

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**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.6395** Parcel number(s): **9514431012**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Ray House; Hauseman House**
6. Current Building Name: **Kinkade House**
7. Building Address: **524 N Harrison Avenue**
8. Owner Name: **Alyson Kinkade**
Owner Organization:
Owner Address: **524 Harrison Ave**
Loveland, CO 80537



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
SE ¼ of SW ¼ of NE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493182 mE** **4471587 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **North 50 FT. of South 100 FT. of Lot 1, and North 50 Ft. of South 100 FT. of West 25 FT. of Lot 2, Block 3**
 Addition: **Kilburns West Side Addition** Year of addition: **1883**
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): **Rectangular Plan**
15. Dimensions in feet: **Length: 41 feet x Width: 29 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
Built in the early 1930s, this single-story English-Norman Cottage style house measures 29' N-S (across) by 41' E-W (deep) It is supported by concrete foundation, hidden behind wire-cut red brick walls, laid inn running bond, which extend to grade. Painted grey stucco, with false half-timbering, appears in the upper gable ends. The dwelling is covered by a steeply-pitched cross gable roof, covered with black asphalt shingles, and with closed eaves. The home's windows are primarily 1/1 double-hung sash, with painted white wood frames, and red brick rowlock sills. A stained natural brown 12-light glass-in-wood-frame door enters the façade (west elevation) from a 4-step concrete front porch, which is covered by the swept gable end of the house's intersecting front gable. The porch features a high brick wall and a short pillar which support the eave of the swept gable roof.
22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**
 Building type:
23. Landscape or special setting features: **This well-maintained property is located on the east side of Harrison Avenue in the block between W. 5th and W. 6th Streets. The house is surrounded by a planted grass lawn, with well-cared for mature landscaping. A planted grass strip is located between the front sidewalk and the street.**

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24. Associated buildings, features or objects:

Garage

A garage, which measures 20' N-S by 20' E-W, is located northeast of the house. This garage straddles the north property line, and is shared with the house at 530 N. Harrison next door to the north. Supported by a concrete slab foundation, the garage has wire-cut red brick walls, laid in running bond, and a low-pitched front gable roof covered with asphalt composition shingles. Painted pale grey stucco appears in the upper gable ends. Two fiberglass roll-away garage doors open onto a concrete driveway on the west elevation. This driveway extends between the two houses to Harrison Avenue. A shed-roofed extension, built onto the north elevation, is accessed by a painted red wood-paneled door which enters the west elevation to the north of the garage doors.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1932**
Source of information: **Loveland city directories; Larimer County Residential Property Record Card; Sanborn Insurance maps.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder: **Unknown**
Source of information: **N/A**
28. Original owner: **William T. and Ida Ray (possibly)**
Source of information: **Loveland city directories**
29. Construction history:
Larimer County Assessor files, Sanborn Insurance maps, and Loveland city directories all provide corroborating evidence that this house, and accompanying garage, were built in 1932. William T. and Ida Ray are listed as the original owners, in the directories; however whether or not they actually owned the property has not been determined. There have been no additions to the original dwelling.
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**

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35. Historical background:

Built in 1932, this English-Norman Cottage style house was owned and occupied by several families through the early 1950s. William T. Ray (a meat cutter), and his wife Ida, were the home's first residents, according to Loveland city directories. The Rays, though, lived here for only a year or two, as by 1933 this was the residence of H. Dale and Willa V. Huston. Mr. Huston's occupation was listed as "clothier." The Hustons were followed as residents of this house by Clinton D. Alexander (1936), Albert M. Anderson (1938), and Phil R. and Helen Morgan (early 1940s). Phil Morgan worked as manager of the local J.C. Penney, Company store. The Morgan household also included Mrs. Effie Morgan (probably Phil Morgan's mother), who was retired. Harold C. and Beulah Ferguson, and their three daughters (Sandra Ann, Cynthia, and Beth), lived and owned here next, in the late 1940s and very early 1950s. Mr. Ferguson was employed as a teacher.

This dwelling's next residents were Reverend Francis K. Hauseman, and his wife Joyce, who lived and owned here from circa 1951 to 1963. Francis K. Hauseman was born on March 11, 1914, in Pottstown, Pennsylvania, the son of Tilghman and Fannie (Kulp) Hauseman. He successively graduated from Pottstown High School, Ursinus College in Collegeville, Pennsylvania, and from the Colgate-Rochester Divinity School, before moving to Spencerport, New York. Rev. and Mrs. Hauseman moved to Loveland in September of 1950, and moved into this house a short time later. In Loveland, Rev. Hauseman served as minister of the First Baptist Church for many years. Rev. Hauseman passed away suddenly, after suffering a heart attack, on May 15, 1978, at the age of 64. Joyce Hauseman, his widow, died in April 1999. They were survived by a son, D. Brent Hauseman, and a daughter, Barbara (Johnston).

More recent owners and residents of this house include: Horace C. Haight (mid-1960s); Jack and Sharon Wilson (late 1960s and early 1970s); and Vesta E. Dilts, a widow, who lived here during her retirement years, circa 1973-1994. Born in Shenandoah, Iowa, on December 19, 1903, Vesta was the daughter of Jasper Emery Holmes and Frances (Frankes) Holmes. Vesta came west after graduating high school to teach elementary classes in a one-room schoolhouse in Wheatland, Wyoming. She taught there for a number of years, while in the summer shed attended the University of Wyoming to obtain her teaching certificate. Vesta moved to Loveland in 1930 where she subsequently worked as a substitute teacher at Washington, Lincoln, Garfield, and Truscott elementary schools. In May 1933, Vesta married Guy Dilts in Fort Collins, and they subsequently reared a family of two sons - Larry Eugene and Roger Winston. At the age of 55, after her boys were raised, Vesta enrolled at the University of Northern Colorado and earned a bachelor's degree in Elementary Education. She then continued to teach until her retirement in 1970. Vesta passed away in November 1994, at the age of 90. Her husband, Guy Dilts, had passed away many years earlier, in October 1964. Residents and owners of this property in the late 1990s and early 2000s include S.L. Fisher, E.L. Oney, and Alyson Kinkade.

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.

Sanborn Insurance Maps, August 1927, July 1937.

"Hauseman Dies at 64." (Francis K. Hauseman obituary) *Loveland Daily Reporter Herald*, May 16, 1978, p. 1.

"Hauseman." (Joyce Hauseman obituary) *Loveland Daily Reporter Herald*, April 7, 1999, p. A-8.

"Vesta E. Dilts." (obituary) *Loveland Daily Reporter Herald*, November 11, 1994, p. A-12.

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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.

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 |
| | 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 |
| | 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: ☒

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42. Statement of significance:

This house is architecturally significant for its English-Norman Cottage style of architecture, and for the fine craftsmanship shown in its brick masonry construction. The property is also historically significant for its association with Loveland's residential development, from the time of its construction through the mid-1950s. The property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, should be considered eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays a 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. There have been no additions, and no notable exterior alterations, to either the house or garage.

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 the neighborhood west 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 #4, Images 62-65	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	01/14/08		500 E. Third Street
50. Recorder(s):	Carl McWilliams		Loveland, CO 80537
	Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court		
	Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map





