

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.14726</b>	Parcel number(s):
2. Temporary resource no.:	<b>N/A</b>	<b>9513414003</b>
3. County:	<b>Larimer</b>	
4. City:	<b>Loveland</b>	
5. Historic building name:	<b>Dines House, Wallace House, Reider House</b>	
6. Current building name:	<b>Sponheim House</b>	
7. Building address:	<b>738 E. 6<sup>th</sup> Street</b>	
8. Owner name and address:	<b>Mary R. Sponheim and Harold A. Sponheim 738 E. 6<sup>th</sup> Street Loveland, CO 80537</b>	



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

**Not Individually Eligible**  
**Not Individually Eligible**  
**Eligible**  
**Contributing**

**II. GEOGRAPHIC INFORMATION**

9. P.M. 6th Township 5N Range 69W  
**SW 1/4 of SW 1/4 of NW 1/4 of SE 1/4 of section 13**

10. UTM reference (NAD 27)  
Zone 13: 494307 mE 4471650 mN

11. USGS quad name: Loveland, Colorado  
Year: 1962; Photorevised 1984 Map scale: 7.5

12. Legal Description: "W 8 1/3 FT OF LOT 2, ALL OF 3, & E 8 1/3 FT OF LOT 4, BLK 2, AMD GIFFORD GOSS ADD, LOV"  
Addition: Gifford-Goss 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.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Rectangular Plan**

15. Dimensions in feet: **1118 square feet**

16. Number of stories: **1½**

17. Primary external wall material(s): **Wood / Horizontal Siding**

18. Roof configuration: **Gabled Roof / Front Gable Roof**

19. Primary external roof material: **Asphalt Roof / Composition Roof**

20. Special features: **Porch, Fence**

21. General architectural description:  
**This Bungalow type dwelling features a basic rectangular-shaped plan that measures 51' N-S x 26' E-W. These dimensions include an open, 8' x 26', front porch. The dwelling rests on a painted dark green concrete foundation, and its exterior walls are clad with painted beige horizontal wood siding. The roof is a moderately-pitched front gable, covered with brown asphalt composition shingles. Painted white rafter ends are exposed beneath widely-overhanging eaves. Decorative painted white purlins and a ridge pole with knee braces appear in the upper gable ends, along with painted white false half-timbering.**

**The symmetrical façade faces north toward 6<sup>th</sup> Street. A stained dark brown wood-paneled door, with four vertically-oriented upper sash lights, and covered by a white metal storm door, enters the center of the façade from the full-width front porch. The porch is recessed under the north end of the house's main gable roof. Approached by three concrete steps with concrete knee walls, the porch features a tongue-in-groove wood floor, a painted white open wood railing, wood pedestals and tapered wood piers that support the porch roof. A non-historic horizontal sliding glass bypass door enters the south-facing wall from a flagstone stoop and patio. The home's windows are primarily single and paired one-**

over-one double-hung sash with painted white wood frames and surrounds, and with exterior metal storm windows. A diamond-shaped fixed-pane window penetrates the façade's upper gable end. The east-facing wall contains a slightly projecting rectangular bay, with a set of paired one-over-one double-hung sash windows.

22. Architectural style/building type: **Bungalow**
23. Landscaping or special setting features:
24. **This well-maintained property is located on the south side of the 700 block of East 6<sup>th</sup> Street in the primarily residential neighborhood east of downtown Loveland. A planted grass front yard and a side yard west of the house are unfenced. The backyard is enclosed by a wood privacy fence. A concrete driveway extends from the street curb along the east side of the house. A wide grass strip is between the public sidewalk and the street curb. A gravel driveway is behind the property to the south**

**25. Associated buildings, features, or objects:**

## Garage

A wood frame garage that measures 24' N-S x 20' E-W is near the rear southeast corner of the property. Supported by a concrete foundation, the garage's exterior walls are clad with painted green horizontal weatherboard siding with 1" x 4" corner boards. The garage roof is a moderately-pitched front gable, covered with brown asphalt composition shingles. Painted white rafter ends are exposed beneath the eaves. The north and south walls each contain a vertical wood plank horizontal sliding garage door, providing vehicular access either from 6<sup>th</sup> Street and the driveway along the west side of the house, or from the alley. A single-entry painted green wood-paneled door is at the south end of the west-facing wall. The south-facing wall contains a set of paired 4-light windows with painted white wood frames and surround.

