

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, JUNE 16, 2014 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET**

THE CITY OF LOVELAND IS COMMITTED TO PROVIDING AN EQUAL OPPORTUNITY FOR CITIZENS AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEXUAL ORIENTATION OR GENDER. THE CITY WILL MAKE REASONABLE ACCOMMODATIONS FOR CITIZENS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FOR MORE INFORMATION, PLEASE CONTACT THE CITY'S ADA COORDINATOR AT BETTIE.GREENBERG@CITYOFLOVELAND.ORG OR 970-962-3319.

6:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES**

- VI. REPORTS** 6:05-6:15
 - a. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.
 - b. Council Update (John Fogle)
 - c. Staff Update (Bethany Clark)

- VII. AGENDA – CONSIDERATION OF NEW BUSINESS**
 - a. Public Hearing for Landmark Designation 719 E 5th Street 6:15-6:35
 - b. Historic Preservation Action Plan (Nick Wharton) 6:35-7:05
 - c. Downtown Building Inventory (Tom Hawkinson) 7:05-7:20
 - d. Historic Preservation Month Recap 7:20-7:30
 - e. Set Next Meeting's Agenda/Identify Action Items 7:30-7:35

- VIII. COMMISSIONER COMMENTS** 7:35-7:40
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.

- VIII. ADJOURN**

PUBLIC HEARING PROCESS

Loveland Historic Preservation Commission

1. Open the public hearing
2. Commission members announce ex parte contacts and conflicts of interest
3. Staff presentation
4. Questions of staff
5. Opportunity for applicant to address Commission
6. Questions of applicant
7. Hearing is opened to the public
8. Public comment
9. Public hearing closed
10. Commission deliberation and motion

City of Loveland
Historic Preservation Commission
Meeting Summary
May 19 2014

A meeting of the Loveland Historic Preservation Commission was held Monday, May 19, 2014 at 6:00 P.M. in the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation Commissioners in attendance were: Janelle Armentrout, David Berglund, Jim Cox, Stacey Kersley, Jon-Mark Patterson and Mike Perry. Bethany Clark of Community & Strategic Planning and Nikki Garshelis of Development Services were also present.

Guests: Michelle Pearson, History Colorado and Nick Wharton, Capstone Project Intern

CALL TO ORDER

Commission Chair Berglund called the meeting to order at 6:01 p.m.

APPROVAL OF THE MINUTES

Commissioner Kersley made the motion to approve the minutes from the April meeting, the motion was seconded by Commissioner Cox and it passed unanimously.

CITIZEN REPORTS None

CITY COUNCIL UPDATE

None

STAFF UPDATE

- Bethany Clark reported that the consultant, Carl McWilliams, has done preliminary work on the buildings in the proposed district. He plans to start photographing the buildings soon, she said. She reported that they are trying to locate the original photographs from the 1999 surveys on file with the Loveland Museum. The Museum is currently installing high-density storage so most of their collections are in off-site storage and difficult to access, she explained.
- Bethany reported that Stakeholder Interviews for the new Comprehensive Plan, *Create Loveland*, were held on April 29th and 30th. The next step will be two public Visioning Workshops to be held on June 10th and 11th at Bill Reed Middle School from 4- 8 pm., she said. She encouraged the Commissioners to attend the workshops.
- Commissioner Cox expressed his appreciation that staff was successful in compelling the owner of Chiller's Bar to remove the metal canopy. Bethany explained that the business' encroachment was in violation of the City's design standards.

CONSIDERATION OF NEW BUSINESS

Historic Preservation Action Plan

Nick Wharton asked the HPC if they would like to move forward with a stakeholder's meeting or if they preferred to allow him to bring a draft of the Preservation Action Plan to the next meeting for review. There was a discussion about how much the plan would be based on the survey and how the survey was created and promoted. Nick explained that the survey was done on a "convenient sample" and promoted through Facebook and email distribution. There was also a discussion about the income level of homeowners in Loveland and how

that related to preservation of their homes. Nick said he would be able to send out a draft of the plan, at least, by the Friday before the June meeting. The Commissioners agreed that they would prefer to review the plan draft prior to any stakeholder meeting.

Youth/School Involvement in Historic Preservation

Michelle Pearson, Coordinator of Historic Preservation Education Grants, State Historical Fund, History Colorado, presented ideas to the HPC of how to involve students in historic preservation. Michelle was a teacher for 21 years prior to joining History Colorado where she is still involved in education programs. Ideas and suggestions she proposed to the HPC were:

- Partnering with teachers
- Train teachers to teach preservation (i.e. Architectural styles)
- History Day (making stories come to life)
- Youth on commissions (Broomfield is changing statute/One year or 2 year terms/Rotate)
- Have youth involved in Facebook page/Social media
- CO Youth Summit participation
- Architecture lesson
- Preservation Trunk
- Field trips
- Curriculum grants
- Library of Congress resources
- Youth Group received 145K for 9 house restoration in Four Mile Canyon
- Involvement in special events
- Home school students are easier to schedule
- Students can be involved in obtaining photo data projects.

Michelle asked the HPC how they would like to engage and involve youth. Commissioner Kersley spoke about losing projects due to the lack of community support and, by engaging youth, they become the ambassadors to their parents and other community members. She said she is scheduled to do an “architecture walk” with her daughter’s teacher and some students. Also, the HPC has been discussing adding a youth member to the Commission. Bethany Clark mentioned that the current term limit is three years and that would be difficult to manage for some youth, especially if they are appointed as seniors. Michelle agreed that it is hard to make the position sustainable but suggested a rotating position of one or two years.

The HPC discussed youth involvement and agreed they would like to meet with Jenni Dobson and Michelle Pearson prior to their next Commission meeting. They also agreed they would like to look into creating a Preservation Trunk to be used in the schools.

Milner-Schwarz House National Register Plaque

Bethany Clark reported that the local foundry does not do plaques in house. They order the plaque from out of state, she said. She requested direction about which plaque they would prefer and the Commissioners agreed that, although they’d like to use a local company, that wasn’t possible so they were fine with using the online company.

Commissioner Cox made the motion to order the plaque from the Erie Landmark Company for \$405 and use the language “...has been placed on...” Commissioner Patterson seconded the motion.

