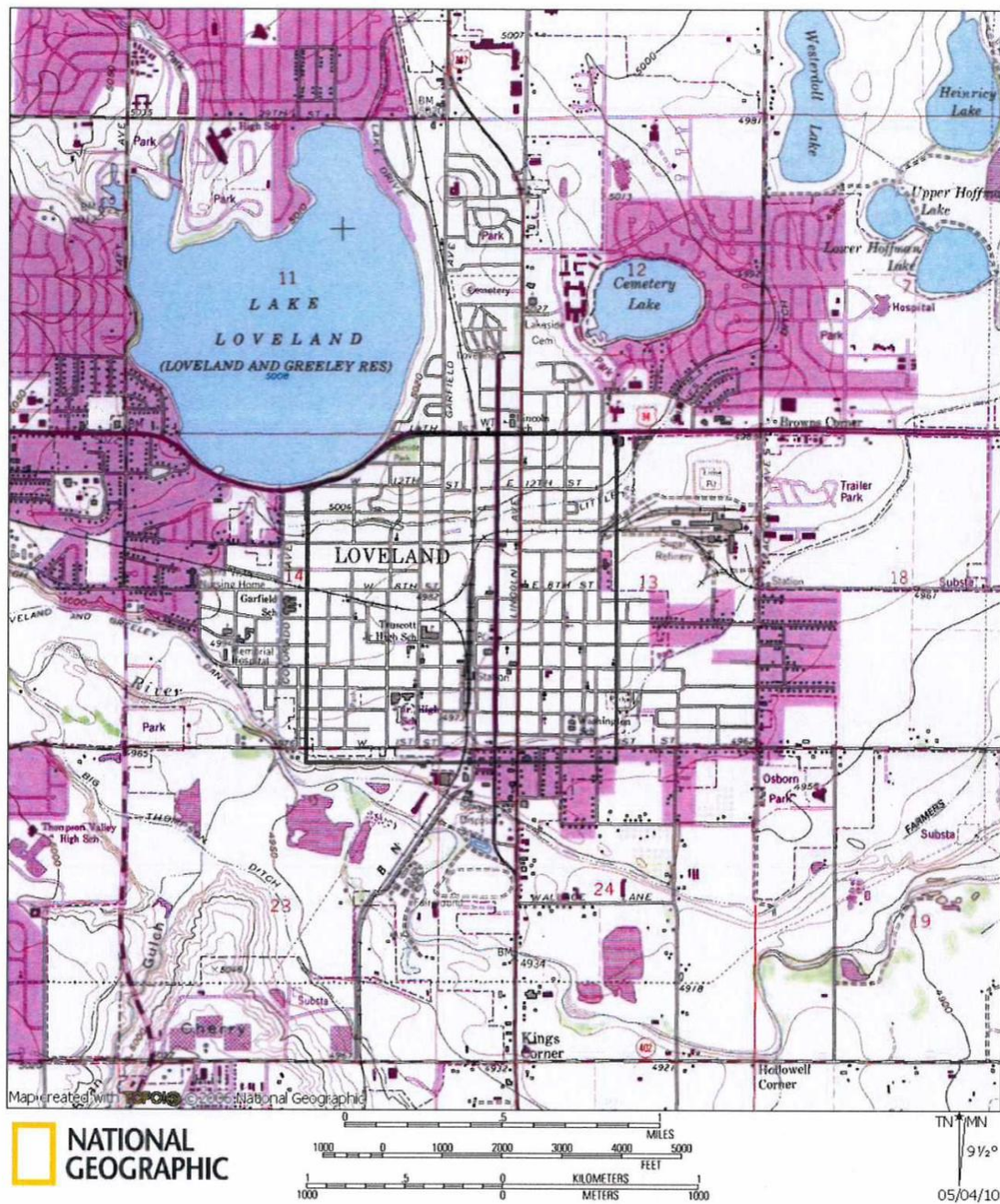


Figure 1. Loveland Historic Residences Cultural Resource Survey, showing the core survey area boundaries. Copied from Loveland, Colorado USGS Quadrangle map, 1962, photorevised 1984.

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3.0 HISTORIC OVERVIEW

The modern city of Loveland is the product of more than 130 years of increasingly intensive settlement, agricultural enterprise, and urbanization. Its history reflects a pattern of development characteristic of community founded adjacent to a railroad and sustained historically by an agricultural economy. Loveland's history also reveals the city's unique role in the evolution of Larimer County and northeastern Colorado.

The plains extending east of the Front Range of the Rocky Mountains in northeastern Colorado were inhabited for centuries by aboriginal people. By the mid-nineteenth century, two nomadic tribes, the Cheyenne and Arapaho, occupied what later came to be called the Big Thompson Valley and Larimer County.

This region was repeatedly traversed by Euro-Americans in the 1840s and 1850s, and during this period trails were blazed that led to destinations west of the Rockies. In 1849-1850, parties of gold seekers from Georgia established a route known as the Cherokee Trail, which extended along the eastern base of the Front Range before crossing the mountains northwest of LaPorte. In the spring of 1858 Captain Randolph Marcy led a sizable supply train from Fort Union, New Mexico to Fort Bridger, Wyoming Territory, by way of the Cherokee Trail, to aid General Albert S. Johnston's forces in Utah where they were deployed to suppress a Mormon uprising.

The first Euro-American settlers to arrive in the Loveland area were the family of Mariano Medina, who in 1858 established a homestead, store, and bridge on the banks of the Big Thompson River near the future site of Loveland. A small settlement grew around "Mariano's Crossing," also called "Namaqua" or "Miraville."

Settlement of northern Colorado and the Big Thompson Valley increased in the 1860s. In 1861 the Cheyenne and Arapaho nations were deemed to have ceded all their lands east of the Rocky Mountains to the U.S. government. Nonetheless, the ensuing Euro-American encroachment resulted in conflict resulting in conflict at varying points in time. From 1862 to 1867, the Cherokee and Overland Trails were heavily used by emigrant wagon trains as well as by stagecoaches carrying the U.S. mail - first by Ben Holladay's Overland stage Line, followed by Wells, Fargo & Company. Indian depredations failed to stem the tide of westward migration and mail service, in part due to the stationing of military units along the route. Several miles north of the future site of Loveland, Fort Collins was established in 1864 along the Cache la Poudre River to protect traffic along the Overland Trail. During the early 1860s Mariano Medina's Namaqua Station served briefly as a stage stop on the Overland Trail, succeeded in 1864 by a stage station and bridge established by John Washburn on his homestead approximately two miles

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downstream on the Big Thompson River (near the present day intersection of the river and U.S. Highway 287).

Like Namaqua, Washburn's Station served as a nucleus of settlement, as a small community grew up nearby. In 1867 John Douty constructed a flour mill near the stage station, and the town came to be known variously as Old Saint Louis or Big Thompson. In 1874 a plat was filed for a community called Winona (after John Washburn's daughter) at this location. The importance of both Namaqua and Washburn's Station diminished in 1869 when one of the most ambitious engineering projects in United States history - the Transcontinental Railroad - was completed along a route passing north of Colorado through southern Wyoming. Almost overnight, the rail connection obviated the need for long distance overland stagecoach and wagon travel.