#### IV. ARCHITECTURAL HISTORY

26. Date of Construction: Estimate: Actual: **1919**  
Source of information: **Larimer County Real Estate Appraisal Cards, 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: **Roscoe and Virginia Dines**  
Source of information: **Loveland city directories**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**The six Bungalow style dwellings at 714, 720, 726, 732, 738, and 744 E. 6<sup>th</sup> Street were all built in 1919 or 1920, presumably by the same builder. Larimer County Assessor records list 1919 as this dwelling's year of construction. City directories and Sanborn Insurance maps corroborate a circa 1920 date of construction. The property's address, 738 E. 6<sup>th</sup> Street is not listed in the 1919 Loveland directory; however, it does appear in the next available 1922 directory. The dwelling (but not the garage) is depicted on Sanborn Insurance maps published in August 1927, July 1937, and September 1946. Earlier Sanborn maps do not depict this block. Property appraisal cards dated October 1948 and May 1970 depict the garage and list 1946 as its year of construction.**

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 / Single Dwelling  
33. Current use(s): Domestic / Single Dwelling  
34. Site Type: Building

35. Historical background:

**Roscoe S. and Virginia I. Dines were this home's original owners and residents, between 1920 and the early 1930s. Roscoe and Virginia led lives that closely mirrored each other. They were both born in Shelby County, Missouri, just one day apart, in 1885, they were married on the same day in 1909 (to each other), and they both died in 1949, less than three weeks apart.**

**The son of James T. and Malinda (Mitchell) Dines, Roscoe was born in Shelby County on April 3, 1885. Born the following day, Virginia was the daughter of Thomas and Virginia (Longmire) Sparks. Mr. and Mrs. Dines moved to Loveland soon after their marriage in 1909. A son named Forrest was born in 1911, followed by another son named Frederick, in 1915. The family lived on 3<sup>rd</sup> Street for a time before moving to this house on East 6<sup>th</sup> Street in 1920. Mr. Dines enjoyed a twenty-five-year career as manager of the Loveland Milling and Elevator Company. He later co-founded and managed the Big Thompson Elevator Company until his retirement in 1947. Apart from his work, Roscoe was prominent in local civic affairs. He served two terms on the Loveland City Council, and was an active member of both the Masonic Lodge and the Lions Club. Virginia was equally active – as a member of the Current Events Club, the Methodist Church, and for participating in the Larimer County Fair where her canning exhibits routinely won prizes. Roscoe Dines passed away on September 21, 1949 at the age of 64. Virginia Died on October 8, 1949, also at age 64. They are interred in the Loveland Burial Park Cemetery.**

**Harry N. and Frieda M. Wallace were this home's next residents during the 1930s. Loveland city directories during the 1930s list Mr. Wallace's occupation as "sugar boiler" with the Great Western Sugar Company. The son of George and Nellie (Thiebolt) Wallace, Harry Nelson Wallace was born in**

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Hayes County, Nebraska on August 20, 1892. He was married to Miss Frieda Budesheim at Raton, New Mexico in 1932. Born in Denver on October 6, 1907, Frieda Marguerite Wallace was the daughter of Peter and Susanna (Reichenbach) Budesheim. Following their marriage, Mr. and Mrs. Wallace lived briefly in Brighton before moving to this house in Loveland in 1933. They had no children. Harry passed away on February 16, 1973 at the age of 74. Frieda lived to be 95 years of age. She passed away on June 20, 2003, and was interred next to her husband in the Loveland Burial Park Cemetery.