There was a discussion about the language used on one line on the plaque. The suggested language reads “This property has been placed on the...” The line on the sample read “This property is listed in the...” Commissioner Armentrout said she preferred the “..is listed in the...” over “... has been placed on the...”

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The motion was put to a vote and it passed with Commissioners Berglund, Cox, Kersley, Patterson, and Perry voting yes and Commissioner Armentrout voting no.

Historic Preservation Month Discussion

There was a discussion about the Tour de Pants event on May 3rd. The HPC agreed it was a nice event and would like to expand upon it next year and also get youth involved in the event. They discussed starting to look into what “pants” to highlight in 2015.

Next Meeting’s Agenda/Action Items

- Capstone Project- Nick Wharton
- Tom Hawkinson, Building Division
- Youth Involvement
- Review Landmark Designation for East 5th Street House

Commissioner Comments

- Commission Chair Berglund reported that at the Tour de Pants event he spoke to a citizen who complained a review by the HPC took 21 days. Commission Chair Berglund explained that Bethany had researched this issue for him and found that only 5 days had been taken for the HPC review. He had relayed that information to the citizen. He said he was concerned about this misinformation and was not sure how it happened.
- Commissioner Armentrout expressed concern over her inability to use the electronic approval form when doing reviews. Staff assured her an email approval was sufficient.
- Commissioner Perry requested a Review Schedule and staff will send it to him.
- Commission Chair Berglund asked the HPC members if they would like a tour of the VFW on Cleveland as it was being sold and probably demolished as it was in very poor condition. There was a discussion about it being a POW building moved from Greeley. HPC members said they’d like a tour.
- Commissioner Perry reported that the train depot was still in process to be moved to Granby.

Meeting adjourned at 7:59p.m.



Community & Strategic Planning

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(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620
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STAFF UPDATE

Meeting Date: June 16, 2014
To: Loveland Historic Preservation Commission
From: Bethany Clark, Community & Strategic Planning

Format:

*If a more in-depth discussion or extensive questions on a specific item is desired, **staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion.** Staff will be happy to answer questions on any item with individual commissioners after the meeting.*

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

Staff Update Items:

123 N. Lincoln – Howard's Sinclair Gas Station

On May 20, 2014 City Council denied the designation of the Howard's Sinclair Service Station with a vote of 6-1 with Councilors Shaffer and Trenary abstaining from the vote. The City Council cannot consider the same nomination for at least one year from the date of the denial.

HPC Openings

The City received three applications for the two vacant/expiring positions:

1. Janelle Armentrout's term expiring on June 30, 2014
2. Matt Newman's term resigned February 2014 and expired June 30, 2014.

Interviews will be held on June 16th and the interview committee will make a recommendation to City Council for appointment.

Milner-Schwarz House Plaque

The National Register Plaque has been ordered for the Milner-Schwarz House and should be arriving in about two weeks.

Bishop House

At long last, the Bishop house (also known as the Hadley House) was moved from its original location at 871 East 1st Street to the northeast corner of West 8th Street and N Taft Avenue in the early morning of June 1st.

Youth Involvement

Commissioners Cox and Kersley will be meeting on June 16th at 4:00pm with Jenni Dobson from the Loveland Museum to discuss the Museum's current school programs and outreach/education trunks. Commissioners Kersley and Cox can report on the outcome at the June meeting.

City of Loveland
Historic Preservation Strategic Action Plan

Goal: Community Engagement			
Objectives	Actions	Timing	Partners
Encourage communication between the community, historic preservation commission, and city staff to advance historic preservation efforts and goals in the City of Loveland	Continue to build relationships with historic preservation organizations throughout Northern Colorado	Near Term	HPC, Staff
	Collaborate with existing owners of historic properties to help promote future preservation	Mid Term	HPC, Staff
Improve the public perception of historic preservation	Provide greater understanding of how historic preservation benefits the City of Loveland	Near Term	HPC, Staff
Provide clear, accessible, and accurate information on historic preservation to the public	Distribute historic preservation materials to new home/business owners	Near Term	HPC, Staff
	Update and improve the City of Loveland's historic preservation e-communications	Mid Term	HPC, Staff
Promote and raise awareness about historic preservation	Engage community in historic preservation activities	Near Term	HPC, Staff
	Celebrate those citizens that have chosen to participate in historic preservation	Mid Term	HPC, Staff, City Council

Goal: Historic Resource Protection			
Objectives	Actions	Timing	Participants
Create a community vision for the protection of historically, architecturally, and environmentally significant structures in the City of Loveland	Develop an updated historic preservation plan	Near Term	HPC, Staff, Consultants
	Conduct additional surveys to determine significant city structures	Long Term	HPC, Staff, Consultants
Encourage participation in historic preservation through contributing to the cost of public rehabilitation and restoration projects	Inform and educate about current state and federal incentives	Near Term	HPC, Staff
	Develop and initialize new forms of local incentives	Mid Term	HPC, Staff, City Council
Explore designating and protecting additional important forms of recent architecture	Landmark recent architecture	Mid Term	HPC, Staff
	Explore the creation of special districts	Long Term	HPC, Staff, City Council

City of Loveland
Historic Preservation Strategic Action Plan

Goal: Program Enrichment & Expansion			
Objectives	Actions	Timing	Partners
Provide regular training for all staff and commission members	Enhance training opportunities for current and incoming commission and staff members	On-Going	HPC, Staff
Ensure guidelines are current, relevant, and provide accurate information which will ensure the protection of historic structures	Analyze all current guidelines	Near Term	HPC, Staff
	Develop new guidelines to enhance property owner collaboration and for new districts	Long Term	HPC, Staff
Create an effective, consistent, easy, and transparent process for all enforcement policies	Revise alteration and demolition applications as needed	On-Going	HPC, Staff, City Council
	Analyze effectiveness of applications	Mid Term	HPC, Staff
	Create a follow-up process for Landmark Alteration Certificates	Long Term	HPC, Staff
Align historic preservation practices and goals with other policies found throughout the City of Loveland	Establish city wide collaboration and relationships to integrate historic preservation into other city operations	Near Term	HPC, Staff, All City Departments, City Council