The completion of the transcontinental railroad ushered in a new period of settlement and agricultural development on the plains of Colorado and provided the impetus for the founding of numerous communities, including Loveland. In 1877 the Colorado Central Railroad (CCRR) constructed a rail line extending from Golden to the Union Pacific mainline at Cheyenne. The route of the CCRR bypassed both Namaqua and Old St. Louis; however, a station was required in the general vicinity. In September of 1877, farmer David Barnes laid out a townsite on his wheat field on land lying north of the Big Thompson River

and named it Loveland in honor of CCRR's president, William A.H. Loveland. In addition to platting the town, the farsighted Barnes planted cottonwood trees along every street in the town. Remembered fondly as the "Father of Loveland," Barnes and his wife, Sarah (nee Coleman) were both born in Pennsylvania, David circa 1822 and Sarah circa 1827. They married circa 1845, and came west to Rock Island, Illinois. Barnes operated a flour mill for a time and then entered into the lumber business, enjoying some degree of success. Six children were born to into the Barnes family in Illinois, between 1846 and 1857: Caroline (born 1846), Samuel (born 1848), Elizabeth (born 1851), Sarah (born 1855), and twins David, Jr., and Lena (born 1857). Another daughter, Alice, would be born in Colorado Territory in 1864.

In 1859, David Barnes decided to head west in the Pikes Peak gold rush. Leaving his family behind in Illinois, Barnes reached Russell Gulch (in what would become Gilpin County) where he built one of the region's first sawmills. Barnes spent the winter of 1859-1860 at Russell Gulch, before returning to Illinois for his family the following spring. The Barnes family traveled west to Omaha by rail, and then overland, following the Platte River, in a caravan of five covered wagons. They reached Denver in two weeks time, where they camped for a period at the "Elephant Corral," before settling in Russell Gulch. David Barnes operated a sawmill there until 1864 when he and his family settled on land in the Bear Creek Valley, east of present-day Morrison. The Barnes

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family then moved to Golden the following year, where they built a twelve-room brick house, and where David established a flour mill.

The Barnes family moved north to the Big Thompson Valley in 1871, settling on 320 acres of land which would become the heart of the City of Loveland. (The Barnes' acreage is today bordered by 1st Street on the south, 14th Street on the north, Monroe Avenue on the east, and Garfield Avenue on the west.) Seemingly ever on the move, in the early 1880s, Barnes established the S B Ranch along the Cache La Poudre River, a few miles below Rustic. He subsequently divided his time between the ranch and his Loveland home. Barnes died, unexpectedly, at his ranch in 1884, in a freak accident when he fell head first and broke his neck while loading hay onto a wagon.

Loveland's street and block grid was typical for a railroad town in the heart of a thriving agricultural region. Shortly after the town was platted, the pattern of development was influenced by construction of the CCRR depot adjacent to the tracks on "C" Street (later renamed Railroad Avenue), and by the erection of a substantial two story brick commercial building in the first block of 4th Street. The latter building, owned by Lewis Herzinger and S.B. Harter, housed a mercantile business and served to establish East 4th Street as the community's "Main Street." By 1880 the U.S. Census counted 256 residents in Loveland and the following year the community was incorporated. The town continued to grow at a steady rate during

the last two decades of the nineteenth century. Numerous improvements were added, including a newspaper, bank, a large hotel near the railroad, a grain elevator, flour mills, public schools, a municipal waterworks, and a growing number of homes and business.

In addition to David and Sarah Barnes, other settlers who predated Loveland's founding included the Cox, Foote, Hahn, Hershman, and Johnson families. Far from a collection of isolated pioneers, these families forged relationships, worked together, and laid the groundwork for the development of Loveland into a full-fledged city. Even before Loveland was platted or incorporated as a city, they built the area's first houses, established farms and business enterprises, built irrigation works and other infrastructure, and formed early cultural and religious institutions.

David Hershman was born in Wayne County, Ohio, on September 24, 1839. Among the region's earliest settlers, David and his brother John Hershman arrived in the Big Thompson Valley in 1865. Hershman organized a fledgling United Brethren of Christ congregation in 1872, and is credited with conducting the area's first sermon at the home of Mr. and Mrs. William B. Washburn southeast of present-day Loveland. By 1878, membership in Hershman's nascent church had grown sufficiently for the congregation to construct its first church, located at the corner of Third and A Streets (Lincoln Avenue).

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When the Hershman brothers came to the Big Thompson Valley, they brought with them a harvester and mowing machine. This virtually guaranteed the brothers a solid source of revenue cutting hay and harvesting wheat for fellow settlers. The first season's harvesting provided Hershman with sufficient income to acquire land and improvements which Harrison B. Chubbuck had settled in 1862, south of present-day Loveland.

Despite setbacks and hardships, David Hershman prospered. In 1869, he returned back east to marry Lydia Kreutz. The couple had five children, Ella, Alta, David Franklin, Mary Emma, and Hattie. Lydia Hershman died in 1877. In 1879, David Hershman married Mary Katherine Gruner. She also bore him five children: Ada, Clara, Mary Elizabeth, Alice and Grace. In 1882, Hershman constructed a 1½ story brick house on his land which is now addressed as 1015 South Lincoln Avenue. The family resided there for nearly two decades. Hershman added some 600 acres to his landholdings through the years. In 1904, Hershman entered the grocery business with a son-in-law, George Harrison. Located at 102 East 3rd Street, the Hershman & Harrison Grocery building still stands. In 1902, the Hershman family moved into town, building a new residence 118 E. 3rd Street.

John A. Hahn was born in Germany on October 6, 1840, the son of Nicholas and Caroline Hahn. The family immigrated to America when John was a young boy, having settled at Rock Island, Illinois by the

mid-1840s. Nicholas Hahn passed away soon after the family's arrival, and sometime afterward Caroline married her second husband, a farmer named Jacob Schuck. John Hahn grew up in Henry County, Illinois until at age nineteen he determined to head west to the Colorado frontier. In March 1860, John joined a party of some fifty other brave adventurers who crossed the Mississippi River at Davenport, Iowa, and traveled overland through Iowa and Nebraska before following the South Platte River to Denver. He then headed west into the mountains, to California Gulch near Leadville, where he prospected for gold during the spring and summer of 1860.

After failing to strike it rich, John settled in the Big Thompson Valley, where in August of 1860 he filed one of the region's first homestead patents, a 160-acre quarter section located some three miles southeast of present-day Loveland. John entered into the cattle business, and as one of the area's earliest settlers, he was instrumental in establishing the Thompson Valley's first irrigation works. He continued to expand his land holdings through the next two decades, as he raised stock and grew hay which was sold at Central City and other bustling mining camps. In 1876, John was united in marriage to Miss Ellen A. Kempster at Hillsdale, Illinois. Ellen had been born September 23, 1854, in Portland Township, Whiteside County, Illinois.

Mr. and Mrs. Hahn lived on their homestead until circa 1897 when they erected a fine house at the southwest corner of East Third

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Street and North Jefferson avenue. Three children were born to the Hahns: a daughter, named Mabel J., born in January 1877, a son, Edison Kempster born circa 1885, and a daughter, Edith J. "Jessie," born in May 1886. John became one of the founders of the Bank of Loveland (later known as the Loveland National Bank), serving variously as the institution's director and vice president.

