

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:	5LR.14731
2.	Temporary resource no.:	N/A
3.	County:	Larimer
4.	City:	Loveland
5.	Historic building name:	Hoff House, Evans House, Graning House
6.	Current building name:	Berger House
7.	Building address:	921 N. Jefferson Avenue
8.	Owner name and address:	Hunter M. Berger Trust, Taylor S. Berger 921 N. Jefferson Avenue Loveland, CO 80537

9513238005



Not Individually Eligible
Not Individually Eligible
Eligible
Contributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
NW ¼ of SW ¼ of SE ¼ of NW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 493934 mE 4472094 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **"LOTS 5 & 6, BLK 1, ORCHARD PK, LOV"**
Addition: **Orchard Park** Year of Addition: **1904**
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: **908 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof / Front Gable Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence**

21. General architectural description:


This dwelling consists of a main gable-roofed core that measures 24' N-S x 32' E-W, a rear gabled section that measures 14½' N-S x 8' E-W, and a rectangular-shaped bay on the south side that measures 1½' N-S x 15' E-W. The house rests on a poured concrete foundation, with the foundation walls painted green above grade. A painted white 1x board with a water table separates the foundation from the main wall surface above. The house's exterior walls are clad with painted green stucco, and its moderately-pitched front gable roof is covered with black asphalt composition shingles. The bay on the south side is covered by an intersecting gable. Painted white rafter ends appear beneath the eaves, and painted white purlins and a ridge pole, with knee braces, appear in the upper gable ends. A red brick chimney is on the roof ridge.

The home's asymmetrical façade faces east toward Jefferson Avenue. A stained brown glass-in-wood-frame door enters the façade from an open front porch that measures 16' N-S x 7' E-W. The porch is approached by four concrete steps with concrete knee walls, and features a tongue-in-groove wood floor, stuccoed knee walls, fluted square post piers, and a gable roof. A stained brown glass-in-wood-frame door enters the west-facing wall of the rear gabled extension. Windows are predominantly one-over-one double-hung sash with painted white wood frames and surrounds.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the west side of Jefferson Avenue in the primarily residential neighborhood northeast of downtown Loveland. The planted grass front yard is unfenced, while the backyard is enclosed by a wood privacy fence. This property's concrete driveway extends from the street curb along the south side of the house to a detached garage. A large deciduous tree is in the grass strip between the public sidewalk and street curb along Jefferson Avenue. A gravel alley is behind the property to the west.

24. Associated  buildings, features, or objects:


Garage

A one-story, single-stall, wood-frame garage that measures 12' N-S x 20' E-W is located southwest of the dwelling. It is supported by a poured concrete foundation, and its exterior walls are clad with narrow, painted green, horizontal wood siding, with painted cream white 1" x 4" corner boards. The garage roof is a moderately-pitched front gable, covered with black asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. The east-facing wall contains a painted green overhead or rollaway garage door. A single-entry door is near the west end of the north-facing wall. The west-facing wall contains a set of paired 4-light windows with painted white wood frames and surrounds.

Shed

A one-story shed (that appears historically to have been a chicken house) is located at the rear northwest corner of the property. It measures approximately 6' N-S x 10' E-W, and its exterior walls are clad with narrow, painted green, horizontal wood siding. It is covered by a shed roof, with older asphalt shingles laid over 1x wood decking and painted green 2x wood rafters.

IV. ARCHITECTURAL HISTORY

25. Date of Construction:  Actual:
Estimate:
Source of information: **Larimer County Real Estate Appraisal Card, Sanborn Insurance maps, Loveland city directories.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Jacob Hoff (probably)**
Source of information: **"Warranty Deeds." *Loveland Reporter*, November 26, 1921, p. 3; Loveland city directories**
28. Original owner: **Anna H. Kidder or Jacob Hoff**
Source of information: **"Warranty Deeds." *Loveland Reporter*, November 26, 1921, p. 3.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Larimer County Assessor records list 1919 as this dwelling's year of construction, while Loveland city directories and other sources indicate it was probably built in 1921 or 1922. The property's address (921 N. Jefferson Avenue) is not listed in the 1919 city directory; however, it is listed in the next available 1922 directory. The dwelling, garage, and shed are all depicted on Sanborn Insurance maps published in August 1927, July 1937, and September 1946. Earlier Sanborn maps do not depict this block. Anna H. Kidder sold the property to Jacob Hoff in November 1921 for a reported cost of \$100 - a price that if accurate perhaps indicates that the dwelling had not yet been built. Jacob and Mary Hoff appear as the home's first residents beginning in 1922. Jacob's occupation is listed as "carpenter" so there is a good possibility that he built the house, garage, and shed. There are no additions and no notable exterior alterations to the historic buildings, although the house may not have originally been stuccoed. The house appeared to be stuccoed in an appraisal card photo dated December 1969. In an earlier appraisal card photo dated March 1948 it is difficult to discern whether or not it is stuccoed. No building permits for the property were located on file with the City of Loveland
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 property's two longest-tenured families – Jacob and Maria Hoff, between 1921 and circa 1934, and Jacob and Maria Graning, between circa 1953 and 1981 – were both among Loveland's Germans from Russia population. Germans from Russia, or Volga Germans, were the descendants of some twenty-seven thousand German farmers and craftsmen who immigrated 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.)