Loveland Historic Preservation Commission
Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: June 16, 2014
Re: Application for Historic Landmark Property Designation, 719 East 5th Street

SITE DATA

Address: 719 East 5th Street
Loveland, CO 80537

Request: Application for Historic Landmark Property Designation

Historic Name: Scott House

Architectural Style: Late 19th and Early 20th Century American Movements/Craftsman

Current Building Sq. Ft.: 2,020 square feet
(Source: Larimer Co. Assessor Property Information)

Construction Date: 1909 (Source: Cultural Resource Historians, *Architectural Inventory Form* 5LR.5661)

Legal Description: Lots 17 and 18 in Block 2, in Gifford-Goss Addition to the City of Loveland, Colorado, County of Larimer, State of Colorado

Owner(s): Rex A Berg and Sheila A Berg

Applicant(s): Rex A Berg and Sheila A Berg

Attachments: A. Location Map
B. Nomination Application submitted by Applicant

I. APPLICATION

On April 30, 2014 staff met with the owners of the property, Rex and Sheila Berg, and discussed the obligations and benefits of historic landmark designation, as well as the process for applying for landmark designation. On May 6, 2014 staff received a nomination application for landmark designation of the property at 719 East 5th Street. The owners and applicant of 719 East 5th Street are familiar with the requirements for designation and the responsibilities as a Loveland Historic Landmark.

Staff mailed a notification letter announcing the date of a public hearing to the property owner of 719 East 5th Street, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for consideration of designation as a landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 719 East 5th Street, Loveland, Colorado.

II. SUMMARY

Excerpts from the 2009 Colorado Cultural Resource Survey, Office of Archaeology & Historic Preservation

History:

Built in 1909, the residence at 719 East 5th Street was home to the Delano F. and Alice Scott family until 1923. Delano Fulton Scott was the son of Fulton N. B. Scott, a successful Larimer County businessman and politician. Fulton N.B. Scott arrived in Fort Collins in 1873 from Pennsylvania where he was born in 1841. He was a blacksmith as well as a farmer and, in partnership with A.A. Ferguson, Scott established a hardware store in Loveland. Ferguson-Scott Hardware sold farm machinery and implements. F.N.B. Scott was elected Larimer County Commissioner, served as a member of the Fort Collins City Council, and was director of the First National Bank of Fort Collins as well as the National Bank of Loveland. F.N.B. Scott was married twice. His first wife was Miss Emma Flemming. His second wife was Ella (Mrs. R. T. Lown), daughter of Judge and Mrs. W.B. Osborn of Loveland. Delano Fulton Scott was born, in June, 1879 to F.N.B and Ella.

Delano Scott was raised in Loveland and assisted his father in the hardware and banking businesses. In 1901 he was attending college in Fort Collins. Delano was then employed as bookkeeper for the Bank of Loveland and in 1907 he was promoted to assistant cashier.

In 1909, Delano Fulton Scott married Miss Alice Fisher Eldred, a Loveland schoolteacher. The wedding took place at the home of the bride's parents in Los Angeles and upon their return, they resided in the newly constructed residence at 719 East 5th Street.

In 1923 the Scotts sold the property to Bertha Jacob Craig. Bertha's husband was Dr. James W. Craig, a Loveland general practitioner who was born and raised in Pennsylvania. Dr. Craig and Bertha Jacobs lived in the home along with Craig's two children, Marion M. and Robert P., from his deceased first wife.

The Craig family lived in the residence until 1937 when they sold the property to its next owner, Sarah Boyd Creswell. Sarah, the widow of Hugh Creswell, owned the property until April of 1944; however, during the late 1930s she leased the property to Frank W. and Tressie Hart. Frank Hart was the owner of a furniture store located on Fourth Street.

In 1944, this property was purchased by Dr. Max Lentner and his wife Mary. Dr. Lentner had been a veterinarian in Nebraska before leaving his practice of thirty-four years, and moved to Loveland

to be close to family. In Loveland, Dr. Lentner worked as an inspector with the Loveland Meat Packing Company.

In 1970, Dr. and Mrs. Lentner sold the property to Loren and Caroline Messenger. Loren Messenger was born in Nebraska in 1919. Loren joined the Army Air Corp in 1941 and married Caroline Buckingham in 1946. In 1963 the Messenger family moved to Loveland where Loren established a chinchilla raising business, while Carolyn was employed at Duff's, a ladies clothing store on E. Fourth Street. After selling his chinchilla business, Loren raised hydroponic tomatoes in greenhouses he built below Derby Hill, then was employed as a maintenance mechanic at CSU for 17 years until his retirement in 1985.

In December 1996, the Messengers sold the property to its current owners, Rex and Sheila Berg. Mr. and Mrs. Berg have owned and lived in the home from that time to the present.

Architectural Description:

Excerpts from the 2009 Colorado Cultural Resource Survey, Office of Archaeology & Historic Preservation

The 719 E. 5th Street residence is considered late 19th and early 20th Century American Movements/Craftsman architectural style. It is composed of the following elements:

- A main 2½-story front gabled section
- A historic single-story hipped-roof extension to the north (rear) elevation
- A non-historic (2004) single-story, wood frame, gabled rear patio addition to the east end of the north elevation which measures 10 feet by 13 feet.
- An unpainted coursed sandstone foundation; the foundation wall above grade is penetrated by 3-light hopper windows with painted brown wood frames and surrounds.
- Walls made of brown bricks laid in running bond, and a moderately-pitched front gable roof covered with buff red color asphalt composition shingles.
- Painted light brown rafter ends and decoratively sculptured brackets exposed beneath the eaves and in the façade's upper gable end on the south elevation.
- A brown brick fireplace chimney located on the east elevation, and a metal-clad brick or stone chimney located at the north end of the roof ridge.
- A stained dark brown solid wood door, with six small upper sash lights covered by a brown metal storm door, entering the west end of the asymmetrical façade from a full-width Craftsman style front porch.
- Four carpeted wood steps with flanking sandstone knee walls leading to the porch with a carpeted wood floor, wood frame knee walls, tapered wood pedestals, square wood piers with decorative brackets, a bead board ceiling, and a shed roof.
- A large single-light fixed-pane window overlooking the front porch to the east of the entry door.
- A stained brown 18-light glass-in-wood-frame door, covered by a white metal storm door, entering the hipped roof extension near the north end of the west (side) elevation from a 4-step concrete stoop.
- A stained brown wood-paneled door, covered by a beige metal storm door, entering the house at ground level also on the west elevation.
- Windows of predominantly painted brown wood frames and sandstone lugsills. Two 1/1 double-hung sash windows penetrating the façade's second story wall, and a small 15-light window penetrating the façade's upper gable end. Windows on the side and rear elevations include 10/1 and 24/1 double-hung sashes.