Thomas H. Johnson, another of the region's earliest settlers, became an influential citizen at both locally and statewide. Born in Dixon, Illinois on May 23, 1839, Johnson grew up in the Prairie State where his father was a farmer, and a personal confidant of Abraham Lincoln. In 1860, at the age of 21, Johnson came west to the settlement of Golden in what would soon become Colorado Territory. He joined his aunt and uncle, Mr. and Mrs. J.M. Johnson, who had come west in the Pikes Peak gold rush the previous year. Golden at that time was the gateway to Black Hawk and Central City, and the diggings at Gregory Gulch. Realizing that gold seekers would need lodging before heading further west, the aunt and uncle established a hotel at Golden which they would operate for many years. Young Thomas, meanwhile, joining with others making the trek up Clear Creek Canyon in the pursuit of gold. Sooner than most who failed to strike it rich, Thomas quickly turned to other more reliable means of support. In the summer of 1860 he came north to the Big Thompson Valley, joining a handful of other early settlers who had arrived that same year. In the fertile river

valley, Johnson cut hay which he hauled to the mining camps, and he later became one of the region's most successful stockmen

Johnson returned to Illinois in the summer of 1868, where he married Miss Eliza M. Rogers. Also a northern Illinois native, Eliza had been born there in June of 1848. They returned to the Big Thompson Valley that summer where they established a homestead, and where together they continued to grow hay and raise cattle. In the late 1860s, Johnson also earned a contract from the Union Pacific to grade and survey a route for the transcontinental railroad between Cheyenne, Wyoming and Ogden, Utah. Four children were born into the Johnson family over the course of the ensuing decade: Burton (born 1870), Myrna (born February 1877), Flora (born 1879), and Edna (born September 1880). Of the four, Flora apparently did not survive to adulthood. Myrna Johnson was a member of Loveland High School's first graduating class of five students in 1894.

Thomas H. Johnson was intimately involved in civic and political affairs at the statewide level. He is credited with establishing the Republican Party in Larimer County, and in 1880 he was elected as a state representative to Colorado's Third General Assembly. Later, between 1894 and 1898, he was appointed Deputy Warden of the State Penitentiary in Canon City, and during the early 1900s, he served as the State Game and Fish Commissioner, appointed by Governor Charles Thomas. An effective and

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capable leader, Johnson was fondly known as the “Cowboy Statesman,” or the “Cowboy Legislator.” Mrs. Johnson was equally civic-minded. She was elected to the Loveland Board of Education in the early 1890s, and later served as the Board’s president.

In 1886, Mr. and Mrs. Johnson arranged for the construction of an Italianate style house, then located on the northwestern outskirts of Loveland. Thirty acres of land, which extended to Lake Loveland to the north, surrounded the residence. The house was later given the address 1127 N. Garfield Avenue.

Two prominent settlers, George Foote and Robert Cox were instrumental in bringing the Great Western Sugar factory to Loveland just after the turn of the twentieth century. Delaware natives George W. and Sarah A. Foote, with a young daughter named Annie, moved west to Greeley’s Union Colony in 1874. A son, James Lindsey, was born two year later. George Foote supported his young family by delivering mail and by operating a stage line between Greeley and St. Louis, southeast of present-day Loveland. He later also ran a stage line between Loveland and Estes Park. The Foote family moved to Loveland in 1881, acquiring land and establishing a farm where the sugar factory would be built in 1901. Foote entered into a partnership with Virgil W. Stoddard forming the Foote-Stoddard Livery. Located at the southeast corner of 4th and B Streets Foote and Stoddard was Loveland’s best-known livery,

remaining in operation until 1903. In the late 1880s, the Foote family erected a farmhouse and two barns on their land much of which was planted with orchards and small fruits. Foote also bred Galloway cattle, and in time diversified his financial interests by becoming president of the Larimer County Bank and Trust. The farmhouse was later addressed as 840 S. Monroe Avenue.

Sarah Foote passed away in 1892, and two years later, Foote married his second wife Miss Della E. Weaver. Born in Kansas, Sarah was the daughter of Conrad and Sarah (Hershman) Weaver. George and Della Foote had three children, a son, Lester, born in 1896, a daughter, Edna, born in 1900, and another son, Albert, born in 1902. Young Albert passed away in May of 1908 at just six years of age. In 1899, Foote deeded a sizable acreage to the Loveland Sugar Company as a site for the region’s first Great Western Sugar factory which opened in the fall of 1901. By 1910, the Foote family had moved to a fine new residence, closer to the center of town, at 343 W. 7th Street, where George, in his later years, focused primarily on his banking enterprises.

Robert S. Cox was born in New Jersey on September 3, 1837, He moved to Indiana as a small boy, where he came of age and was married to Miss Martha Jane Ogden in 1861. Born in June of 1848, Martha was an Indiana native. Mr. Cox served in the 47th Indiana Infantry Regiment during the Civil War. On one occasion during the war he took a bullet to the leg which he carried with him the rest of his life. Six children were

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born into the Cox family, between 1862 and 1887, four of whom survived to adulthood: Lulu (born 1867), Nellie (born 1869), Homer (born 1872), and Bert (born 1876).

The Cox family moved to Loveland circa 1883, building a house northwest of town which was later addressed as 923 N. Garfield Avenue. Thomas and Eliza Johnson were their closest neighbors to the north. Mr. and Mrs. Cox farmed the land surrounding their home. They were stalwart members of the Methodist Church, and were intimately involved in agricultural and civic affairs. They played an integral role in the construction of the Home Supply Ditch, with Mr. Cox serving on the ditch company's board of directors for many years. Along with George Foote and others, Mr. Cox avidly supported the production of sugar beets to support the local economy. He attended the "Beet Sugar Convention" in Denver in 1892, on behalf of area farmers, and he was a tireless campaigner calling for construction of the Great Western Sugar factory. R.S. Cox passed away in Loveland in August of 1902 at the age of 64. Martha J. Cox continued to live in the home at 923 N. Garfield Avenue through the late 1920s.

The construction of the sugar factory in 1901, profoundly affected Loveland's socioeconomic development. Prior to this time wheat and other cereal grains were the main crops produced by farmers in the Big Thompson Valley. Sugar beet cultivation was introduced into the plains of Colorado in the 1870s and by 1890 this root crop was included among the agricultural products

grown in the region. In the 1890s a tariff on imported sugar gave rise to a large scale development of the domestic sugar beet processing industry and the first factory in the state was built at Grand Junction in 1899. Built two years later, the Great Western Sugar Company facility in Loveland provided a reliable market for farmers in the region as well as employment for numerous Loveland residents. In the next several years the sugar company's subsidiary, the Great Western Railway, built branch lines from the Loveland sugar plant to Longmont and Windsor.

The sugar beet industry was responsible, at least in part, for a more than 300 percent increase in Loveland's population between 1900 and 1910. By the end of the first decade in the twentieth century, Loveland boasted 3651 residents and the city had been transformed by a building boom that included both the downtown business district as well as residential areas on either side of the railroad tracks. Notable additions to Loveland's built environment during this period included the Association Building on Cleveland Avenue (1904), as well as the three story brick Union Block on the corner of East 4th Street and Lincoln Avenue and the Mission Revival style Washington School, both built in 1905.

During this dynamic decade the Colorado & Southern Railroad (successor in 1899 to the CCRR) built a handsome new brick depot (1902), Loveland installed a sewer system and water treatment plant, and the city was supplied with electricity. In 1905 Lee

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J. Kelim constructed a power plant on West 2nd Street that was succeeded a year later by the Northern Colorado Power Company. Another sign of the community's maturation was the construction in 1908 of a public library aided by a generous grant from Andrew Carnegie. The establishment in 1908 of the Empson Canning Company factory south of 1st Street and west of Railroad Avenue further enhanced Loveland's prosperity. The Empson plant canned and shipped locally grown peas produced on 3000 acres of farmland.

Loveland continued to grow in the 1910s. Highlights of this decade included construction of such landmark buildings as the three story Loveland Hotel (1912-13), Loveland High School on West 4th Street (1919), and the Rialto Theater (1919-20). The complexion of Loveland was also altered in the latter 1910s by the advent of mass produced gasoline-powered vehicles as well as by establishment of Rocky Mountain National Park in 1915.

