

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: **5LR.9648** Parcel number(s):
2. Temporary resource no.: **N/A** **9513316006**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **McWhinney House**
6. Current building name: **Sakimoto House**
7. Building address: **404 E. 7th Street**
8. Owner name and address: **Eric Sakimoto and Morgan M. Sakimoto**
404 E. 7th Street
Loveland, CO 80537




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**
SE ¼ of NW ¼ of NE ¼ of SW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 493974 mE 4471763 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **"LOTS 11 & 12, BLK 47, FINLEYS ADDN, LOV"**
Addition: **Finley's** Year of Addition: **1881**
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): **Irregular Plan**
15. Dimensions in feet: **2368 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, Chimney, Fence**

21. General architectural description:

This building consists of: an original (1921) Craftsman-style dwelling; the dwelling's historically open front porch that has been fully enclosed and converted to interior space; a historically detached garage that has been joined to the rear of the dwelling by a connecting addition, and converted to interior living space. The original dwelling (excluding the now enclosed front porch) overall measures 36' N-S x 36' E-W; the now enclosed front porch measures 7' N-S x 15' E-W; the formerly detached garage measures 20' N-S x 20' E-W; the connecting addition measures approximately 10' N-S x 20' E-W.

The house rests on a poured concrete foundation, penetrated above grade by 2-light hopper basement windows. The lower exterior walls are made of mottled red brick, while the upper exterior walls are made of brown brick. Brown color stucco and false half-timbering, along with decorative purlins, appear in the east and west-facing upper gable ends, and in the former front porch upper gable end. The moderately-pitched side-gabled roof is covered with brown asphalt composition shingles. Painted brown rafter ends, covered by a fascia board, are exposed beneath the eaves. A mottled brown and red brick fireplace chimney is incorporated into the west-facing wall, and a tall brown brick chimney is just below the ridge on the south-facing roof slope. A large, non-historic, shed-roofed dormer is on the south-facing roof slope.

The building's façade faces north toward East 7th Street. A non-historic brown paneled door, with nine upper sash lights, enters the west end of the formerly open front porch from a 5-step concrete stoop. The enclosed porch addition's upper exterior walls are clad with non-historic wide horizontal Masonite type siding, and penetrated by a non-historic one-beside-one horizontal sliding window and a non-historic one-over-one double-hung sash window. Historic porch elements that remain include a mottled red brick pedestals with sandstone capping, tapered stuccoed piers, and a gabled roof. Original windows are primarily one-over-one double-hung sash with painted brown wood surrounds and brick rowlock sills. Several windows are non-historic, however, including two-light windows in the upper gable ends.

The formerly detached garage, joined to the house by the connecting addition, is supported by a concrete foundation. The substantially altered garage's exterior walls, and the connector's exterior walls, are clad with brown wide horizontal Masonite type siding. The former garage is covered by a moderately-pitched gable roof with grey asphalt composition. A horizontal-sliding glass bypass door enters the west-facing wall. A door enters the west-facing wall of the connector. The former garage's west and south-facing walls contain large, non-historic one-beside-one horizontal sliding windows.

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

23. Landscaping or special setting features:

This property is located at the southeast corner of East 7th Street and Jefferson Avenue in the primarily residential neighborhood northeast of downtown Loveland. The planted grass front yard is landscaped with a deciduous tree. A grass strip is between the public sidewalk and curb along East 7th Street, while on the Jefferson Avenue side, the public sidewalk is adjacent to the street curb. The backyard is enclosed by a non-historic, synthetic, white, privacy fence.

24. Associated buildings, features, or objects:

A prefabricated gambrel-roofed shed is a few feet west of the dwelling. Its exterior walls are made of beige color vertical wood siding. The south-facing wall contains a set of paired wood doors, side-hinged with metal strap hinges.

V. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:

Actual: **1921**

Source of information:

"C. W. McWhinney has begun construction of a new house..."
***Loveland Reporter*, September 21, 1921, p. 4; Larimer County**
Real Estate Appraisal Card, Sanborn Insurance maps, Loveland
city directories.