Loveland city directories indicate that this house sat vacant for a time during the late 1930s and early 1940s. It was then home to a series of relatively short-term occupants through the end of the 1960s. These included: Harold and Viola Myers (late 1940s – early 1950s), Adam and Mollie Bernhardt (late 1950s), and Henry Butler (1960s). Harold Myers worked for the state highway department, while the Bernhardts and Henry Butler were retired during their years of residency.

This house was next owned and occupied by George and Effie Reider during their retirement years, from the late 1960s until their respective deaths in 1980 and 1983. George Reider was born in Lincoln, Nebraska on November 20, 1900. He moved to Loveland with his family as a child, and was married to Effie Brunner in Loveland, on February 17, 1924. Effie was a member of the region's Germans from Russia population. The daughter of Fred and Kathrain (Kate) Brunner, Effie was born in Russia on July 5, 1905, and immigrated to America with her family in 1910. The 1920 U. S. federal census lists the Brunner family as residents and farmers in the Timnath precinct, in Larimer County.

Germans from Russia were the descendants of some twenty-seven thousand German farmers and craftsmen who emigrated to the steppes of Russia in the 1760s. In 1763, in an attempt to reform her economy, Catherine the Great issued an invitation to people of other nations to come to Russia to work as farmers. Attracted by free land, exemption from military service, religious liberty, and other privileges, German settlers established more than one hundred settlements on both sides of the Volga River.

For over a century, the Volga German colonists enjoyed their adopted land. In 1866, however, Russia began to restrict the German Russians' freedom. In increasing attempts at Russification, edicts were issued concerning the colonists' rights to educate their children in German. In 1871, young German men were drafted into the military. These actions, combined with a lessening of religious liberty, and exacerbated by a famine, led many German Russians to come to America. Excellent farmers, German Russians settled in Kansas, Nebraska, the Dakotas, in Canada's prairie provinces, and elsewhere throughout the Midwest. Many German Russians were soon drawn to Colorado by the state's burgeoning sugar beet industry. In the years following 1900, Colorado became the leading producer of sugar from beets in the United States, and Loveland could boast of having northeastern Colorado's first sugar beet factories, built in 1901. (For a detailed discussion of Germans from Russia in Larimer County see "Work Renders Life Sweet: Germans from Russia in Fort Collins, 1900 – 2000," a historic context report written by Adam Thomas for the City of Fort Collins in 2003.)

Following their marriage, Mr. and Mrs. Reider lived in Johnstown, where George worked for the Great Western Sugar Company. They later moved to Loveland where George worked for the Foster Lumber Company for many years. George Reider died on June 30, 1980 at the age of 79. Effie Reider passed away on September 6, 1998 at the age of 93. They are interred in Loveland Burial Park Cemetery.

This home's more recent residents include: Kristin Schneider (late 1980s – early 1990s), Loren Bersch and Jennifer Ward (mid-1990s to early 2000s). Larimer County Assessor records indicate that Harold and Mary Sponheim, the current owners, purchased the property in 2008.

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).

Newspaper Articles (arranged chronologically)

"Roscoe Dines is Dead After Long Illness." *Loveland Daily Reporter Herald*, September 22, 1949, p.

1.

"Mrs. Virginia Dines Dies at Hospital." *Loveland Daily Reporter Herald*, October 8, 1949, p. 1.

"Funeral Services." (Virginia Dines obituary) *Loveland Daily Reporter Herald*, October 11, 1949, p. 2.

"George Reider." (obituary) *Loveland Daily Reporter Herald*, June 30, 1980, p. 12.

"Effie Reider." (obituary) *Loveland Daily Reporter Herald*, September 8, 1998, p. A-8.

"Frieda M. Wallace." *Loveland Daily Reporter-Herald*, June 2, 2003, p. D-4.

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.