Reflecting a national trend, automotive business establishments such as garages and showrooms began to appear in Loveland, and the Loveland Chamber of Commerce encouraged the development of tourist facilities catering to motorists bound for the new National Park. To accommodate continuing urban growth, a second water treatment plant was added in 1917 and the following year an elevated water tank nicknamed the "Leaning Tower of Pisa" was erected at 14th Street and

Cleveland Avenue. By 1920 Loveland's population had reached 5065.

During the 1920s Loveland's growth slowed markedly, adding only 441 people and resulting in a total population by 1930 of 5506. Still, the community witnessed a number of major improvements. In the early 1920s the Loveland Canning Company began operating out of Lee Kelim's 1905 power plant building and canned the sizable, locally grown, cherry crop. Other noteworthy developments of the 1920s included the proliferation of facilities for motorists and tourists, particularly along Highways 287 and 34. In 1926 Loveland was bestowed with a handsome fortress-like State Armory building (at 201 S. Lincoln Avenue) to house its National Guard unit. In 1927 the Elks Club acquired the landmark Lovelander Hotel at the corner of East 4th Street and Railroad Avenue to convert into a lodge. A block away, at 201 East 4th Street, the stately First National Bank was built in 1928; its Classical Revival or Temple-Front façade exuding confidence on the brink of the Great Depression. Loveland continued its relatively slow but steady growth throughout the 1930s. As elsewhere in Colorado and throughout America, the early years of the Great Depression brought hardship to many, and prompted the federal government to provide unemployment relief. The resulting "New Deal" programs devised by the administration of President Franklin D. Roosevelt - including the Works Progress Administration (WPA), the Public Works Administration (PWA), and others - created

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welcome opportunities for the construction of civic and other public improvements throughout the nation. Loveland benefited directly from the New Deal, as evidenced by the construction of a new Art Moderne-style Post Office (1936-37) at 601 N. Cleveland Avenue, as well as the Loveland Community Center (1937-39), erected by the WPA on a parcel along N. Cleveland Avenue donated by D.T. and Lillian Pulliam. Loveland also received wastewater treatment plants built with federal aid, including one constructed in 1935, as well as a larger, modern wastewater treatment facility constructed with WPA labor in 1940 near the Larimer County Fairgrounds. By 1940, 6145 residents were counted in Loveland.

From 1940 to 1950, Loveland's population had increased by 628 people, reaching a total of 6773. World War II limited development in Loveland during the first half of the decade. In 1947, postal authorities and the Loveland Chamber of Commerce initiated a Valentine Remailing Program to capitalize on the city's romantic nickname, the "Sweetheart City." The program was an astounding success, each year bringing more valentines as well as attention to Loveland.

Loveland has experienced dramatic growth following the end of World War II. In the 1950s, Loveland grew by almost 3,000 residents, and by 1960 the population hovered just under 10,000. Beginning in the 1950s Loveland attracted retirees, who accounted for a significant share of the

town's postwar growth. Locally important events of the decade include the opening of the community's first municipal hospital – Loveland Memorial Hospital – in 1951, and of the Loveland Museum, in 1956. Prosperous economic conditions obscured the demise of the area's cherry growing and canning industry due to a disastrous blight in the 1950s.

The 1960s and 1970s were decades of unprecedented growth, fueled in part by such developments as the opening of a Hewlett-Packard computer plant in 1960. The city's population increased from 9734 in 1960, to 16,220 in 1970. By 1980, the population had almost doubled again, reaching 30,244.

The population influx was accompanied by expansive urban growth, as new residential subdivisions were rapidly filled with modern homes. Major developments in the Loveland area included the opening of the Loveland-Fort Collins Airport northeast of the city, and the completion of a modern new hospital, McKee Medical Center, in 1976. Hewlett-Packard's 575,000 square foot plant in Loveland, erected in 1974, is the major local employer. In the 1980s, commercial development was concentrated along the busy highway corridors crossing Loveland, including Highways 34 (Eisenhower Blvd.) and 287. This trend, along with the arrival of numerous national and regional retail franchises, changed the city's character and diverted business away from the historic downtown area.

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Urban growth after 1950 coincided with a diversification of Loveland's economy. The importance of agriculture, including the sugar beet industry, diminished markedly, as new industries, including computer manufacturing, established facilities in Loveland. Among the new industries to locate and thrive in Loveland during the latter part of the twentieth century is commercial art, particularly bronze sculpture. Loveland artists have received strong support from the City, which was the first Colorado municipality to pass an arts funding ordinance. The Art in Public Places program has provided a market for the works of local artists, and resulted in the installation of numerous bronze sculptures in parks and public spaces throughout the City. Several casting foundries were established, and a growing number of local artisans have set up galleries and studios in the storefronts of underutilized buildings of the historic downtown business district.

In 1985, in the midst of the community's widespread expansion and modernization, Loveland's Great Western Sugar factory was permanently closed, after 84 years of operation. The same fate befell many other of Colorado's sugar beet processing plants, due to unfavorable economic conditions in the global sugar industry. Two years later, in 1987, another of Loveland's obsolete historic landmarks, the Washington School, was transformed into a new municipal building by the City of Loveland.

The pace of population growth and accompanying urban development continued into the 1990s. Similar to neighboring Fort Collins, Loveland expanded outward in all directions from its historic center, as farmland gave way to residential subdivisions. Between 1990 and 1995 the city grew from 37,00 to over 42,00 residents. A decade and a half later, in 2010, the Sweetheart City continues to grow with more than 60,00 inhabitants.

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4.0 RESEARCH DESIGN

The Historic Loveland Residences Cultural Resource Survey is designed to document at the intensive-level, sixty, primarily residential, properties. The properties were selected by the City of Loveland, Community and Strategic Planning Department, in consultation with the city's Historic Preservation Commission, the Loveland Historical Society and other stakeholders. They are regarded as among the city's most historically and architecturally significant residences. A file search of the survey area and specific properties was obtained from the Colorado Historical Society, Office of Archaeology and Historic Preservation. The file search results were then cross-referenced with an on-line file search through the CHS/OAHP "Compass" database. All of the properties in the core survey area had been recorded at the reconnaissance level as part of the "Loveland Historic Preservation Survey" prepared in 1999 by Jason Marmor, of Retrospect and Carl McWilliams, of Cultural

Resource Historians. Nearly all of the properties had not been intensively surveyed, however.

Following the file search, the basic scope of the project was to conduct intensive-level surveys of the sixty selected properties. A key project objective was to inventory all of the properties with a consistent methodology and standard for excellence. In addition to recording architectural and historical data for each property, the survey also provides a professional recommendation regarding each property's eligibility to be listed individually in the National Register of Historic Places, individually designated as a local landmark by the City of Loveland, and whether or not it would contribute to a potential National Register historic district. Owners of eligible properties should be informed about the historic preservation benefits of designation, as it relates to their properties, their neighborhood, and the Loveland community.

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5.0 METHODOLOGY

The intensive-level surveys of sixty properties were conducted between August 2009 and April 2010, in accordance with the Colorado Cultural Resource Survey Manual, issued by the Colorado Historical Society, Office of Archaeology and Historic Preservation. Properties to be surveyed at the intensive level were selected by the City of Loveland, Community and Strategic Planning Department, in consultation with the city's Historic Preservation Commission, the Loveland Historical Society and other stakeholders.