III. PHOTOGRAPHS



Figure 1: Southeast Corner



Figure 2: Southwest Corner



Figure 3: Garage South (Front) Elevation



Figure 4: North (Rear) Elevation

IV. FINDINGS AND ANALYSIS

Determination of Significance and Integrity

It is the Historic Preservation Commission's charge to review nomination applications for conformance with the established criteria for designation and with the purposes of the historic preservation ordinance. The Commission must determine if a nominated property has both the significance and the integrity to be designated as a Loveland Historic Landmark.

Significance

Significance should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or **what** is significant about a resource, and its “period of significance” which answers the question of **when** a resource was significant.

This house is architecturally significant for its early Craftsman style architectural characteristics, and for the fine craftsmanship shown in its brick masonry construction. Representative Craftsman style elements include the widely-overhanging eaves with exposed rafters and decorative brackets, and the nearly full-width Craftsman style front porch with tapered wood pedestals and decorative brackets. The property is historically significant for its association with Loveland's residential development, dating from 1909, the year of its construction. The house is also historically significant for its association with its original owner Delano F. Scott, a banker and businessman and a prominent member of the Loveland community. Due to a modest loss of integrity, this property may not qualify for individual listing in the National Register of Historic Places; however it does qualify for local landmark designation by the City of Loveland, and it may be considered an excellent candidate for the State Register of Historic Properties.

Integrity

Integrity refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

According to the 2009 Loveland Historic Survey prepared by Cultural Resource Historians, this property displays an overall high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. A 2004 rear patio addition is the only notable exterior alteration to the historic dwelling. The property's integrity of setting was diminished when the historic garage was moved next door to 715 5th Street in the 1970s. This property's extant garage was constructed in the 1970s, and thus would be regarded as a non-contributing resource.

Eligibility

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Scott House satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register Landmark:

- a.) Architectural
 - 1. Exemplifies specific elements of an architectural style or period.
 - 2. Demonstrates superior craftsmanship or high artistic value.
 - 3. Represents an innovation in construction, materials, or design
- b.) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- c.) Geographic/Environmental
 - 1. Enhances sense of identity of the community.

Given available information for the property at 719 East 5th Street, staff has determined that the Scott House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility.

V. STAFF RECOMMENDATION

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

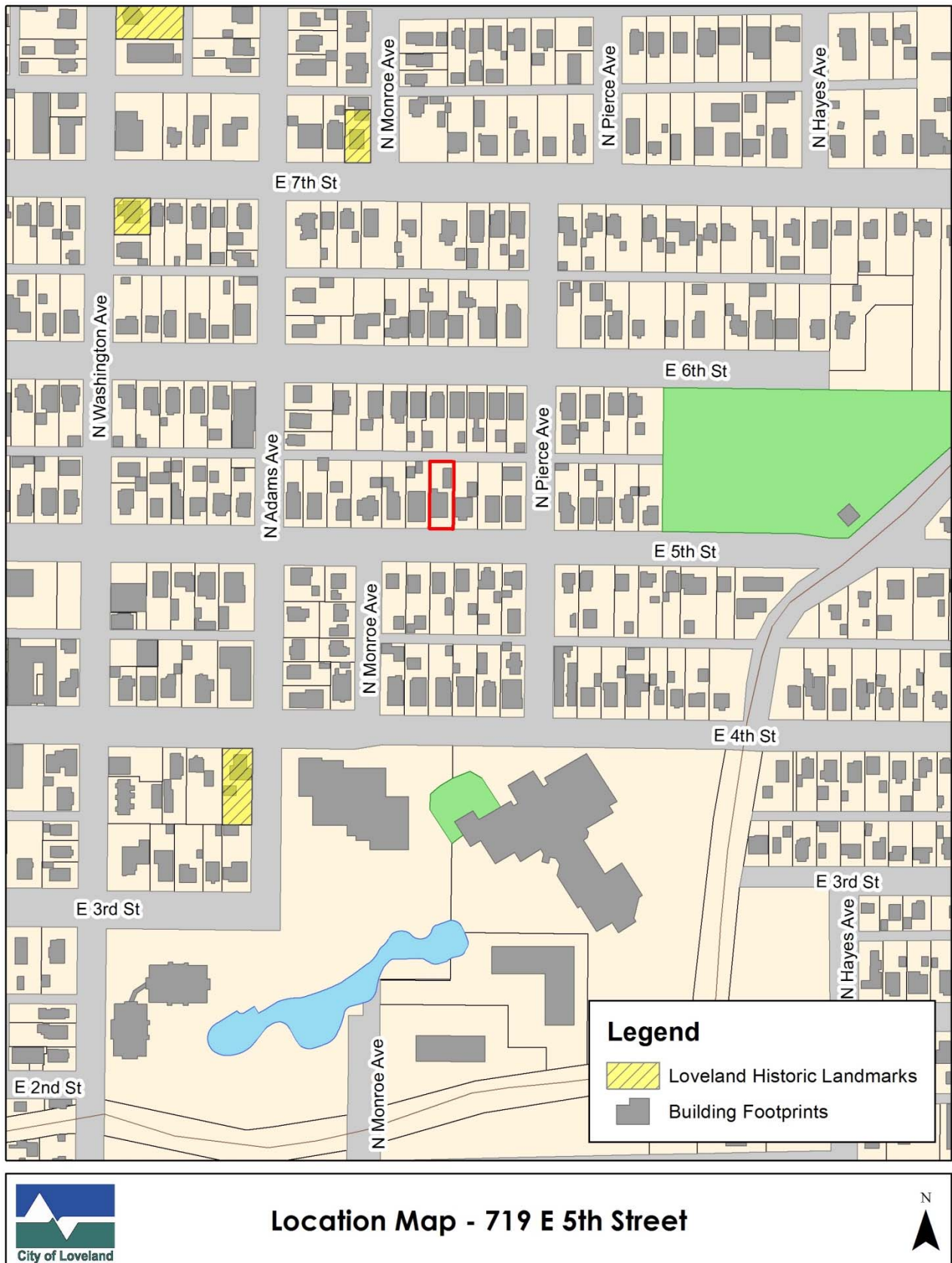
Move to make the findings listed in Section IV of the Historic Preservation Commission staff report dated June 16, 2014 stating that the Scott House meets the criteria for designation.

