

# COLORADO CULTURAL RESOURCE SURVEY

Official eligibility determination  
(OAHP use only)

_____	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

1.	Resource number:	<b>5LR.14720</b>	Parcel number(s):
2.	Temporary resource no.:	<b>N/A</b>	<b>9513414015</b>
3.	County:	<b>Larimer</b>	
4.	City:	<b>Loveland</b>	
5.	Historic building name:	<b>Ferguson House, Davies House</b>	
6.	Current building name:	<b>Sheets House</b>	
7.	Building address:	<b>715 E. 5<sup>th</sup> Street</b>	
8.	Owner name and address:	<b>David E.Sheets</b> <b>715 E. 5<sup>th</sup> Street</b> <b>Loveland. CO 80537</b>	



Not Individually Eligible  
Not Individually Eligible  
Eligible  
Contributing

---

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **5N** Range **69W**  
**SE ¼ of SE ¼ of NE ¼ of SW ¼ of section 13**
10. UTM reference (NAD 27)  
Zone **13: 494254 mE 4471579 mN**
11. USGS quad name: **Loveland, Colorado**  
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **"LOTS 15 & 16, 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: **2450 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof / Side-Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormer, Chimney, Fence<sup>[SE1]</sup><sup>[CM2]</sup>**

21. General architectural description:

**This 1½-story Craftsman-style residence features a rectangular-shaped plan that measures 48' N-S x 32' E-W. It rests on a poured concrete foundation faced with purple-tinged brick. Above the foundation, the exterior walls are made of brown brick laid in running bond. A brown brick soldier course is between the purple-tinged foundation facing brick and the brown brick wall surface. Painted cream color stucco, with painted green false half-timbering appears in the upper gable ends. The house is covered by a broadly-pitched side-gable roof, with an intersecting rear gable, and with a swept front eave that extends over the Craftsman-style front porch. The roof is covered with brown asphalt composition shingles, while painted green rafter ends are exposed beneath widely-overhanging eaves. Decorative painted green purlins with curved knee braces appear in the upper gable ends. A brown brick fireplace chimney is on the east-facing wall. A gabled dormer overlooks the front porch. The dormer contains a band of three one-over-one double-hung sash windows, and features decorative painted green purlins with curved knee braces.**

**The home's asymmetrical façade faces south toward 5<sup>th</sup> Street. A stained natural brown solid wood door, with six leaded glass upper sash lights, and covered by a stained brown wood screen door, enters the west end of the façade from the front porch. The full-width porch measures 10' N-S x 30' E-**

W, and features a concrete floor, brick knee walls with sandstone capping, brick pedestals, and painted green tapered wood piers that support the swept roof eave. The west end of the porch is approached by four concrete steps with brick knee walls topped by sandstone capping, and with a center black metal pipe rail.

All of the home's windows feature painted green wood frames and surrounds, and metal exterior storm windows. Windows on the main level also feature sandstone lugsills. East of the front door, the façade wall contains a single-light fixed-pane window, flanked on either side by a one-over-one double-hung sash window. On the secondary elevations, windows are primarily single, paired, and tripled one-over-one double-hung sash. Bands of tripled one-over-one double-hung sash windows appear in the east, west, and north-facing upper gable ends. A painted green wood-paneled door, with one upper sash light, and covered by a silver metal storm door, enters the west end of the north-facing wall from a small uncovered 4-step wood porch with an open wood and metal railing. Another painted green wood-paneled door, with one upper sash light, a transom and sidelights, and covered by a silver metal storm door, enters the north-facing wall at ground level.

22. Architectural style/building type: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements / Craftsman

23. Landscaping or special setting features:

This property is located on the north side of East 5<sup>th</sup> Street, between 631 E. 5<sup>th</sup> Street to the west and 719 E. 5<sup>th</sup> Street to the east. There is a small planted grass front yard and narrow side yard along the east side of the house. A wide grass strip with two large deciduous trees is between the public sidewalk and the street curb. A gravel driveway extends from the curb along the west side of the house. A large planted grass backyard is enclosed by a chain link fence. A gravel alley is behind the property to the north.