Archival Research and Oral Interviews

Archival research was conducted to provide contextual information about Loveland's historical development, and to collect relevant information about each of the properties surveyed at the intensive level. Toward this end, the researchers relied to a minimal extent on previous reconnaissance-level survey work completed in Loveland by Carl McWilliams and Jason Marmor in 1999. The basic research methodology for each property included the following steps:

- A Larimer County Assessor Residential Appraisal Card for nearly every property was provided by Jennifer Cousino, Curator of History at the Loveland Museum Gallery
- A CD with building permit data for all of the properties was provided by the City of Loveland, Building Division and the City Clerk's Office.
- Current ownership, legal location, and the parcel number for each property was obtained online via the Larimer County Assessor Property Records Search website at <http://www.co.larimer.co.us/assessor/query/search.cfm>
- A chronology of each property's residents and owners over the years was compiled using Loveland city directories from 1904 to the present.
- Sanborn Insurance maps and historic Larimer County Assessor data were reviewed to ascertain dates of construction and additions.
- Biographical information pertaining to past owners and residents was obtained from indexed historic Loveland newspapers available on microfilm at the Loveland Public Library.

Additional biographical information was obtained from subject files and from select secondary sources obtained from the Loveland Public Library and the Fort Collins Public Library. Finally, In person or telephone interviews were conducted with many property owners.

Extensive additional online research was also conducted, with four websites providing particularly useful information:

"Colorado's Historic Newspaper Collection" at: <http://www.coloradohistoricnewspapers.org>

U.S. Federal Census Records at: <http://www.heritagequestonline.com.ezproxy.dcnverlibrary.org>

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Sanborn Insurance maps at:

<http://sanborn.umi.com.ezproxy.denverlibrary.org>

Land Patent records at

http://www.glorecords.blm.gov/Logon/Logon_Form.asp

Field Survey and Photography

The exterior form and appearance of each building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings, such as garages and sheds, were also similarly documented. The manually recorded field notes, and the results of the research, were then used to complete a computer-generated Colorado "Cultural Resource Survey Architectural Inventory Form" (OAHP #1403) for each property in accordance with the "Colorado Cultural Resource Survey Manual."

Locational information (UTM coordinates, legal lot and block descriptions, and Section, Township and Range grid position to within 2½ acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was also pinpointed on a segment of the Loveland, Colorado U.S.G.S. Quadrangle map.

Black-and-white digital photographs of each intensively surveyed property were

taken, the number of views being dictated by the placement of each building. All exposed elevations of each building were photographed, along with any notable façade details. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and labeled according to Colorado Historical Society guidelines.

Each inventory form included a site sketch map showing the footprint and placement of the intensively surveyed properties, including their relationship with adjacent buildings in the same block.

Perhaps most important, each inventory form also included an evaluation of the surveyed property's eligibility to be individually listed in the National Register of Historic Places, individually designated as a local landmark by the City of Loveland, and whether or not the property would contribute to a potential National Register historic district. In general, to be listed in the National Register of Historic Places, a property should (under most circumstances) be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to convey a sense of its historic significance. The National Register Criteria and the concept of integrity as it relates to significance, are discussed in greater detail below:

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Potential Eligibility for Individual Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

- | | |
|-------------|---|
| Criterion A | The property is associated with events that have made a significant contribution to the broad patterns of our history. |
| Criterion B | Properties that are associated with the lives of persons significant in our past. |
| Criterion C | Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. |
| Criterion D | Properties that have yielded, or may be likely to yield, information important in prehistory or history. |

Potential Eligibility for Individual Listing in the State Register of Historic Properties

A property considered for nomination to the State Register of Historic Properties must meet one or more of the following criteria, as defined by the Colorado Historical Society, Office of Archaeology and Historic Preservation. Unlike the National Register, to be nominated to the State Register a property does not typically need to be at least fifty years of age. Although the properties were not specifically evaluated for State Register eligibility, the State Register Criteria is included below for property owners and others who may be interested in learning more about its benefits and requirements.

- | | |
|-------------|--|
| Criterion A | The property is associated with events that have made a significant contribution to history. To be considered for nomination to the State Register under Criterion A, a property must have an historical association with a single event, such as the founding of a town, or with a pattern of events that were important in the history of the locality, state or nation. |
| Criterion B | The property is connected with persons significant in history. To be considered for nomination to the State Register under this criterion the property must be associated with an individual whose contribution to history was significant and can be documented. The property also needs to be associated with the person's productive life when the person |

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achieved importance. The property should have a documented association with the person, such as an office, home or studio, but should not be a property merely owned or briefly visited by the prominent person or one which does not represent the productive period in that person's life.

Criterion C The property has distinctive characteristics of a type, period, method of construction or artisan. Properties nominated under Criterion C are generally significant for their architecture and must be physically intact with a minimum of alterations. Buildings may qualify under this criterion if they have artistic merit in design or individual elements. In addition to architecture, other areas of significance under this criterion are engineering, community planning and development, art, and landscape architecture. A building nominated for a particular architectural style must possess the distinctive characteristics which make up that particular style. A building may also qualify if it can be demonstrated that the building exemplifies important local building practices, techniques or materials. A property which illustrates an early or developing technology in structural systems may be eligible as an example of a particular method of construction. Archaeological architectural features must be intact enough to retain information concerning construction methods and materials.

Criterion D The geographic importance of the property. The geographic importance of a property refers to its location. A building or structure commonly recognized as a visual landmark due to its prominent location may qualify under Criterion D. A lighthouse has geographic importance as does a fire look-out tower. A park in the center of town and a cemetery on top of a hill may also have geographic importance. For a property to be nominated under Criterion D it must also possess physical integrity with a minimum of alterations.

Criterion E The property contains the possibility of important discoveries related to prehistory or history. Certain important research questions about human history can only be answered by the actual physical material of cultural resources. The most common type of property nominated under Criterion E is the prehistoric or historic archaeological site. However, buildings, structures and objects may also be eligible for their information potential. Properties nominated under Criterion E must meet two requirements: the property must have, or have had, information that contributes to our understanding of history or prehistory, and that information must be considered important.

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Potential Eligibility for Individual Designation on the Loveland Historic Register

A property eligible for local landmark designation must be significant under one or more of the following criteria, as established by the City of Loveland.

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

Potential Eligibility to be Listed in the National Register of Historic Places as a Contributing Property Within a Historic District

Many properties which do not meet the threshold for individual listing in the National or State Registers may be eligible as contributing resources within a National Register historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date to a specific time period. Older properties with below average integrity, that are not associated with the district's significance, or properties that are less than fifty years of age, are

usually considered non-contributing. There is excellent potential for the creation of historic districts within Loveland's traditional core residential neighborhoods. Because this was a "scattered resources" survey no one neighborhood was comprehensively surveyed, and thus no specific historic districts were identified. Many of the surveyed properties, however, are located within neighborhoods that could comprise historic districts. Future survey efforts in Loveland will likely be neighborhood-specific, and are expected to result in the

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identification of multiple potential historic districts. In field 45 "National Register District Potential" for this project's inventory forms, properties which could contribute to such potential historic districts were noted as such.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other

words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places; however, they must retain enough of these qualities to convey a sense of their historic significance.

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6.0 RESULTS

The Historic Loveland Residences Cultural Resource Survey has resulted in the intensive-level survey and completion of Colorado Cultural Resource Survey Architectural Inventory forms for sixty

properties. The surveyed resources are primarily single-family dwellings, although a handful of other types of primary buildings also were surveyed, as indicated in Table 1.