26. Architect:

Unknown

Source of information:

N/A

-
27. Builder/Contractor: **Major Williamson**
Source of information: **"C. W. McWhinney has begun construction of a new house..."**
***Loveland Reporter*, September 21, 1921, p. 4**
28. Original owner: **Clyde W. McWhinney**
Source of information: **"C. W. McWhinney has begun construction of a new house..."**
***Loveland Reporter*, September 21, 1921, p. 4**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This dwelling was built in 1921 as a residence for Clyde W. and Laretta McWhinney. The *Loveland Reporter* published this small item related to the home's construction on September 21, 1921: "C. W. McWhinney has begun the construction of a new house at the corner of Seventh and Jefferson. Major Williamson is the contractor."
- In the mid-1990s, the dwelling and garage were converted into office and meeting space for use as the Center for Therapeutic Learning (later known as the Namaqua Center) providing mental health counseling services. The Namaqua Center existed at this location until the mid-2010s when the property was converted back to residential use. Several building permits dating from 1995 to 2003 are on file with the City of Loveland. High Country Builders received two permits, dated January 1995 and March 1995, with the work described as "Int[er]ior Alt[er]ation Interior Remodel 1," and "Addition Office Bldg / Room Addition 1 / Garage / Carport 1" In November 2001, Dechairo Construction was issued a permit with the work described as "Addition Office Enclose Porch Addn. / Alteration 1." In June 2003, Dechairo Construction was issued another permit with the work described as "Addition to Bedroom Bldg / Room Addition 1." The work undertaken in 1995 relative to 2001-2003 is not entirely clear from the building permits; however, one interpretation is that some work begun by High Country Builders in 1995 was completed by Dechairo Construction in 2001 and 2003.**
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**
Health Care (counseling facility)
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The dwelling at 404 E. 7th Street was built in 1921, and was home to Clyde W. and Laretta McWhinney through the late 1950s. The son of Andrew and Eliza Jane (Higgins) McWhinney, Clyde West "C. W." McWhinney was born at Orion, Henry County, Illinois on November 4, 1872. He grew up in Illinois and Nebraska and was married to Laretta M. Lloyd, at York, Nebraska, on February 21, 1894. The daughter of Jacob and Ruth Lloyd, Laretta Margaret Lloyd was born in Iowa on December 3, 1873, and moved with her family to York County, Nebraska at a young age.

Following their marriage, C. W. and Laretta McWhinney lived in York County, Nebraska before moving to Loveland circa 1910s. A daughter, Ruth, was born in 1894, followed by two sons, who were named Clarence and Lloyd. The McWhinney family initially farmed in Nebraska; however, C. W. soon entered into the real estate and insurance business. In the early 1920s, C. W. McWhinney maintained a business partnership with John I. Abbott, with the firm of Abbott and McWhinney selling "real estate, loans, and general insurance." In later years, by circa 1927, the C. W. McWhinney real estate, loans, and insurance firm was located at 413 N. Lincoln Avenue. Mr. and Mrs. McWhinney owned and lived in this house for the remainder of their lives, until their respective deaths in 1959 and 1963. Although, U. S. federal census records indicate that they spent some winters in Los Angeles.

Laretta McWhinney passed away on July 22, 1959 at the age of 85. Soon thereafter, C. W.'s daughter, Ruth (McWhinney) Knerr, and her husband, Benjamin F. Knerr, began to live in the McWhinney home, presumably to help care for her now elderly father. C. W. McWhinney passed away a few years later, on June 3, 1963, at the age of 90. Mr. and Mrs. McWhinney are interred in the Loveland Burial Park Cemetery.

Ruth (McWhinney) Knerr also died in 1963, and was interred at Roselawn Cemetery between Loveland and Fort Collins. Benjamin Knerr continued to live in the house for a few more years, until circa 1966. (His date of death is unknown.) By 1970, the former McWhinney residence had become the home of a photographer named Claude C. Pitts. Subsequently, the property's address is not listed in city directories from the mid-1970s to the mid-1990s, apparently indicating that it was converted into counseling offices as early as 1975. The Center for Therapeutic Learning occupied the former dwelling in 1995, and in later years it became known as the Namaqua Center Building."

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. 5th Street, Loveland, CO.

Loveland City Directories.

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

Newspaper Articles (arranged chronologically)

"C. W. McWhinney has begun construction of a new house..." *Loveland Reporter*, September 21, 1921, p. 4.

