

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Official eligibility determination  
(OAHP use only)  
Date \_\_\_\_\_ Initials \_\_\_\_\_  
 Determined Eligible- NR  
 Determined Not Eligible- NR  
 Determined Eligible- SR  
 Determined Not Eligible- SR  
 Need Data  
 Contributes to eligible NR District  
 Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number:	<b>5LR.14719</b>	Parcel number(s):
2. Temporary resource no.:	<b>N/A</b>	<b>9513416031</b>
3. County:	<b>Larimer</b>	
4. City:	<b>Loveland</b>	
5. Historic building name:	<b>White &amp; Blue Cottage Camp, Park View Cottage Camp</b>	
6. Current building name:	<b>Trianko Enterprises Buildings</b>	
7. Building address:	<b>803 E. 4<sup>th</sup> Street</b>	
8. Owner name and address:	<b>Trianko Enterprises Inc. P. O. Box 2904 Loveland, CO 80539</b>	



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

**Not Individually Eligible**  
**Not Individually Eligible**  
**Not Eligible**  
**Noncontributing**

**II. GEOGRAPHIC INFORMATION**

9. P.M. 6th Township 5N Range 69W  
**NE ¼ of NW ¼ of SW ¼ of SE ¼ of section 13**
10. UTM reference (NAD 27)  
Zone 13: 494358 mE 4471459 mN
11. USGS quad name: Loveland, Colorado  
Year: 1962; Photorevised 1984 Map scale: 7.5
12. Legal Description: "LOTS 31 & 32, BLK 2, YOUNIES, LOV"  
Addition: Younie's Year of Addition: 1901
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1408 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Side-Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Fence**
21. General architectural description:  
**This property consists of two relatively small apartment buildings. The center section of the east building was erected circa 1909 as a small single-family residence. The north and south ends of the east building and the entire west building were erected in 1930, as the property then became known as Smith's White & Blue Cottage Camp.**

**East Building**

This single-story wood frame building measures 82' N-S by 16' E-W. It rests on a painted brown poured concrete foundation, and its exterior walls are clad with painted brown horizontal weatherboard siding with painted white 1" x 4" corner boards. Painted burgundy square-cut wood shingles appear in the upper gable ends. The side-gabled roof is covered with brown asphalt composition shingles, and with Painted brown rafter ends, with a fascia board, exposed beneath the eaves. The center third of the building (over the original ca. 1909 dwelling) is slightly higher and is a more steeply-pitched roof than the roof forms over the (1930) north and south ends of the building. The east building consists of four rental units. Its west-facing wall contains four painted blue wood-paneled doors that enter into the units from a common concrete sidewalk between the east and west buildings. Windows are primarily one-over-one double-hung sash, with white metal frames and painted white wood surrounds. A set of paired

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one-over-one double-hung sash window in the south-facing wall also feature stained brown decorative wood shutters.

**West Building**

This single-story wood frame building measures 66' N-S by 16' E-W. It rests on a painted brown poured concrete foundation, and its exterior walls are clad with painted brown horizontal weatherboard siding with painted white 1" x 4" corner boards. Painted burgundy square-cut wood shingles appear in the upper gable ends. The roof is a moderately-pitched side gable, covered with brown asphalt composition shingles. Painted brown rafter ends, with a fascia board, are exposed beneath the eaves. The west building appears to consist of five rental units. Its east-facing wall contains five painted blue wood-paneled doors that enter into the units from a common concrete sidewalk between the east and west buildings. Two painted blue metal-paneled doors are near the north end of the west-facing wall. Windows are primarily one-over-one double-hung sash, with white metal frames and painted white wood surrounds. A set of paired one-over-one double-hung sash window in the south-facing wall also feature stained brown decorative wood shutters, and a stained brown wood flower box beneath the sills.

22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

This property is located at the northeast corner of East 4<sup>th</sup> Street and Pierce Avenue. A concrete public sidewalk parallels the curb along 4<sup>th</sup> Street. Three large deciduous trees are on the Pierce Avenue side of the property where there is no public sidewalk. A large fir or spruce tree is near the property's rear northwest corner adjacent to a gravel parking area. The two buildings are oriented north-south, with their entry doors opening onto a concrete sidewalk in-between. A planted grass lawn enclosed by an open wood fence is generally behind the buildings east of the parking lot.