24. Associated buildings, features, or objects:

**Garage / Shed**SE3CM4

A single-story, wood-frame, garage that measures 20½' N-S x 18½' E-W is northwest of the dwelling. The garage has a concrete slab foundation and floor, and its exterior walls are clad with faded painted cream yellow horizontal weatherboard siding with 1" x 4" corner boards. The garage is covered by a moderately-pitched front gable roof with brown asphalt composition shingles laid over 1x wood decking and 2x wood rafters that are exposed beneath the eaves. The south-facing wall contains a horizontal-sliding vertical wood plank door that opens onto the gravel driveway providing vehicular access from 5<sup>th</sup> Street.

A wood-frame shed that measures approximately 12' N-S x 10' E-W abuts the garage's north wall. It has a concrete slab foundation and floor, and its exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted green 1" x 4" corner boards. The shed is covered by a

gabled roof covered with rolled brown asphalt roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted green and are exposed beneath the eaves. A painted cream yellow horizontal weatherboard door, side-hinged with metal strap hinges, enters the east wall. The east and west walls each contain a 4-light window.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:                      Actual: **1915-1916**  
Source of information:                      **"Real Estate Transfers." Loveland Daily Herald, February 23, 1915, p. 3; Larimer County Real Estate Appraisal Card; 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:                      **James A. Ferguson**  
Source of information:                      **"Real Estate Transfers." Loveland Daily Herald, February 23, 1915, p. 3.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Larimer County Assessor records lists 1917 as this dwelling's year of construction, and the property's address, 715 E. 5<sup>th</sup> Street, appears in the 1917 Loveland city directory, corroborating its existence at that time. The dwelling was probably built in 1915-1916, in the months after James A. "Jay" Ferguson acquired the property from Edwin Roy Shirey in February 1915. There are no additions and no notable exterior alterations to the dwelling's original construction. Sanborn Insurance maps indicate that the garage was built between 1927 and 1937. The shed that abuts the garage's north wall was moved from the property next door to the east in the early 1970s where it had been part of a garage.**
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:

This Craftsman-style home was built in 1915-1916 as a residence for newlyweds James A. "Jay" and Mabel E. Ferguson who were married in August 1915. Born on June 8, 1883, James Andrew Ferguson was the son of Larimer County pioneers Andrew A. and Anna Ferguson. Circa 1880, Andrew Ferguson co-founded a hardware store, originally known as "Osborn, Ferguson & Company, Hardware & Implements." Later known as "Ferguson & Sons Hardware," or as simply "Ferguson Hardware," this venerable business remained a fixture in downtown Loveland for over a century. Ferguson Hardware was proclaimed as Loveland's longest continuously owned family business when it finally closed in the 1980s. Located at 300 E. 4<sup>th</sup> Street during the early 1900s, Ferguson and Sons was then owned and operated by Andrew Ferguson and his sons, Jay and Paul. At that time, Ferguson and Sons were sellers of "Hardware, Stoves, Implements, Buggies, Wagons and Harness." By 1920, the company had diversified to also sell Dodge and Velie brand automobiles. After graduating from Loveland High School, Jay Ferguson studied business at Monmouth College in Denver, before working fulltime in the family business.

The daughter of Isaac and Zipporah Switzer, Mabel Ferguson (nee Switzer) was born in Fennimore, Wisconsin on July 23, 1881. She grew up in Wisconsin and Minnesota, before graduating from the University of Minnesota in 1912. She then moved to Loveland where she taught English at Loveland High School for three years prior to her marriage to Jay Ferguson. In subsequent years, she worked in the hardware business, alongside other family members.

Mr. and Mrs. Ferguson lived in this house until circa 1930, during which time two sons were born – James Andrew, Jr., born in 1918, and Andrew Wesley, born in 1923. Jay and Mabel Ferguson lived the remainder of their long and full lives in Loveland, with the hardware business eventually passing on to the next generation. Jay Ferguson passed away on December 18, 1969 at the age of 85. Mabel lived to the age of 102. A 100<sup>th</sup> birthday party, held in her honor at Loveland's First United Presbyterian Church, in July 1981, was attended by over 100 friends and relatives. Mabel passed away two years later, on December 16, 1983 at the age of 102. Mr. and Mrs. Ferguson are both interred in the Loveland Memorial Park Cemetery.