U. S. federal census records. Reference Dines, Wallace, Reider, and Brunner families.

**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, Ethnic Heritage / European**

40. Period of significance: **1920 - 1970**

41. Level of significance: **Local**

## 42. Statement of significance:

**This house is architecturally notable as a representative Bungalow type dwelling, dating from 1920, a time when the Bungalow style was especially popular throughout America. The property is also historically significant for its association with residential development in Loveland, and in particular, for its association with the Dines and Wallace families. Roscoe Dines made notable contributions to broad patterns of Loveland's history as the manager of two flour mills, as a city councilman, and through other civic endeavors. Harry N. Wallace is notable due to his employment by the Great Western Sugar Company. The property is also notable for its association with Effie (Brunner) Reider, who was born in Russia and was a member of Loveland's German-Russian community. 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. The property, however, is evaluated as eligible for local landmark designation by the City of Loveland, and it would qualify as a contributing resource within a National Register or locally-designated historic district.**

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

**This property displays an overall high level of 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. A sense of time and place relative to how the property appeared through the end of the 1960s remains reasonably intact. The presence of the historic garage, dating from the 1940s, enhances the integrity of setting.**

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

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 96-102**

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)**

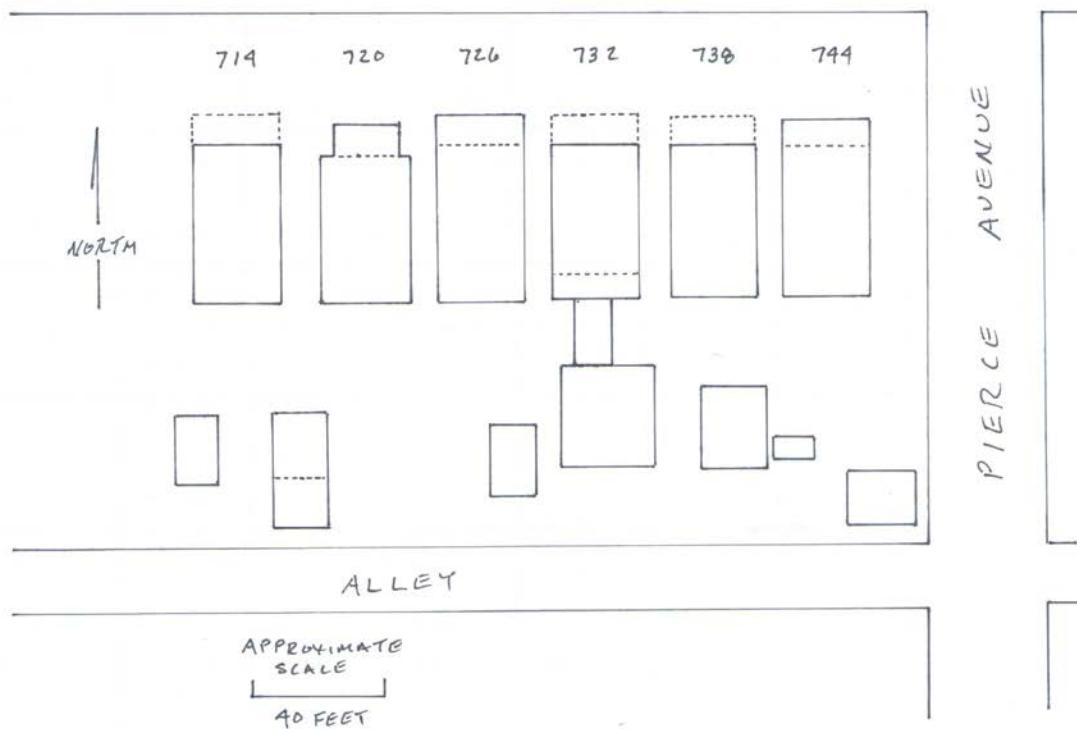
49. Date(s): **March 3, 2020**

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

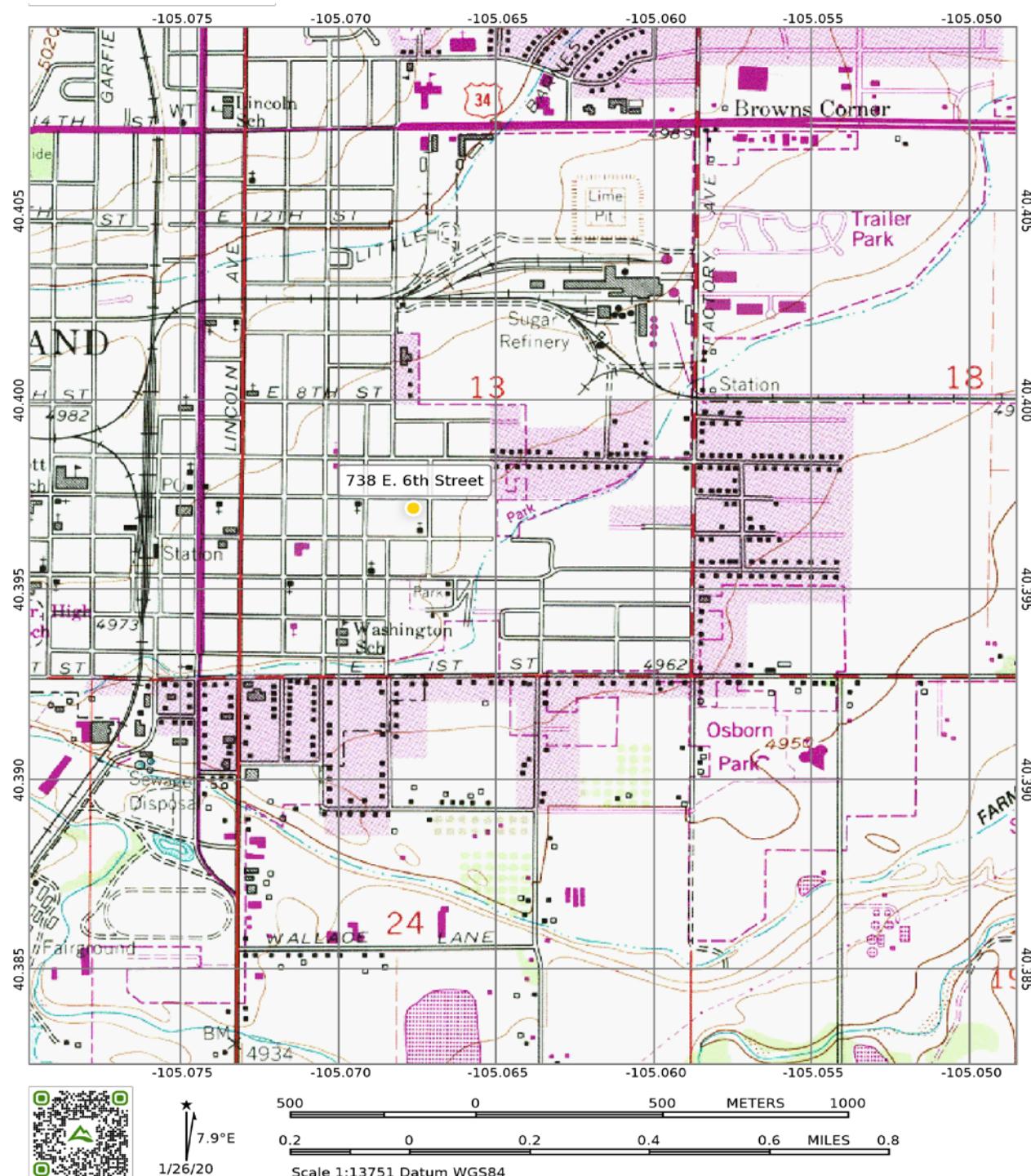
51. Organization: **Cultural Resource Historians**

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

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

**Sketch Map**6<sup>TH</sup> STREET

## Location Map





CD 1, Image 96, View to South, of the dwelling



CD 1, Image 97, View to Southeast, of the dwelling



CD 1, Image 98, View to Southwest, of the dwelling



CD 1, Image 99, View to North-northeast, primarily of the dwelling



CD 1, Image 100, View to Northeast, of the garage



CD 1, Image 101, View to South-southwest, of the garage



*CD 1, Image 102, View to West, of the garage*