Jacob and Maria "Mary" (Troop) Hoff were both born in Frank, Russia in 1866, Jacob on August 29th, and Maria on November 16th. They were married in Russia in 1886, and immigrated to America in 1906. They moved to northern Colorado soon after their arrival, possibly joining relatives who had immigrated earlier. The 1920 U. S. federal census lists the Hoff family as residing on Washington Avenue in Loveland, with Jacob, then age 52, supporting the family as a carpenter. Other Hoff family members listed in the 1920 census included Mary (Maria), also age 52, a daughter, Pauline, age 13, and son Carl, age 10. Pauline and Carl are both listed as having been born in Colorado. Mr. and Mrs. Hoff apparently also had older children, presumably born in Russia, who were living elsewhere by 1920.

Mr. and Mrs. Hoff lived in this house together until Maria passed away on February 14, 1932, at the relatively young age of 65. Jacob Hoff lived on in the house for a few more years before moving to live with the family of his son, Carl, at 827 N. Washington Street. Jacob Hoff passed away in Fort Collins, following a long illness, on November 16, 1948, at the age of 82. Mr. and Mrs. Hoff are interred in the Loveland Burial Park Cemetery.

Jacob "Jake" and Marie Graning were this home's next long-term owners beginning in the early 1950s. They lived here together during their retirement years until Jacob's death on October 20, 1955, at the age of 75. Marie continued to live on in the home until she too passed away on May 28, 1981, at the age of 97. They are interred in Loveland Burial Park Cemetery.

The son of Jacob and Catherine (Lesser) Graning, John Jacob "Jake" Graning was born in Frank, Saratov Province, Russia, on May 10, 1880. He immigrated to America in 1895 and married Marie K. Heizenrader at Lincoln, Nebraska on March 15, 1902. Marie was also born in Saratov Province, Russia, on April 18, 1884, and had immigrated to America in 1899, just three years prior to her marriage to Jacob Graning. Mr. and Mrs. Graning lived in Sheridan County, Nebraska where they farmed and raised cattle, until moving to Loveland in the early 1940s. The 1920 U. S. federal census lists the Graning family as residents of the Kincaid precinct in Sheridan County, Nebraska. Family members at that time included "Jake," age 38, Marie, age 35, and three daughters – Helen, age 15, Alice, age 13, and Bessie, age 10. The 1930 and 1940 census records list only Mr. and Mrs. Graning as residents of Sheridan County, Nebraska.

Following the long tenure of Marie Graning, this home's more recent residents include Marvin and Retha Coonts, in the mid-to-late-1980s, Dori and Travis Hopkins, in the early 2000s, and Timothy Williamson in the early 2010s.

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)

"Jacob Hoff, 82, Dies Tuesday." *Loveland Daily Reporter Herald*, November 17, 1948, p. 1.

"Funeral Services – Jacob Hoff." *Loveland Daily Reporter Herald*, November 20, 1948, p. 4.

"Marie Graning." (obituary) *Loveland Daily Reporter Herald*, May 29, 1981, p. 12.

"Warranty Deeds." *Loveland Reporter*, November 26, 1921, p. 3

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893, November 1900, March, 1906, May 1911, April 1918, August 1927, and July 1937, and September 1946.