The house at 715 E. 5<sup>th</sup> Street was occupied by Harry H. and Ella J. Johnston during the early-to-mid-1930s, during which time Harry was employed by the Great Western Sugar Factory. The house was then owned and occupied by the family of H. F. and Bessie I. Davies, from circa 1936 until the late 1960s. Mr. Davies also enjoyed a long career, as a master mechanic, with the Great Western Sugar Company.

The son of Harry and Elizabeth Davies, Harold Frank "H. F." Davies was born in Fort Collins on October 9, 1891. He began his career with the Great Western Sugar Company at Scottsbluff, Nebraska, where he was married to Bessie Ida McClanahan on April 27, 1913. The daughter of Charles and Clara (Stout) McClanahan, Bessie was born in Jennings County, Indiana on November 12, 1895. H. F. and Bessie were the parents of three daughters – Clarice Elizabeth (born in 1914), Elsie Jean (born in 1918), and Shirley Louise (born in 1925). The family moved to Loveland in 1932 when H. F. was transferred from Great Western's Scottsbluff sugar factory to its Loveland factory. He then worked as a master mechanic

for the company until his death on August 26, 1951. The victim of a sudden heart attack, H. F. was just 59 years old. Bessie Davies continued to live in the family's 5<sup>th</sup> Street home until the late 1960s. She passed away on October 28, 1978 at the age of 82. H. F. and Bessie Davies are interred in the Loveland Burial Park Cemetery.

Following the Davies family's long tenure, 715 E. 5<sup>th</sup> Street was next owned and occupied by Chuck and Nancy Reider in the years surrounding 1970. The property was then purchased by David E. and Ardelle E. Sheets in 1972, and it has remained with the Sheets family to the present time.

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)

"Real Estate Transfers." *Loveland Daily Herald*, February 2, 1915, p. 3.

"Sudden Heart Attack Takes H. F. Davies." *Loveland Daily Reporter Herald*, August 27, 1951, p. 1.

"Thursday Rites Set for H. F. Davies." *Loveland Daily Reporter Herald*, August 28, 1951, p. 1.

"Funeral Services – Harold Frank Davies." *Loveland Daily Reporter Herald*, September 1, 1951, p. 3.

"Jay Ferguson, Lifelong City Resident, Dies." *Loveland Daily Reporter Herald*, February 18, 1969, p. 1.

"Loveland Resident Aims for Her Second Century." *Loveland Daily Reporter Herald*, August 4, 1981, p. 6.

"Ferguson." (Mabel Ferguson funeral notice) *Loveland Daily Reporter Herald*, December 17, 1983, p. 8.

"Mabel Ferguson." (obituary) *Loveland Daily Reporter Herald*, December 19, 1983, p. 12.

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.

Sheets, David. Interview with Carl McWilliams, November 16, 2019.

**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: **1915 - 1970**

41. Level of significance: **Local**



## 42. Statement of significance:

The dwelling at 715 E. 5<sup>th</sup> Street is architecturally significant as an excellent local example of the Craftsman style of architecture. It is also historically significant for its associations with the Ferguson and Davies families. As owners of Ferguson Hardware, the Fergusons made particularly notable contributions to broad patterns of Loveland's history. H. F. Davies also contributed significantly to Loveland's history, as exemplified by his long career with the Great Western Sugar Company. The property's level of architectural and historical significance is evaluated as not to the extent that [DJL5][CM6] it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, however, is clearly eligible for local landmark designation by the City of Loveland, and it would qualify as a contributing resource within a historic district.

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

This property displays a 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. There are no additions and no notable exterior alterations to the dwelling's original construction.

**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:][DJL7][CM8] Historic properties in this primarily residential neighborhood east of downtown Loveland have the potential to form a historic district. More broadly, Loveland's east side neighborhoods, lying west and southwest of the former Great Western Sugar Company property have the potential to form one or more historic districts. This area is generally bordered by Jefferson Street on the west, 4<sup>th</sup> Street on the south, 13<sup>th</sup> Street on the north, and Monroe and Pierce Avenues on the east.

