

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.6396** Parcel number(s): **9514431011**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic Building Name: **Gasser House; Bowman House; Smith House**
6. Current Building Name: **Kantola House**
7. Building Address: **530 N Harrison Avenue**
8. Owner Name: **Eleanor Kantola and Leone C. Person, Trustees**
Owner Organization:
Owner Address: **530 Harrison Ave**
Loveland, CO 80537



44. National Register eligibility field assessment:
Local landmark eligibility field assessment:

Not Eligible
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** **4471602 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **North 50 FT. of Lot 1, and North 50 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: 35 feet x Width: 31 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Wood Roof/Shake Roof**
20. Special features: **Porch**
Chimney
Window/Glass Block
Fence
21. General architectural description:
The residence at 530 N. Harrison Avenue is a single-story English-Norman Cottage style dwelling. It is supported by a concrete foundation, hidden behind the brick walls, laid in running bond, which extend to grade. Cream color stucco, with painted green false half-timbering, appears in the upper gable ends. The house is covered by a distinctive clipped side gable roof, with prominent intersecting clipped gables forming over either end or the façade (west elevation). The roof is covered with wood shake shingles, and the minimally-overhanging eaves are boxed with painted green wood trim. A brick fireplace chimney is located on the façade. A single-light fixed-pane picture window penetrates the south end of the façade wall. A 1x1 horizontal sliding window penetrates the north end of the façade wall. Three 1x1 horizontal sliding windows penetrate the north elevation. A 48-light glass block window penetrates the east end of the south elevation. All of the home's windows have brick rowlock sills. A stained natural brown solid wood door, covered by a painted green wood screen door, enters the façade from a 17' by 6' hip-roofed front porch. This porch features a concrete and brick floor, a black wrought iron railing, and black wrought iron posts which support the hip porch roof. A painted green wood-paneled door, with one upper sash light, and covered by a painted green wood storm door, enters the south elevation. This entry door is covered by a molded hood with painted green bracketed wood supports.

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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 small planted grass front yard features well-cared for mature landscaping. The back yard is enclosed by a picket fence and by a wood privacy fence. A narrow grass strip is located between the front sidewalk and the street.**
24. Associated buildings, features or objects:
Garage
A garage, which measures 20' N-S by 20' E-W, is located southeast of the house. This garage straddles the south property line, and is shared with the house at 524 N. Harrison next door to the south. 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: **1935**
 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: **Rev. George W. Gasser and Anna Gasser (probably)**
 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 1935. Rev. George W. Gasser, and his wife Anna, 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. Sanborn Insurance maps and the city directories reveal that there was an earlier dwelling on this lot which was razed just prior to the construction of the extant house and garage.
30. Original location: ☒ Moved: Date of move(s):

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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 English-Norman Cottage style house was erected in 1935, replacing an earlier dwelling which had previously existed here. Reverend George W. Gasser, and his wife Anna, were this house's original residents, according to Loveland city directories. Rev. and Mrs. Gasser were both natives of Illinois, where George had been born circa 1865, and where Anna had been born circa 1866. They were married at Walnut, Illinois on June 28, 1893, and subsequently lived in the Midwest for many years where Rev. Gasser was a minister in the Evangelical church. Five children were born to the Gassers; however, three tragically preceded their parents in death. The couple moved to Loveland circa 1930, after the death of their adult daughter (Mrs. George Byas) in Chicago. They moved into this house soon thereafter, where they lived until their respective deaths in the early 1940s. Anna passed away on January 31, 1941, at the age of 75. George followed her in death in October 1942, at the age of 77.

Following Rev. and Anna Gasser, this home was next owned and occupied by William E. and Leona Myrth Bowman. The Bowmans, who were retired farmers, lived here together until William's death in May of 1957. Mrs. Bowman then continued to live here until her own death in July of 1960. She had been born on January 1, 1891 at Kokomo, Indiana, the daughter of T.V. and Mamie Addington. Leona Myrth Addington and William E. Bowman were married at Boulder, Colorado on July 1, 1937. They lived in the Estes Park vicinity for a time, before moving into this house in Loveland in late 1942.

After the passing of Leona Myrth Bowman, this house became the property of William G. and Viola L. Smith. Mr. and Mrs. Smith, who were retired, lived here together until William passed away circa 1968. Viola then continued to live here for a few more years; however, in the late 1960s (and possibly in the early 1970s), Viola was joined at this residence by Frederick L. Smith, and his wife Betty. Fred Smith worked for the Great Western Sugar Company, according to Loveland city directories.

More recent residents of this property include: Hazel M. Sennett (mid-1970s - 1980s); F.M. Edwards (early 1990s); and its current (2007) owner Eleanor Kantola.

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.

"Death Claims Mrs. Anna Gasser." *Loveland Daily Reporter Herald*, February 1, 1941, p. 1.

"Mrs. Leona Bowman Dies In Hospital." *Loveland Daily Reporter Herald*, July 30, 1960, p. 1.

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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 72-77 | 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