Options

Section 15.56.030.D (4) provides the following options for commission action on an application for nomination:

- 1. Recommend approval
- 2. Recommend approval with modifications
- 3. Recommend disapproval

Attachment A



**Sheila and Rex Berg
719 East 5th Street
Loveland. CO 80537**

Ms Bethany Clark, City Planner I
500 East 3rd Street, Suite 310
Loveland, CO 80537

RE: Application for Inclusion

Dear Ms. Clark,

Application for including our historic home at 719 East 5th Street is attached. A cultural resource survey dated September 20, 2009 was completed and filed with the city. The report was prepared by Carl and Karen McWilliams. Since the report was completed, no significant changes have been made to the exterior of the home.

The home has been well cared for and we continue to maintain it to preserve the original construction. The resource survey provides a very detailed description of the exterior of the home. The interior is just as grand as the exterior. Some of the impressive features include box wood ceiling beams, ornate light fixtures, original hardwood flooring, egg and dart crown molding, six-panel pocket doors, cherry wood custom kitchen cabinetry, and many built in glass-fronted cabinets.

Please contact either Rex or me if there are questions. We look forward to our home becoming one of Loveland's officially recognized historic homes. Thank you for your assistance.

Regards,


Sheila A. Berg 5/6/2014

Application

Historic Landmark Nomination

LOVELAND HISTORIC LANDMARK NOMINATION – Application

1. NAME OF PROPERTY

Historic Name: Scott HouseCurrent Name: Scott House

2. LOCATION

Address: 719 East Fifth Street

Legal Description (attach additional sheets if necessary): _____

3. OWNER INFORMATION

Name: Sheila and Rex Berg, Jr.Street Address: 719 East Fifth StreetCity: LovelandState: COZip: 80537Phone: 970-667-8683Email (optional): Sheeah@g.com

4. APPLICANT

☒ Property Owner☐ City Council (attach meeting minutes initiating action)☐ Commission Designees (pursuant to 15.56.170)☐ Historic Preservation Commission (attach meeting minutes initiating action)

5. PROPOSED LANDMARK INFORMATION

See Architectural Inventory Form IV, #25-30Construction Date: 1909Source of Information: Property Abstract / Larimer County Recorder Book 255, Page 450Architect/Builder: UnknownSource of Information: Property Abstract / Larimer County Recorder Book 255, Page 450Original Owner: Delano Fulton ScottSource of Information: Loveland City Directory; Ft. Collins Weekly Courier, September 15, 1909, p. 11Building Materials: BrickIs the structure on its original site? ☒ Yes ☐ No

If No, Date moved: _____



City of Loveland

500 East 3rd Street, Suite 310

Loveland, CO 80537

970-962-2525

www.cityofloveland.org/historicpreservation

Application

Historic Landmark Nomination

Original Use: Domestic/Single DwellingPresent Use: Single DwellingArchitectural Style: Late 19th and early 20th Century American Movements/Craftsman Style
including widely overhanging eaves, exposed rafters, decorative brackets and a full width front porch.

6. SIGNIFICANCE

To qualify as a Loveland Historic Landmark, a property must be at least 50 years old and meet at least one criterion below. The property must also have historic and physical integrity. Please identify which criterion you believe the property qualifies under. **You must provide a statement explaining how the structure meets the criterion and therefore qualifies as a Loveland Historic Landmark.**

Architectural

- ☒ Exemplifies specific elements of an architectural style or period. (See Architectural Inventory Form, #29, IV. dated, July 12, 2010)
- ☐ Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- ☒ Demonstrates superior craftsmanship or high artistic value.
- ☒ Represents an innovation in construction, materials, or design.
- ☒ Represents a built environment of a group of people in an era of history.
- ☒ Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- ☐ Is a significant historic remodel.

Social/Cultural

- ☐ Is a site of an historic event that had an effect upon society. (See Architectural Inventory, V. #31)
- ☒ Exemplifies the cultural, political, economic, or social heritage of the community.
- ☒ Is associated with a notable person(s) or the work of a notable person(s). Delano Fulton Scott, a banker and businessman, was the son of Fulton N.B. Scott and Ella Osborn. Delano was born in, June 1879.
- ☒ Enhances sense of identity of the community. (See Architectural Inventory, V. #35.)
- ☐ Is an established and familiar natural setting or visual feature of the community.

Statement of Significance: (attach additional sheets, if necessary)

The house represents master craftsmanship and has been maintained to preserve the original construction both in the interior and exterior.



Application

Historic Landmark Nomination

7. ARCHITECTURAL DESCRIPTION

Please provide a narrative describing the architectural characteristics of the property using the following guides:

- Describe the structure and its surroundings. Include building size, shape, number of stories, materials, etc.
- Describe any major architectural features, uncommon or unique design features, ancillary structures, and important landscape or site features. Describe interior spaces with extraordinary design features, if desired.
- Describe character-defining features that comprise the appearance of the structure.
- Describe the structure's location and setting, including physical context and relationship to the neighborhood and other historic structures.
- Describe major alterations to the exterior of the structure and the dates of each alteration, if known.
- Include a statement describing how the building conveys its historic integrity. For example, does it retain its original location, design, materials, workmanship, setting, historic associations and feelings?

Architectural Description: (attach additional sheets if necessary)

See Architectural Inventory Form, III, #14 thru #24.

8. HISTORICAL DESCRIPTION

Please provide a narrative describing the property's history using the following guides:

- Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.
- Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.

Historical Description: (attach additional sheets if necessary)

See Architectural Inventory Form, V, #31-35.