"Clyde W. McWhinney, Resident of City, Dies." *Loveland Daily Reporter Herald*, June 4, 1963, p. 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 McWhinney and Lloyd 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**40. Period of significance: **1921 - 1970**41. Level of significance: **Local**

42. Statement of significance:

This house is architecturally notable for its Craftsman style architecture, dating from the early 1920s. The property is also historically significant for its association with residential development in Loveland, and in particular, for its long association with the family of C. W. and Lauretta McWhinney. 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, the property 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 a well below average 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. Alterations to the historic dwelling and garage (described above in sections 21 and 29) have substantially diminished the property's integrity, and therefore, its ability to convey a sense of its architectural and historic significance.

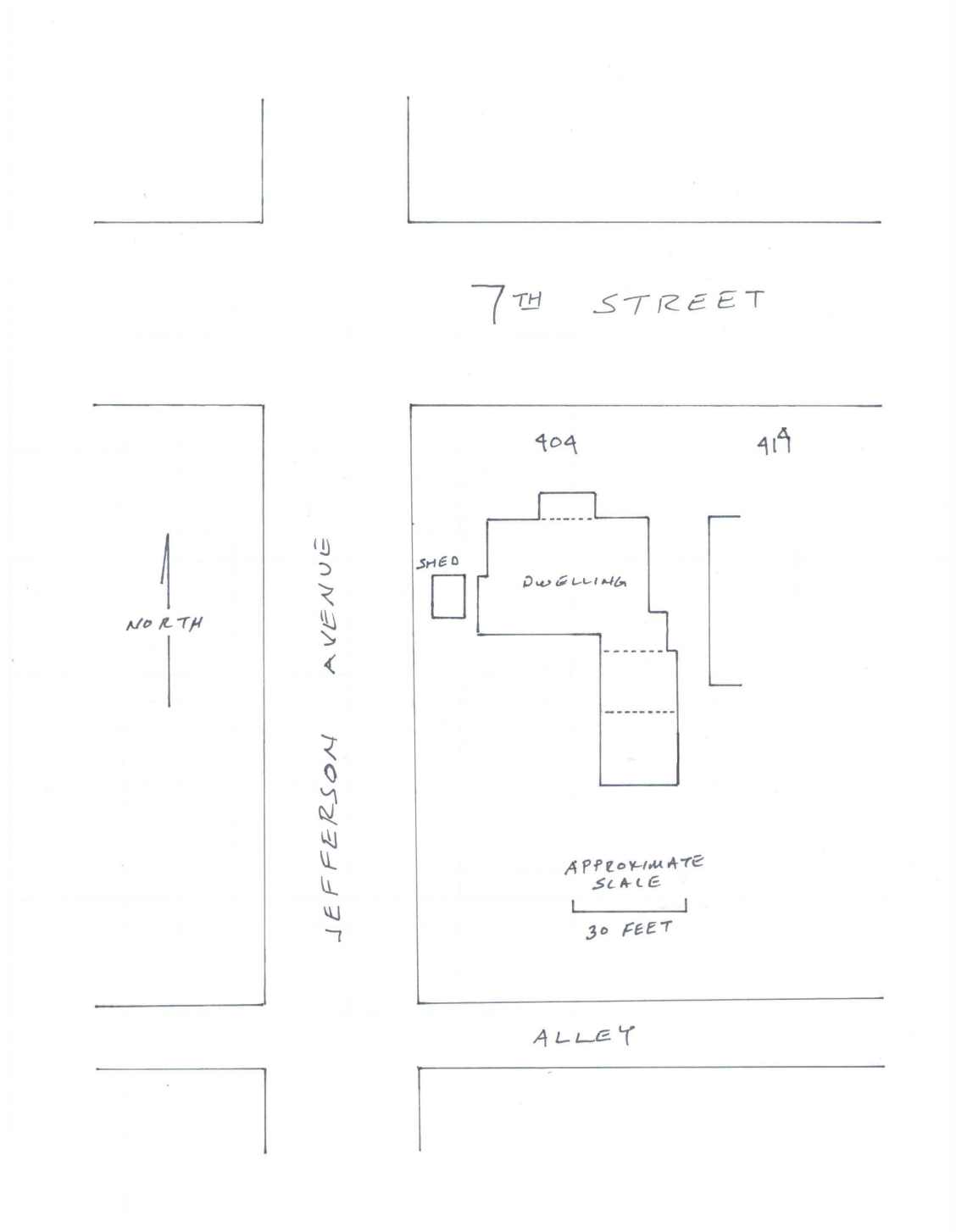
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility assessment: **Not Individually Eligible**State Register eligibility assessment: **Not Individually Eligible**Local Landmark eligibility assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: Historic properties in this primarily residential neighborhood east of downtown Loveland have the potential to form a historic district. 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, 4th Street on the south, 13th 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? **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 111-116**