24. Associated buildings, features, or objects: **N/A**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1909, 1930** Actual:  
Source of information: **Larimer County Real Estate Appraisal Cards, City of Loveland building permit files, Sanborn Insurance maps, Loveland city directories.**

26. Architect: **Unknown**  
Source of information: **N/A**

27. Builder/Contractor: **Unknown**  
Source of information: **N/A**

28. Original owner: **Unknown**  
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**The center section of the east building was erected ca. 1909 as a small single-family dwelling. In 1930, owner Erick O. Smith retrofitted the property into "Smith's White & Blue Cottage Camp," a small tourist court then located across 4<sup>th</sup> Street from Loveland's East Side Park. At approximately that time, additions were built onto the north and south ends of the existing dwelling, while an entirely new building was erected a few feet to the west. As configured at that time, the office and Smith family residence were in the (south) front section of the east building, with four small rental units in the (north) rear section. The front (south) section of the new west building consisted of four small rental units, divided by a single-stall garage. While the (north) rear section of the west building comprised an eight-stall garage or carport.**

30. Original Location: **Yes** Date of move(s): **N/A**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Multiple Dwelling**

33. Current use(s): **Domestic / Multiple Dwelling**

34. Site Type: **Buildings**

## 35. Historical background:

The small single-family dwelling that existed on this property from circa 1909 to 1930 was home to a series of relatively short-term residents. These included R. J. Heckart, a bookkeeper for a lumber company (1917), followed by W. C. Hull, a machinist, (1919), Edward Breese (1922), W. E. Campbell (1925), Carl Clarner, a laborer (1927), and George and Cecelia Rapelje (1929).

Circa 1930, the property was acquired by Erick O. Smith who added on to the existing dwelling, erected a second building, and repurposed the property as an auto court named Smith's White & Blue Cottage Camp. In 1934, Smith sold the property to Wesley J. and Ella May (Shipton) Knox who continued to operate it as the White & Blue Cottage Camp. Wesley and Ella were both natives of Hall County, Nebraska, with Wesley having been born there on December 5, 1874, and Ella May having been born on June 8, 1883. Mr. and Mrs. Knox moved to Loveland in the early 1930s, and acquired the White & Blue Cottage Camp shortly thereafter. They operated the cottage camp for about a decade, until Wesley's death which occurred on July 10, 1944. Ella May then returned to their native Nebraska where she lived until her own death on January 1, 1968. Wesley and Ella May are interred in the Knox family plot in the Ada Cemetery in Hall County, Nebraska.

Ralph G. Stickler was this property's next owner and primary resident, from circa 1944 to the late-1970s. During these years, the property was known as the Park View Cottage Camp, or as Stickler's Park View Cottages. Over time, Mr. Stickler transitioned the property from an auto court into two small apartment buildings. Mr. Stickler resided in one of the units, while renting out the other units to a variety of relatively short-term tenants. Now owned by Trianko Enterprises, the property has remained apartments to the present day.

## 36. Sources of information:

*A Guide to Historic Loveland* (Loveland Museum and Gallery, 1996).

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/> (Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5<sup>th</sup> Street, Loveland, CO.

Loveland City Directories.

*Loveland's Historic Downtown: A Guide to the Buildings* (Loveland Museum and Gallery, 2001).

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893, November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946. "Wesley J. Knox, 69, Dies Early Today After Long Illness." *Loveland Daily Reporter Herald*, July 10, 1944. 1.

**VI. SIGNIFICANCE**

37. Local landmark designation: **No** Date of designation: **N/A**  
Designating authority: **N/A**

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

## 38. A Loveland Standards for Designation

Architectural	Exemplifies specific elements of an architectural style or period
Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally
Architectural	Demonstrates superior craftsmanship or high artistic value
Architectural	Represents an innovation in construction, materials, or design
Architectural	Represents a built environment of a group of people in an era of history
Architectural	Exhibits a pattern or grouping of elements representing at least one of the above criteria
Architectural	Is a significant historic remodel
Social/cultural	Is a site of an historic event that had an effect upon society
Social/cultural	Exemplifies the cultural, political, economic, or social heritage of the community
Social/cultural	Is associated with a notable person(s) or the work of a notable person(s)
Geographic/environmental	Enhances sense of identity of the community
Geographic/environmental	Is an established and familiar natural setting or visual feature of the community

39. Area(s) of significance: **Architecture**40. Period of significance: **1930 - 1970**41. Level of significance: **Local**

## 42. Statement of significance:

**This property is historically significant for its history as an auto court beginning in the early 1930s. Known as the White & Blue Cottage Camp, and later as the Park View Cottage Camp, its early owners sought to capitalize on the property's proximity to Loveland's East Side Park, and more generally on local tourism generated by visitors to nearby Estes Park and Rocky Mountain National Park. The property's level of historical and architectural significance is not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to a loss of integrity, it is also evaluated as ineligible for local landmark designation by the City of Loveland.**