Single Family Dwellings	53
Multiple Family Dwellings (Apartment Buildings)	2
Bed & Breakfast	1
Railway Depot	1
School House	1
Single Family Dwelling/Church	1
Sewage Treatment Facility	1
<u>Total</u>	<u>60</u>

Table 1. Primary Buildings by Function/Use

The survey also resulted in the inventory of fifty-seven secondary buildings, including thirty-seven garages, and twenty buildings used for a variety of other purposes, as indicated in Table 2. The sheds, for the most part, are small utilitarian wood frame structures used to store gardening tools, lawn mowers, and similar equipment. A few

of the sheds probably served historically as chicken coops. A handful of garages are also used for other purposes such as secondary residences, workshops, and studios. Two barns included among the secondary buildings are no longer used primarily for agricultural purposes.

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Garages	37
Sheds	7
Garages/Workshops	2
Garages/Secondary Residences	2
Garages/Studios	2
Barns	2
Carriage House	1
Warehouse	1
Retail Store	1
Railroad Freight House	1
Playhouse	1
<u>Total</u>	<u>57</u>

Table 2. Secondary Buildings by Function /Use

The primary buildings also were categorized by their architectural style or building type, using the style and building type lexicon of the Colorado Historical Society, Office of Archaeology and Historic Preservation. A variety of architectural styles and types, primarily from the Late Victorian era, Late 19th and Early 20th Century Revivals, and from Late 19th and Early 20th Century

American Movements, are represented throughout the survey area. A handful of buildings do not fit within a particular style or type classification, and thus are listed as having "No Defined Style." The architectural styles are representative of the time span during which the primary buildings were constructed, namely from the 1870s to the late 1940s.

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Late Victorian	17
Late Victorian/Edwardian	9
Foursquare	6
No Defined Style	5
Late 19th and Early 20th Century American Movements/Craftsman	4
Late Victorian/Queen Anne	4
Classic Cottage	3
Late 19th and Early 20th Century Revivals/English-Norman Cottage	2
Late Victorian/Italianate	2
Bungalow	1
Late 19th and Early 20th Century American Movements/Rustic	1
Late 19th and Early 20th Century Revivals/Pueblo Revival	1
Modern Movements	1
Modern Movements/WPA Moderne	1
Ranch	1
Renaissance Revival	1
Schoolhouse	1

Table 3. Primary Buildings by Architectural Style/Type

Eligibility Evaluations

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places, as a local landmark by the City of Loveland, and whether or not it would be a contributing property within a potential historic district. None of the properties are currently located within an existing historic district. The following evaluations represent the professional opinion of Cultural Resource Historians. Colorado Historical Society/Office of Archaeology and Historic Preservation staff has reviewed and concurs with the

evaluations; thus, they may be regarded as formal determinations of eligibility.

A total of seventeen properties were evaluated as individually eligible for inclusion in the National Register of Historic Places, fifty-four properties were evaluated as individually eligible for local landmark designation by the City of Loveland, and thirty-seven properties were evaluated as contributing to a potential National Register historic district. Only six properties were evaluated as ineligible for local landmark designation. Three of the six are located

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outside the Loveland city limits; the remaining three, including one which has been moved, are ineligible for local landmark designation primarily due to a loss of integrity.

Table 4, below, lists the properties evaluated as individually eligible for inclusion in the

National Register. This table is followed by the Recommendations section of this report. Lastly, the Comprehensive Survey Logs for the project are presented in Tables 5 and 6. The Colorado Cultural Resource Survey Architectural Inventory Forms, for each of the sixty intensively-surveyed properties, are presented under separate cover.

Site No.	Address	Historic Name	N.R. Criteria
5LR.5515	622 E. 1st Street	Doty House, Eckerman House	C
5LR.54700	405 E. 5th Street	1st United Presbyterian Church Parsonage	A
5LR.10980	417 E. 5th Street	Brannan House	C
5LR.5764	718 E. 7th Street	Gifford House	A, B, C
5LR.6464	421 W. 8th Street	Bentel House, Kidwell House	C
5LR.6541	320 W. 13th Street	Green House, et. al.	C
5LR.6218	1302 N. Cleveland Avenue	Rockhill House, Van Meter House	C
5LR.12248	109 Ernest Place	Barnes House	A
5LR.5222	1801 N. Garfield Avenue	Ball House	B, C
5LR.6011	0 Great Western Depot	Great Western Railway Depot	A, C
5LR.6101	901 N. Jefferson Avenue	Loyd House, et. al.	C
5LR.6152	1006 N. Lincoln Avenue	Pulliam House	A, B, C
5LR.6799	106 S. Monroe Avenue	Loveland General Hospital	A, C
5LR.6000	840 N. Monroe Avenue	Foote House	C
5LR.6002	930 N. Monroe Avenue	Great Western Hotel	A
5LR.6746	700 S. Railroad Avenue	Railroad Sewage Treatment Plant	A, C
5LR.830	5445 Wild Lane	Wild House	C

Table 4. Properties Evaluated as Individually Eligible for the National Register of Historic Places

7.0 RECOMMENDATIONS

The following recommendations are proposed to help guide the City of Loveland in meeting its primary objectives: to create an awareness not only of the city's preservation program, but also of the social and financial benefits of historic preservation through the identification and preservation of historic buildings throughout the city's residential neighborhoods.

- Future survey efforts should focus on specific neighborhoods in Loveland's core residential neighborhood. In addition to identifying properties individually eligible for the National and State Registers and for local landmark designation, future surveys should also identify potential National Register and/or locally-designated historic districts
- Property owners should be encouraged to explore the tangible socioeconomic benefits of creating one or more National Register designated, or locally designated, historic districts.
- Owners of properties which are individually eligible for the National or State Registers or eligible for local landmark designation, should be encouraged to prepare nominations as appropriate.
- Property owners who choose to designate should be provided every possible assistance in completing the designation process.
- Past and present property owners and all other interested persons should be encouraged to provide additional research information for all surveyed properties.
- The survey results should be widely publicized and disseminated to all interested persons. The results should be made available on-line, through the City of Loveland's website. Paper copies of the survey results also should be made available through the city's Community and Strategic Planning Department, at the Loveland Public Library, and perhaps at other locations such as the Loveland Museum/ Gallery.

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Table 5: Comprehensive Survey Log (organized by site number)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.823	1015 S. Lincoln Avenue	Hershman House	Fair Deal Auto Building	Not Eligible	Eligible	N/A
5LR.830	5445 Wild Lane	Wild House	Wild Lane Bed & Breakfast	Eligible	N/A	N/A
5LR.835	North Lake Park	Lone Tree School House	Lone Tree School House	Not Eligible	Eligible	N/A
5LR.4749	501 W. 4th Street	Jeffery House	Ward House	Not Eligible	Eligible	Contributing
5LR.4942	325 N. Harrison Avenue	Bateman House, Pease House	Beal House	Not Eligible	Eligible	Contributing
5LR.4961	4113 W. Eisenhower Blvd.	Mattoon House	Old World Holdings House	Not Eligible	N/A	N/A
5LR.4989	1275 N. Garfield Avenue	Renner House, Stockstill House	Lewis House	Not Eligible	Eligible	Contributing
5LR.4996	1127 N. Garfield Avenue	Johnson House	Rehme House	Not Eligible	Eligible	Contributing
5LR.5002	1005 N. Garfield Avenue	Remington House	Sample House	Not Eligible	Eligible	Contributing
5LR.5005	923 N. Garfield Avenue	Cox House	Straight House	Not Eligible	Eligible	Contributing
5LR.5051	843 N. Cleveland Avenue	Loyd House, Keating House	Patterson House	Not Eligible	Eligible	N/A
5LR.5222	1801 N. Garfield Avenue	Ball House	Ball House	Eligible	Eligible	N/A
5LR.5470	405 E. 5th Street	First United Presbyterian Church Parsonage	McConnell House	Eligible	Eligible	Contributing
5LR.5473	421 E. 5th Street	Wilson House, McPherrin House, Hamilton House	Latham House	Not Eligible	Eligible	Contributing