1) Dilano F. Scott, son of businessman, banker, County Commissioner, and Ella Osborn, daughter of Judge and Mrs W.B. Osborn.

2) Dr. James W. Craig, Loveland Physician

3) Sarah Creswell, leased home to Frank Hart owner of 4th Street Furniture Store

4) Dr. Max Lentner, Veterinarian; inspector with Loveland Meat Packer Loren messengers, CM enterprises (chinchilla business in partnership with Rolin F. Clark.

5) Sheila & Rex Berg



500 East 3rd Street, Suite 310
Loveland, CO 80537
970-962-2525

www.cityofloveland.org/historicpreservation

9. PHOTOGRAPHS

Attach 5x7 or larger color photographs* showing each elevation of each building and structure on the property. Include photographs that depict important features or details. If available, attach copies of historic photographs of the structure.

* Computer printouts on standard printer paper will not be accepted. Applicant may provide a CD or flash drive with digital images (750 pixels x 1050 pixels minimum) in .jpg or .tiff format, in lieu of providing photo prints

10. RESOURCES

Provide a list of research sources used in compiling this application. (attach additional sheets if necessary)

Loveland Historic Resources Survey dated 9/20/2009
Property Abstract for 719 East 5th Street

See Architectural Inventory Form, V, #36 for
complete list of sources information

11. AGREEMENT

The Property Owner, by signature below and submittal of this application, acknowledges and agrees that if the Property is designated as a historic landmark, the Property will be subject to the provisions of Chapter 15.56 of the Loveland Municipal Code, as they may be amended from time to time by action of the Loveland City Council. The provisions of Chapter 15.56 of the Loveland Municipal Code are available to the Property Owner at <http://www.cityofloveland.org/historicpreservation> and currently include, among other provisions:

- Requirements for maintenance of a historic landmark as set forth in Code Section 15.56.150; and
- Requirements that any proposed alteration, relocation or demolition of a designated historic landmark is subject to approval, which may include application, public notice and hearing, and decision by the Historic Preservation Commission and/or City Council, prior to undertaking such actions, as more fully set forth in Code Sections 15.56.60-.80, 15.56.110-.140 and 15.56.170; and
- Remedies for violation as set forth in Code Section 15.56.090, including but not limited to provisions that moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location, and that altering a designated landmark without an approved landmark alteration certificate will result in a one year moratorium on all building permits for the property.

Further, the Property Owner authorizes the recording of any Ordinance designating the Property as a historic landmark in the real property records of the Larimer County Clerk and Recorder and agrees to disclose to any purchaser of the Property the designation of the Property as a historic landmark subject to the benefits and obligations of Chapter 15.56 of the Loveland Municipal Code.

Signature of Property/Site Owner(s):

Sheila A. Berg

Date:

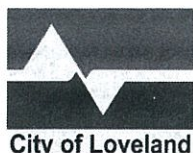
May 5, 2014

The Property Owner has read and agrees with all that is contained in Section 15.56.090 of the Loveland Municipal Code and understands all the benefits and obligations of said code. The Property owner specifically understands and agrees that once the property is a designated landmark, any proposed alterations must receive an approved Landmark Alteration Certificate prior to construction. The Property owner also understands and agrees that unauthorized alterations will result in a one-year moratorium on all permits for the property and may result in rescission of the landmark designation, and moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location. Additionally, the Property owner will disclose to future owners of the property all the benefits and obligations of Section 15.56.090 of the Loveland Municipal Code.

Signature of Property/Site Owner(s):

Sheila A. Berg

Date:

May 5, 2014

719 E. 5th Street

5LR.5661

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5LR.5661** Parcel number(s): **9513414017**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Scott House; Craig House; Lentner House**
6. Current Building Name: **Berg House**
7. Building Address: **719 E. 5th Street**
8. Owner Name: **Rex A. Berg and Sheila A. Berg**
Owner Address: **719 E. 5th Street**
Loveland, CO 80537



- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Eligible |

Architectural Inventory Form

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of Section 13
10. UTM reference (Datum: NAD83)
 Zone: **13** **494228 mE** **4471786 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **Lots 17 and 18, Block 2**
 Addition: **Gifford-Goss Addition** Year of addition: **1906**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 50½ feet x Width: 33 feet**
16. Number of stories: **2½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gable Roof/ Front Gable Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
The handsome residence at 719 E. 5th Street is composed of the following elements: a main 2½-story front gabled section which measures 28½ feet N-S (deep) by 28 feet E-W (across); a historic single-story hipped-roof extension to the north (rear) elevation which measures 12 feet N-S by 26½ feet E-W; a non-historic (2004) single-story, wood frame, gabled rear patio addition to the east end of the north elevation which measures 10 feet N-S by 13 feet E-W. The house is supported by an unpainted coursed sandstone foundation, and the foundation wall above grade is penetrated by 3-light hopper windows with painted brown wood frames and surrounds. The house's walls are made of brown bricks laid in running bond, and its roof is a moderately-pitched front gable covered with buff red color asphalt composition shingles. Painted light brown rafter ends and decoratively sculptured brackets are exposed beneath the eaves. Decoratively sculptured brackets also appear in the façade's upper gable end on the south elevation. A brown brick fireplace chimney is located on the east elevation, while a metal-clad brick or stone chimney is located at the north end of the roof ridge. A stained dark brown solid wood door, with six small upper sash lights and covered by a brown metal storm door, enters the west end of the asymmetrical façade from a full-width Craftsman style front porch. This porch measures 8 feet N-S by 23 feet E-W, is approached by four carpeted wood steps with flanking sandstone knee walls, and features a carpeted wood floor, wood frame knee walls, tapered wood pedestals, square wood piers with decorative brackets, a bead board ceiling, and a shed roof. A large single-light fixed-pane window overlooks the front porch to the east of the entry door. A stained brown 18-light glass-in-wood-frame door, covered by a white metal storm door, enters the hipped roof extension near the north end of the west (side) elevation from a 4-step concrete

Architectural Inventory Form

stoop. A stained brown wood-paneled door, covered by a beige metal storm door, enters the house at ground level also on the west elevation. The home's windows predominantly feature painted brown wood frames and sandstone lugsills. Two 1/1 double-hung sash windows penetrate the façade's second story wall, while a small 15-light window penetrates the façade's upper gable end. Windows on the side and rear elevations include 10/1 and 24/1 double-hung sashes.