## 43. Assessment of historic physical integrity related to significance:

**This property displays less than stellar physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Little evidence remains of the original small single-family home that existed between circa 1909 and 1930. The two extant buildings are substantially changed from their original construction, with the original garages or carports fully enclosed and converted to living space. Although, it is unclear when such changes occurred, this property conveys only a minimal sense of its early history as a small auto court cottage camp.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register eligibility assessment: **Not Individually Eligible**State Register eligibility assessment: **Not Individually Eligible**

Local Landmark eligibility assessment:

45. Is there National Register district potential? **Yes**

**Discuss: Historic properties in this primarily residential neighborhood east of downtown Loveland have the potential to form a historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **Noncontributing**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1; Images 37 - 45**

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

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**

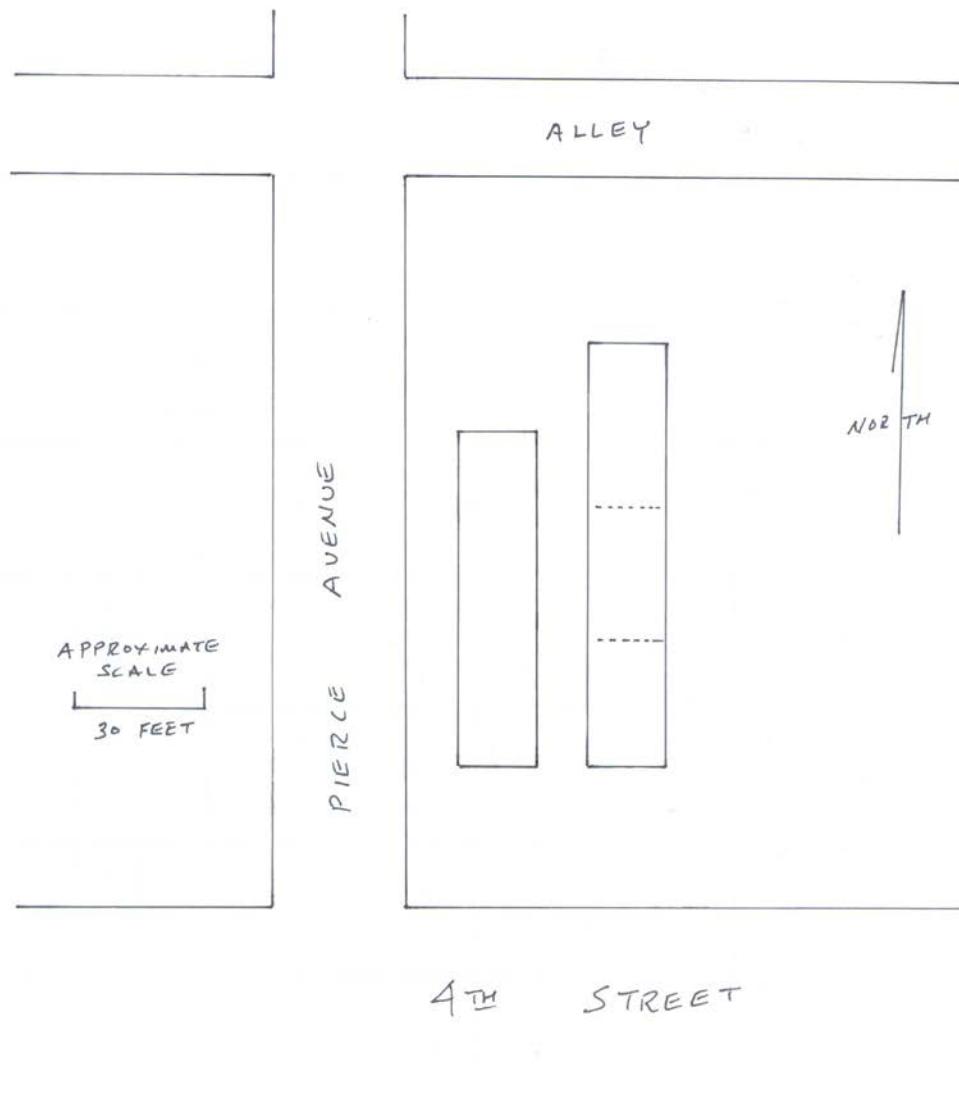
49. Date(s): **March 1, 2020**

50. Recorder(s): **Carl McWilliams**

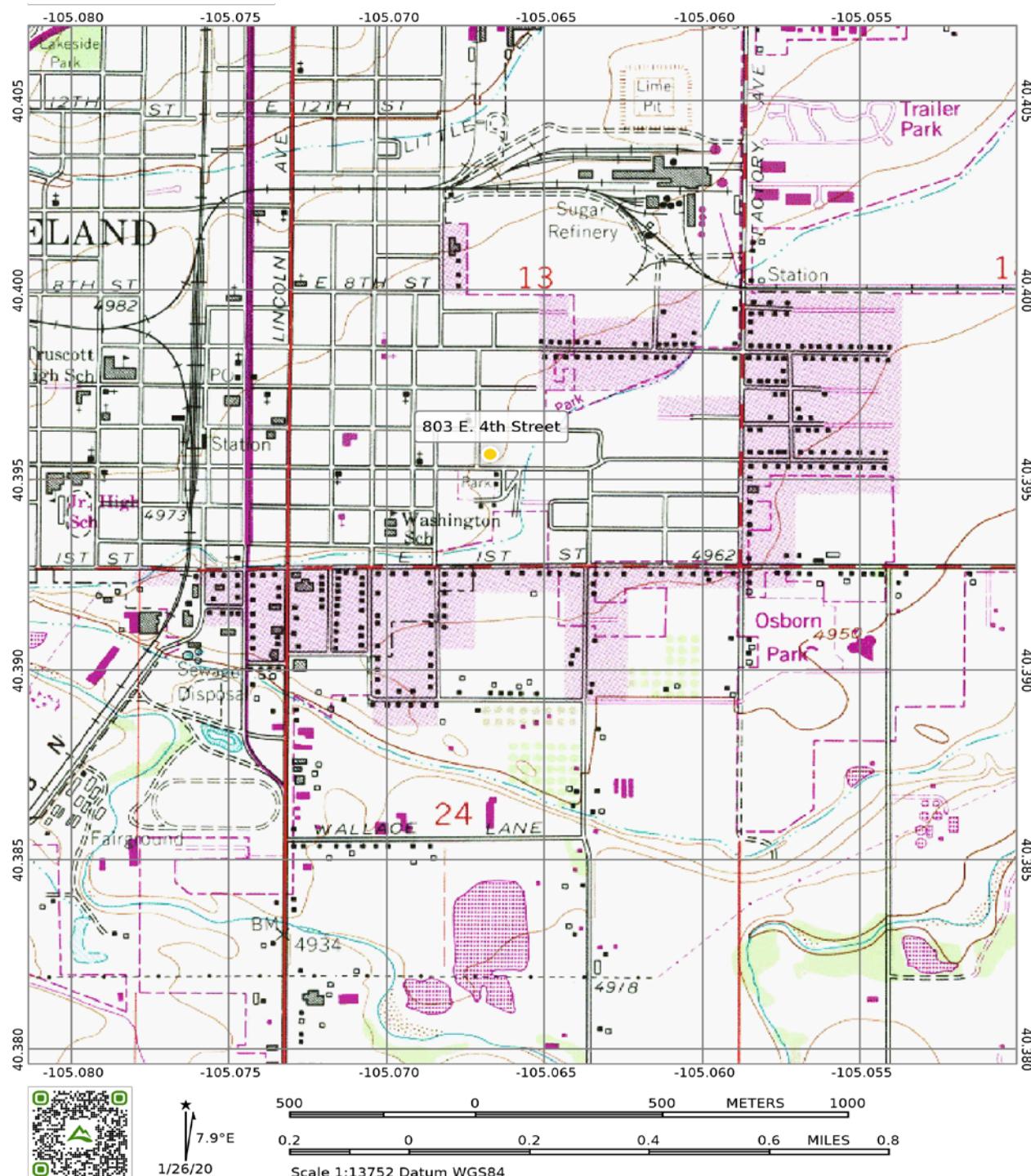
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

**Sketch Map**

## Location Map





CD 1, Image 37, View to north, of both buildings



CD 1, Image 38, View to Northwest, primarily of the south and east walls of the east building



CD 1, Image 39, View to Northeast, primarily of the south and west walls of the east building



CD 1, Image 40, View to Southeast, of the north and west walls of the east building



CD 1, Image 41, View to Southwest, of the east and north walls of the east building



CD 1, Image 42, View to Northwest, of the south and east walls of the west building



*CD 1, Image 43, View to Northeast, of the west and south walls of the west building*



*CD 1, Image 44, View to Southeast, of the north and west walls of the west building*



CD 1, Image 45, View to Southwest, of the east and north walls of the west building