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 63-68**

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)**

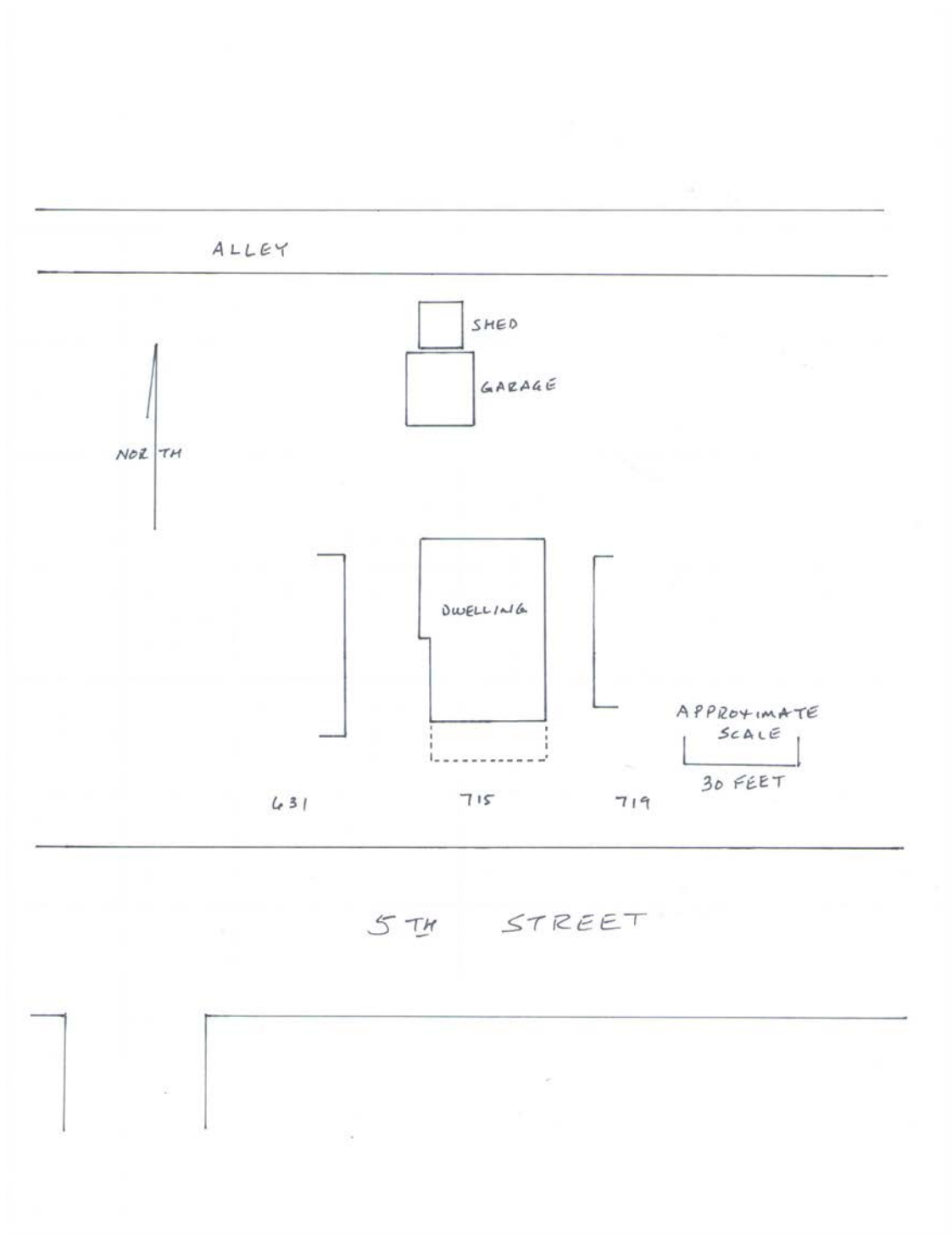
49. Date(s): **May 12, 2020**

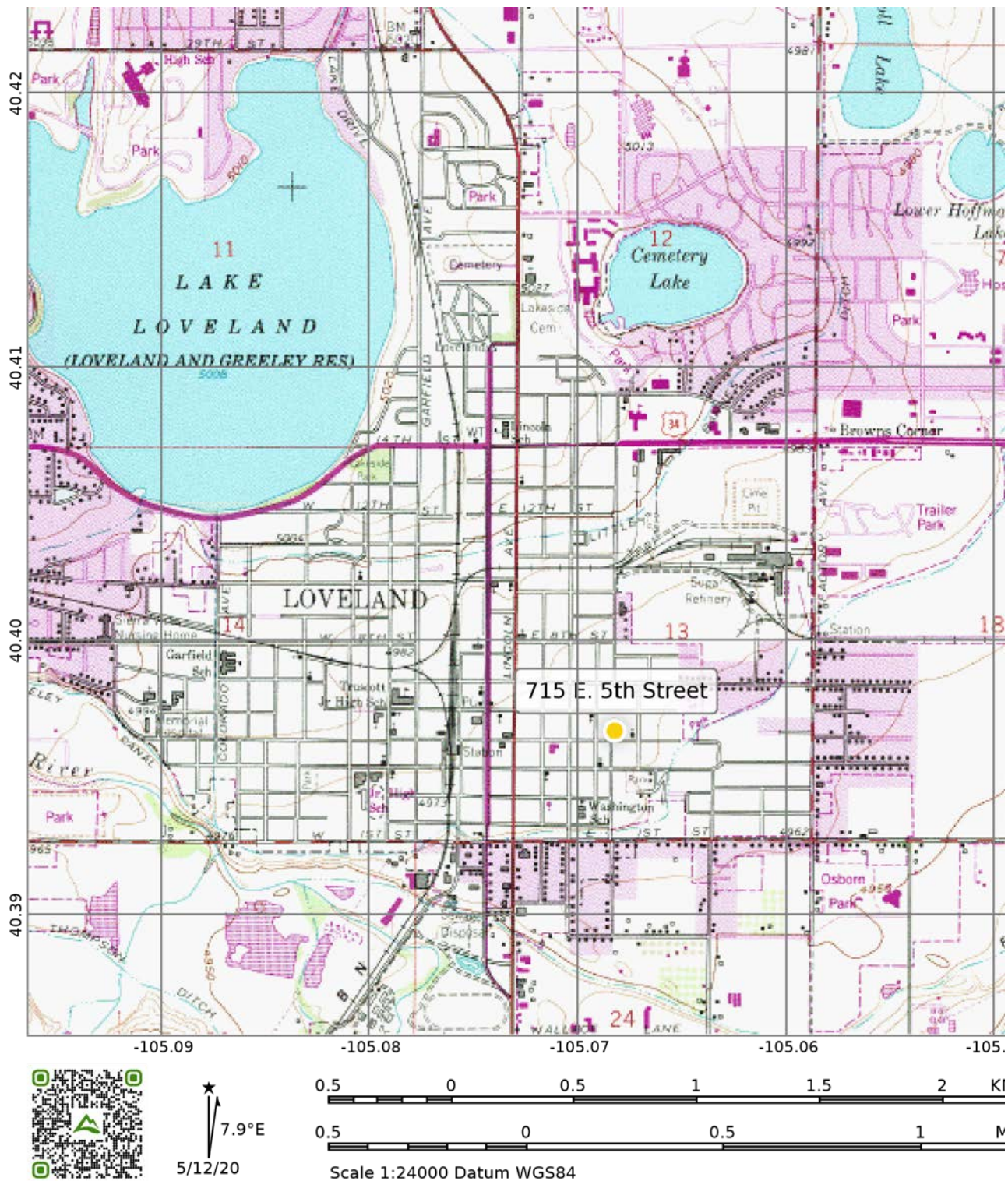
50. Recorder(s): **Carl McWilliams**

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**<sup>[SE9]</sup><sup>[CM10]</sup>





*CD 1, Image 63, View to North, of the dwelling*



*CD 1, Image 64, View to Northwest, of the dwelling*





[SE11][CM12]



*CD 1, Image 66, View to South, of the dwelling*





*CD 1, Image 67, View to West-Southwest, of the garage and shed*



*CD 1, Image 68, View to South-Southeast, of the garage and shed*