22. Architectural style: **Late 19th and Early 20th Century American Movements/Craftsman**
 Building type: **N/A**

23. Landscape or special setting features:

This well-maintained property is located on the north side of East 5th Street in the block between Monroe and Pierce Avenues. A planted grass front yard and a narrow side yard to the west are nicely landscaped with low plants and shrubs along the house's perimeter. A concrete driveway extends from the curb along the east side of the house. A narrow grass strip is located between the public sidewalk and the curb. The backyard is enclosed by a wood privacy fence.

24. Associated buildings, features or objects:

Garage

A wood frame garage which measures 40 feet N-S by 16 feet E-W is located northeast of the house. This utilitarian building is supported by a concrete slab foundation and floor, and its exterior walls are clad with painted beige horizontal weatherboard siding with painted chocolate brown 1" by 4" corner boards. The garage is covered by a low-pitched front gable roof, with buff red color asphalt composition shingles and with painted beige rafter ends exposed beneath the eaves. Painted beige rollaway garage doors are located on the north and south elevations. A single entry door, covered by a wood screen door, is located on the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1909**
 Source of information: **Property Abstract/ Larimer County Clerk and Recorder Book 255, Page 450; Loveland city directories; Fort Collins Weekly Courier, September 15, 1909, p. 11**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Delano F. Scott**
 Source of information: **Property Abstract/ Larimer County Clerk and Recorder Book 255, Page 450; Loveland city directories; Fort Collins Weekly Courier, September 15, 1909, p. 11**

Architectural Inventory Form

29. Construction history:

Larimer County Assessor records list 1898 as this house's year of construction; however, the property's abstract, Loveland city directories, and a September 15, 1909 article in the *Fort Collins Weekly Courier* provide compelling evidence that the house was actually built in 1909. As originally built, the 2½ story brick, front gabled, residence measured 28½ feet N-S (deep) by 28 feet E-W (across), with a nearly full-width, 8 feet N-S by 26 feet E-W, Craftsman style front porch. Sanborn Insurance maps indicate that a single-story, brick, hipped-roof addition to the north (rear) elevation, which measures 12 feet N-S by 26½ feet E-W, was constructed between 1927 and 1937. A single-story, wood frame, gabled rear patio addition to the east end of the north elevation, which measures 10 feet N-S by 13 feet E-W, was constructed by Champion Windows in 2004. Sanborn Insurance maps also show that a single-stall garage was built just northeast of the house sometime prior to 1927. In the 1970s, that garage was moved next door behind the house at 715 E. 5th Street. This property's extant garage was constructed in the 1970s.

30. Original location: ☒ Moved: _____ Date of move(s): _____

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(s): Single family residence

35. Historical background:

This handsome residence at 719 E. 5th Street was built in 1909 and from that time until July of 1923 it was home to the Delano F. and Alice Scott family. Delano Fulton Scott was the son of Fulton N. B. Scott, a successful Larimer County businessman and politician. A native of Pennsylvania, where he was born on December 19, 1841, F.N.B. Scott arrived in Fort Collins in 1873. He took up the trade of blacksmithing, and proved to have a knack for business. He went into farming and, in partnership with A.A. Ferguson, Scott established a hardware store in Loveland. The firm, known as the Ferguson-Scott Hardware, specialized in farm machinery and implements. F.N.B. Scott was elected Larimer County Commissioner, served as a member of the Fort Collins City Council, and was director of the First National Bank of Fort Collins as well as the National Bank of Loveland. F.N.B. Scott was married twice. His first wife was Miss Emma Flemming. His second wife was Ella (Mrs. R. T. Lown), daughter of Judge and Mrs. W.B. Osborn of Loveland. To this second marriage, Delano Fulton Scott was born, in June, 1879.

Delano Scott was raised in Loveland and assisted his father in the hardware and banking businesses. In 1899 he moved to Walden for a brief time, staying with his sister Guertha and brother-in-law J.B. Beals. There he was engaged in the family's mercantile business, receiving valuable practical experience in commerce. By 1901 young Delano was attending college in Fort Collins. He then returned to Loveland and was soon employed as bookkeeper for the Bank of Loveland. On August 14, 1907, the *Fort Collins Weekly Courier* announced Delano's promotion from bookkeeper to assistant cashier.

On September 2, 1909, Delano Fulton Scott was joined in marriage to Miss Alice Fisher Eldred, a Loveland schoolteacher. The wedding, which took place at the home of the bride's parents in Los Angeles, was reportedly

Architectural Inventory Form

"...anticipated somewhat by the friends living in Loveland." Upon their return to Loveland around the 1st of November, the Courier reported that "the couple will reside in a new residence, which has been handsomely furnished for them." (Deed and abstract records document that Mr. and Mrs. Scotts' new home was here at 719 E. 5th Street (Book 255, Page 450)).

The Scotts remained in this home until July of 1923 when they sold the property to Bertha Jacob Craig. The home's next owners, thus, were Bertha and her husband Dr. James W. Craig, a Loveland physician. A general practitioner, James Craig was born and raised in Pennsylvania. Following medical school, by 1910 he had established a practice in Weld County. The 1910 Federal Census finds Dr. Craig, his wife of two years, Ruby, and their young daughter, Marion, living in Ault. The couple soon relocated to Loveland. Sadly, on April 3, 1913, Ruby Craig passed away, following an operation at Denver's Park Avenue Hospital. Left behind to grieve were her husband, two children, and her parents, who lived in Denver. The children's grandparents took over their care, enabling Dr. Craig to return to work in Loveland. In 1920 he was one of five roomers living in the Loveland home of Madren M. and Emma E. Barley. A fellow doctor, Madren Barley was also a general practitioner. Dr. Craig and Bertha Jacobs were married in the early 1920s, and in July of 1923 they moved into this home at 719 E. Fifth Street. Also living in the home were Craig's two children, Marion M. and Robert P., both students.