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.5475	445 E. 5th Street	Dean House, Anderson House, Clark House	Loomis House	Not Eligible	Eligible	Contributing
5LR.5515	622 E. 1st Street	Doty House, Eckerman House	Frank/Helper House	Eligible	Eligible	N/A
5LR.5549	1504 E. 1st Street	Allen House	Boeh-Patton House	Not Eligible	Eligible	N/A
5LR.5635	544 E. 4th Street	Wilson House, Youtsey House, Stewart House	Masslich House	Not Eligible	Eligible	Contributing
5LR.5640	505 E. 4th Street	Apgar House, Keating House, Gaines House	Brown House	Not Eligible	Eligible	Contributing
5LR.5650	540 E. 5th Street	Benson House, Keesling House, Elijah House	Wilczek House	Not Eligible	Eligible	Contributing
5LR.5661	719 E. 5th Street	Scott House, Craig House, Lentner House	Berg House	Not Eligible	Eligible	Contributing
5LR.5730	444 E. 6th Street	Stevens House, Moore House	Bunce House	Not Eligible	Eligible	Contributing
5LR.5750	527 E. 7th Street	Skinner House	Wimp House	Not Eligible	Eligible	Contributing
5LR.5753	539 E. 7th Street	Egge House, Sprague House, Crider House	Felkey House	Not Eligible	Eligible	Contributing
5LR.5764	718 E. 7th Street	Gifford House	Pillmore House	Eligible	Eligible	Contributing
5LR.5823	430 E. 3rd Street	Beeson House, Fairbrother House, Milligan House	Strandvold House	Not Eligible	Eligible	Contributing
5LR.5828	342 E. 3rd Street	Hahn House, Reed House	Valencia House	Not Eligible	Eligible	Contributing
5LR.5977	124 E. 11th Street.	Wride House	Donnelly House	Not Eligible	Not Eligible	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6000	840 N. Monroe Avenue	Foote House	Bath House	Eligible	Eligible	N/A
5LR.6002	930 N. Monroe Avenue	Great Western Hotel, Great Western Factory Dormitory	Loyd Building, Monroe Avenue Apartments	Eligible	Eligible	N/A
5LR.6011	0 Great Western Depot	Great Western Railway Depot	Great Western Railway Depot	Eligible	Eligible	N/A
5LR.6101	901 N. Jefferson Avenue	Loyd House, Bullock House, Haskell House, Bird House	Hackbarth House	Eligible	Eligible	Contributing
5LR.6103	845 N. Jefferson Avenue	Wilson House	Jewell House	Not Eligible	Eligible	Contributing
5LR.6104	844 N. Jefferson Avenue	McKee House, Kussey House, Sproles House	Takken House	Not Eligible	Eligible	Contributing
5LR.6105	837 N. Jefferson Avenue	Johnson House, Cuney House	Noble House	Not Eligible	Eligible	Contributing
5LR.6110	820 N. Jefferson Avenue	Van Horn House, Sitzman House	Knowles House	Not Eligible	Eligible	Contributing
5LR.6118	756 N. Jefferson Avenue	Danner House, Thornton House, Handy House, Thompson House	Andrews/Sampson House	Not Eligible	Eligible	Contributing
5LR.6144	1306 N. Lincoln Avenue	Warnock House	Warnock House/River of Life Christian Fellowship Church	Not Eligible	Eligible	N/A
5LR.6149	1140 N. Lincoln Avenue	McKee House, Hicks House	McEwen/ Gantenbein House	Not Eligible	Eligible	N/A
5LR.6152	1006 N. Lincoln Avenue	Pulliam House	Wedding, LLC House	Eligible	Eligible	Contributing
5LR.6160	908 N. Cleveland Avenue	Galligan House, Rachofsky House, Robbins House	Hadley House	Not Eligible	Eligible	Contributing
5LR.6218	1302 N. Cleveland Avenue	Rockhill House, Van Meter House	Van Baren House	Eligible	Eligible	N/A

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6242	924 N. Garfield Avenue	Dallemund House	Harker House	Not Eligible	Eligible	Contributing
5LR.6303	704 N. Franklin Avenue	Soderberg House, Schnurr House	Hartig/Holtz House	Not Eligible	Not Eligible	Contributing
5LR.6419	1141 N. Harrison Avenue	Knox House	Lunn House	Not Eligible	Eligible	N/A
5LR.6464	421 W. 8th Street	Bentel House, Kidwell House	Eddy House	Eligible	Eligible	Contributing
5LR.6541	320 W. 13th Street	Green House, Hammond House, Dines House, Webb House	Shilling House	Eligible	Eligible	N/A
5LR.6571	538 N. Sheridan Avenue	Moore House, Cooper House, Burns House, Oswandel House	Koch House	Not Eligible	Not Eligible	Noncontributing
5LR.6574	803 W. 6th Street	Miller House, Comly House, Bonnell House	Hoff House	Not Eligible	Eligible	Contributing
5LR.6578	645 W. 6th Street	Truscott House	Wible House	Not Eligible	Eligible	Contributing
5LR.6661	438 W. 4th Street	Hayward House, Goddard House	Barnes House	Not Eligible	Eligible	Contributing
5LR.6746	700 S. Railroad Avenue	Railroad Sewage Disposal Plant	Railroad Sewage Disposal Plant	Eligible	Eligible	N/A
5LR.6756	4412 W. Eisenhower Blvd.	Nugent House, Butte House	Rutledge House, Butte House	Not Eligible	N/A	N/A
5LR.6799	106 S. Monroe Avenue	Loveland General Hospital	Knight-Braun House	Eligible	Eligible	N/A
5LR.9768	105 E. 1st Street	Public Service Company of Colorado Substation	Wells House	Not Eligible	Eligible	N/A
5LR.10979	118 E. 3rd Street	Hershman House, Clark House, Moon House	Jenkins House	Not Eligible	Eligible	Contributing

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.10980	417 E. 5th Street	Brannan House	Young House	Eligible	Eligible	Contributing
5LR.12248	109 Ernest Place	Barnes House	Guenther House	Eligible	Eligible	N/A
5LR.12250	2112 W. Eisenhower Blvd.	Loveland Christian Orphanage	Kramer House	Not Eligible	Eligible	N/A
5LR.12252	431 N. Grant Avenue	Pitts House, Jones House	Detter House	Not Eligible	Eligible	Contributing