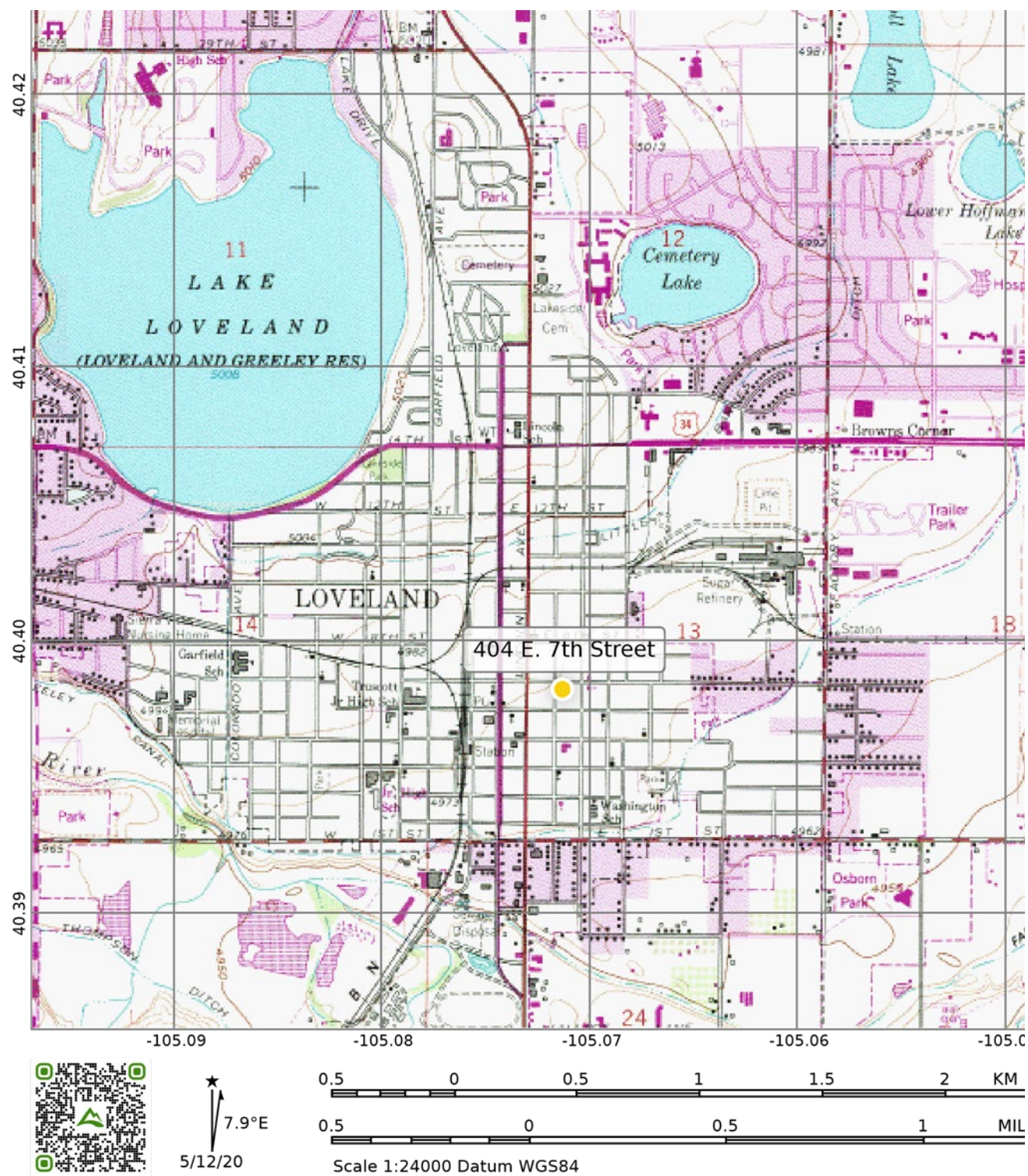
CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

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





CD 1, Image 111, View to South



CD 1, Image 112, View to Southeast



CD 1, Image 113, View to South-southwest



CD 1, Image 114, View to North-northeast



CD 1, Image 115, View to Northeast



CD 1, Image 116, View to North