U. S. federal census records. Reference Hoff and Graning 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 significant as a representative Bungalow type dwelling, dating from circa 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 Hoff and Graning families. Their lives personified the experience of German Russian immigrants who immigrated to America, and either settled directly in northeastern Colorado, or migrated from Nebraska. 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. There are no additions and no notable adverse exterior alterations to the dwelling, garage, or shed. A sense of time and place relative to how this property appeared through the end of the 1960s remains intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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 northeast 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? **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 174-179**

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)**

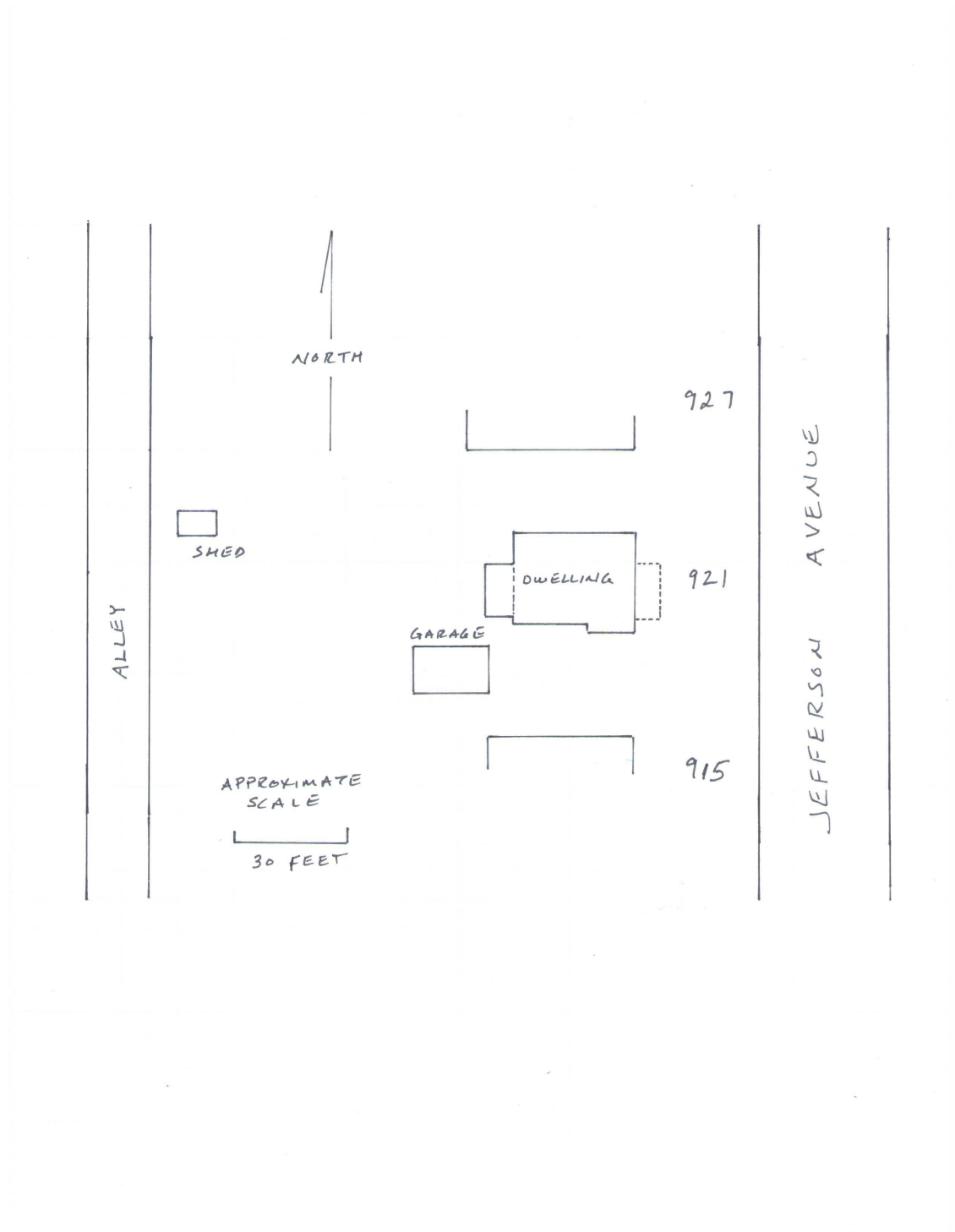
49. Date(s): **May 12, 2020**

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





CD 1, Image 174, View to the West, of the dwelling



CD 1, Image 175, View to Southwest, of the dwelling



CD 1, Image 176, View to Northwest, of the dwelling



CD 1, Image 177, View to West, of the garage



CD 1, Image 178, View to East, of the dwelling



CD 1, Image 179, View to North, of the shed