The Craig family resided here until August of 1937 when they sold the property to its next owner, Sarah Boyd Creswell. The widow of Hugh Creswell, Sarah owned the property until April of 1944; however, city directories indicate that during the late 1930s she leased the property to Frank W. and Tressie Hart. Mr. and Mrs. Hart resided in the home with their daughter Helen, a student in the local schools. Frank Hart was the owner of a furniture store, located on Fourth Street. City directories indicate that Sarah Creswell and her daughter Barbara owned and lived here in the early 1940s. Prior to purchasing this home in 1937, Sarah Creswell had previously lived at 431 Grant Avenue.

In April of 1944, this property was purchased by Dr. Max Lentner and his wife Mary. The Lentners had recently moved to Loveland from Superior, Nebraska. Dr. Lentner, a veterinarian, had left his private practice of thirty-four years, and moved to Loveland to be close to family. His brother, Elton E. Lentner, lived at 925 W. Seventh Street. Dr. Lentner was born in Ottumwa, Iowa, on February 28, 1888. He married Mary Vakoc in Center, Nebraska, on October 7, 1914. Mary Ann Vakoc was born January 29, 1895, in Verdigre, Nebraska, the daughter of Joseph and Mary Jedlicka Vakoc. She worked as an elementary school teacher in Nebraska. The couple had two daughters, Sybil and Virginia. In Loveland, Dr. Lentner took a position as inspector with the Loveland Meat Packing Company. The couple remained in this home through the end of the 1960s, before moving to 533 E. Fourth Street. Max Lentner passed away on June 5, 1974, following a lengthy illness. He was 86. Mary Lentner lived to be 94. She died on October 30, 1989.

In May of 1970, Dr. and Mrs. Lentner sold the property to Loren and Caroline Messenger. Loren Messenger was born July 19, 1919, on the Midway Ranch near Cozad, Nebraska. His parents were Cary Judson and Clara Anna Messenger. Loren graduated from Eustis, Nebraska High School at the age of sixteen and joined the Army Air Corp in 1941. Following service in the Pacific Theater during World War II, Loren was stationed at March Field in Riverside, California. On December 19, 1946, he married Caroline Buckingham in the St. Cecelia Chapel of the Mission Inn, in Riverside. Following his discharge from the Air Force in 1947, Loren and Caroline returned to Nebraska, where they turned to ranching. The couple raised Black Angus cattle. In 1963, the Messenger family, which included sons Roger, Tyler, and Barry, and daughter Karolee, moved to Loveland. Here, Loren established

Architectural Inventory Form

a chinchilla raising business, while Carolyn supplemented the family's income with employment at Duff's a ladies ready to wear clothing store located at 313 E. Fourth Street. By 1969, Mr. Messenger and his business partner Rolin F. Clark had incorporated the chinchilla venture as CM Enterprises. Messenger received several awards and recognitions for his top quality fur pelts which were sold to New York furriers. After selling the business, Loren raised hydroponic tomatoes in greenhouses he built below Derby Hill, then was employed as a maintenance mechanic at Colorado State University, a position he held for 17 years until his retirement in 1985. Carolyn was also employed for a time by the University. A history buff, Messenger also enjoyed Big Band era music, dancing, and travel. In December 1996 the Messengers sold the property to its current owners, Rex and Sheila Berg. Mr. and Mrs. Berg have owned and lived in the home from that time to the present (September 2009).

36. Sources of information:

Building permit files, on file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Property Abstract for 719 E. 5th Street (Lots 17 and 18, Block 2, Gifford-Goss Addition), provided by the property owners.

Sanborn Insurance maps.

"Delano Fulton Scott and Miss Alice Fisher Eldred." (marriage announcement) *Fort Collins Weekly Courier*, September 15, 1909, p. 11.

"Mrs. J.W. Craig Dies in Denver." *Loveland Daily Herald*, April 3, 1915, p. 1.

"Dr. Max Lentner." (obituary) *Loveland Daily Reporter Herald*, June 6, 1974.

"The Messengers." (50th wedding anniversary) *Loveland Daily Reporter Herald*, January 7, 1977, p. A7.

"Mary A. Lentner." (obituary) *Loveland Daily Reporter Herald*, November 1, 1989, p. 6.

"Loren L. Messenger." (obituary) *Loveland Daily Reporter Herald*, May 25, 2005. p. B3.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

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.

Architectural Inventory Form

Loveland Standards for Designation:

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | Architectural | Demonstrates superior craftsmanship or high artistic value |
| <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | Social/cultural | Exemplifies the cultural, political, economic, or social heritage of the community |
| <input checked="" type="checkbox"/> | Social/cultural | Is associated with a notable person(s) or the work of a notable person(s) |
| <input checked="" type="checkbox"/> | 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: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local: ☒

42. Statement of significance:

This house is architecturally significant for its early Craftsman style architectural characteristics, and for the fine craftsmanship shown in its brick masonry construction. Representative Craftsman style elements include the widely-overhanging eaves with exposed rafters and decorative brackets, and the nearly full-width Craftsman style front porch with tapered wood pedestals and decorative brackets. The property is historically significant for its association with Loveland's residential development, dating from 1909, the year of its construction. The house is also historically significant for its association with its original owner Delano F. Scott, a banker and businessman and a prominent member of the Loveland community. Due to a modest loss of integrity, this property may not qualify for individual listing in the National Register of Historic Places; however it does qualify for local landmark designation by the City of Loveland, and it may be considered an excellent candidate for the State Register of Historic Properties.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. A 2004 rear patio addition is the only notable exterior alteration to the historic dwelling. The property's integrity of setting was diminished when the historic garage was moved next door to 715 5th Street in the 1970s. This property's extant garage was constructed in the 1970s, and thus would be regarded as a non-contributing resource.

Architectural Inventory Form

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes ☒ No

Discuss: **Historic residential properties in this neighborhood east of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.**

If there is National Register district potential, is this building: Contributing ☒ Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A: ☒

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #1, Images 1-6	CDs filed at:	City of Loveland
48. Report title:	Historic Loveland Residences Cultural Resource Survey		Community and Strategic Planning Department
49. Date(s):	09/20/2009		500 E. Third Street
50. Recorder(s):	Carl McWilliams Karen McWilliams		Loveland, CO 80537
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