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Table 6: Comprehensive Survey Log (organized by address)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.9768	105 E. 1st Street	Public Service Company of Colorado Substation	Wells House	Not Eligible	Eligible	N/A
5LR.5515	622 E. 1st Street	Doty House, Eckerman House	Frank/Helper House	Eligible	Eligible	N/A
5LR.5549	1504 E. 1st Street	Allen House	Boeh-Patton House	Not Eligible	Eligible	N/A
5LR.10979	118 E. 3rd Street	Hershman House, Clark House, Moon House	Jenkins House	Not Eligible	Eligible	Contributing
5LR.5828	342 E. 3rd Street	Hahn House, Reed House	Valencia House	Not Eligible	Eligible	Contributing
5LR.5823	430 E. 3rd Street	Beeson House, Fairbrother House, Milligan House	Strandvold House	Not Eligible	Eligible	Contributing
5LR.5640	505 E. 4th Street	Apgar House, Keating House, Gaines House	Brown House	Not Eligible	Eligible	Contributing
5LR.5635	544 E. 4th Street	Wilson House, Youtsey House, Stewart House	Masslich House	Not Eligible	Eligible	Contributing
5LR.6661	438 W. 4th Street	Hayward House, Goddard House	Barnes House	Not Eligible	Eligible	Contributing
5LR.4649	501 W. 4th Street	Jeffery House	Ward House	Not Eligible	Eligible	Contributing
5LR.5470	405 E. 5th Street	First United Presbyterian Church Parsonage	McConnell House	Eligible	Eligible	Contributing
5LR.10980	417 E. 5th Street	Brannan House	Young House	Eligible	Eligible	Contributing

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.5473	421 E. 5th Street	Wilson House, McPherrin House, Hamilton House	Latham House	Not Eligible	Eligible	Contributing
5LR.5475	445 E. 5th Street	Dean House, Anderson House, Clark House	Loomis House	Not Eligible	Eligible	Contributing
5LR.5650	540 E. 5th Street	Benson House, Keesling House, Elijah House	Wilczek House	Not Eligible	Eligible	Contributing
5LR.5661	719 E. 5th Street	Scott House, Craig House, Lentner House	Berg House	Not Eligible	Eligible	Contributing
5LR.5730	444 E. 6th Street	Stevens House, Moore House	Bunce House	Not Eligible	Eligible	Contributing
5LR.6578	645 W. 6th Street	Truscott House	Wible House	Not Eligible	Eligible	Contributing
5LR.6574	803 W. 6th Street	Miller House, Comly House, Bonnell House	Hoff House	Not Eligible	Eligible	Contributing
5LR.5750	527 E. 7th Street	Skinner House	Wimp House	Not Eligible	Eligible	Contributing
5LR.5753	539 E. 7th Street	Egge House, Sprague House, Crider House	Felkey House	Not Eligible	Eligible	Contributing
5LR.5764	718 E. 7th Street	Gifford House	Pillmore House	Eligible	Eligible	Contributing
5LR.6464	421 W. 8th Street	Bentel House, Kidwell House	Eddy House	Eligible	Eligible	Contributing
5LR.5977	124 E. 11th Street.	Wride House	Donnelly House	Not Eligible	Not Eligible	N/A
5LR.6541	320 W. 13th Street	Green House, Hammond House, Dines House, Webb House	Shilling House	Eligible	Eligible	N/A
5LR.5051	843 N. Cleveland Avenue	Loyd House, Keating House	Patterson House	Not Eligible	Eligible	N/A

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6160	908 N. Cleveland Avenue	Galligan House, Rachofsky House, Robbins House	Hadley House	Not Eligible	Eligible	Contributing
5LR.6218	1302 N. Cleveland Avenue	Rockhill House, Van Meter House	Van Baren House	Eligible	Eligible	N/A
5LR.12250	2112 W. Eisenhower Blvd.	Loveland Christian Orphanage	Kramer House	Not Eligible	Eligible	N/A
5LR.4961	4113 W. Eisenhower Blvd.	Mattoon House	Old World Holdings House	Not Eligible	N/A	N/A
5LR.6756	4412 W. Eisenhower Blvd.	Nugent House, Butte House	Rutledge House, Butte House	Not Eligible	N/A	N/A
5LR.12248	109 Ernest Place	Barnes House	Guenther House	Eligible	Eligible	N/A
5LR.6303	704 N. Franklin Avenue	Soderberg House, Schnurr House	Hartig/Holtz House	Not Eligible	Not Eligible	Contributing
5LR.5005	923 N. Garfield Avenue	Cox House	Straight House	Not Eligible	Eligible	Contributing
5LR.6242	924 N. Garfield Avenue	Dallemand House	Harker House	Not Eligible	Eligible	Contributing
5LR.5002	1005 N. Garfield Avenue	Remington House	Sample House	Not Eligible	Eligible	Contributing
5LR.4996	1127 N. Garfield Avenue	Johnson House	Rehme House	Not Eligible	Eligible	Contributing
5LR.4989	1275 N. Garfield Avenue	Renner House, Stockstill House	Lewis House	Not Eligible	Eligible	Contributing
5LR.5222	1801 N. Garfield Avenue	Ball House	Ball House	Eligible	Eligible	N/A
5LR.12252	431 N. Grant Avenue	Pitts House, Jones House	Detter House	Not Eligible	Eligible	Contributing
5LR.6011	0 Great Western Depot	Great Western Railway Depot	Great Western Railway Depot	Eligible	Eligible	N/A

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.4942	325 N. Harrison Avenue	Bateman House, Pease House	Beal House	Not Eligible	Eligible	Contributing
5LR.6419	1141 N. Harrison Avenue	Knox House	Lunn House	Not Eligible	Eligible	N/A
5LR.6118	756 N. Jefferson Avenue	Danner House, Thornton House, Handy House, Thompson House	Andrews/Sampson House	Not Eligible	Eligible	Contributing
5LR.6110	820 N. Jefferson Avenue	Van Horn House, Sitzman House	Knowles House	Not Eligible	Eligible	Contributing
5LR.6105	837 N. Jefferson Avenue	Johnson House, Cuney House	Noble House	Not Eligible	Eligible	Contributing
5LR.6104	844 N. Jefferson Avenue	McKee House, Kussey House, Sproles House	Takken House	Not Eligible	Eligible	Contributing
5LR.6103	845 N. Jefferson Avenue	Wilson House	Jewell House	Not Eligible	Eligible	Contributing
5LR.6101	901 N. Jefferson Avenue	Loyd House, Bullock House, Haskell House, Bird House	Hackbarth House	Eligible	Eligible	Contributing
5LR.6152	1006 N. Lincoln Avenue	Pulliam House	Wedding, LLC House	Eligible	Eligible	Contributing
5LR.823	1015 S. Lincoln Avenue	Hershman House	Fair Deal Auto Building	Not Eligible	Eligible	N/A
5LR.6149	1140 N. Lincoln Avenue	McKee House, Hicks House	McEwen/ Gantenbein House	Not Eligible	Eligible	N/A
5LR.6144	1306 N. Lincoln Avenue	Warnock House	Warnock House/River of Life Christian Fellowship Church	Not Eligible	Eligible	N/A
5LR.6799	106 S. Monroe Avenue	Loveland General Hospital	Knight-Braun House	Eligible	Eligible	N/A
5LR.6000	840 N. Monroe Avenue	Foote House	Bath House	Eligible	Eligible	N/A

HISTORIC LOVELAND RESIDENCES

CULTURAL RESOURCE SURVEY

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5LR.6002	930 N. Monroe Avenue	Great Western Hotel, Great Western Factory Dormitory	Loyd Building, Monroe Avenue Apartments	Eligible	Eligible	N/A
5LR.835	North Lake Park	Lone Tree School House	Lone Tree School House	Not Eligible	Eligible	N/A
5LR.6746	700 S. Railroad Avenue	Railroad Sewage Disposal Plant	Railroad Sewage Disposal Plant	Eligible	Eligible	N/A
5LR.6571	538 N. Sheridan Avenue	Moore House, Cooper House, Burns House, Oswandel House	Koch House	Not Eligible	Not Eligible	Noncontributing
5LR.830	5445 Wild Lane	Wild House	Wild Lane Bed & Breakfast	Eligible	N/A	N/A