

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.14733 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 951360006 |
| 3. County: | Larimer | |
| 4. City: | Loveland | |
| 5. Historic building name: | Grimes, et. al. Fourplex | |
| 6. Current building name: | Morgan Fourplex | |
| 7. Building address: | 753, 755, 757, 759 N. Monroe Avenue | |
| 8. Owner name and address: | Bradley D. Morgan and Tracy D. Morgan 2918 Zachary Drive Loveland, CO 80537 | |



| | |
|--|----------------------------------|
| National Register eligibility assessment: | Not Individually Eligible |
| State Register eligibility assessment: | Not Individually Eligible |
| Loveland Historic Landmark eligibility assessment: | Eligible |
| Historic District eligibility assessment: | Contributing |

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 69W
SE ¼ of NE ¼ of NE ¼ of SW ¼ of section 13

10. UTM reference (NAD 27)
Zone 13: 494214 mE 4472085 mN

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

12. Legal Description: "LOTS 5, 6, 9, 10, 13, 14, EX W 16 FT; ALSO N 29.75 FT LOT 18, OFFICERS SUB OF BLOCK 52, FINLEY'S 2ND, LOV"
Addition: **Finley's 2nd** Year of Addition: **1882**

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: **1830 square feet**

16. Number of stories: **One**

17. Primary external wall material(s): **Brick**

18. Roof configuration: **Hipped Roof**

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

20. Special features: **Porches, Chimneys**

21. General architectural description:
This single-story brick fourplex residential building measures 53' N-S x 29½' E-W. It rests on a low painted grey poured concrete foundation, with a bulkhead cellar entrance near the south end of the west-facing wall. The exterior walls are made of red brick laid in running bond. The building is covered by a moderately-pitched hipped roof, covered with brown asphalt composition shingles. Painted green rafter ends, covered by a fascia board, are exposed beneath the eaves. Short brick chimneys are on the north and south-facing roof slopes.

The building's symmetrical façade faces east toward Monroe Avenue, and contains four entries addressed as 753, 755, 757, and 759 N. Monroe Avenue. The entry into 753 is recessed under the corner of the roof eave at the south end of the façade. Here, a stained brown wood-paneled door, with three upper sash lights, and covered by a silver metal storm door, enters into the unit from a small open wood porch. This porch is approached by three wood steps and features a tongue-in-groove wood floor, a painted green wood railing with decorative diamond-shaped cutouts, and a red brick pillar that supports the corner of the roof eave. Two stained brown wood-paneled doors, each with three upper sash lights, and covered by a silver metal storm door, respectively enter into the units addressed as

755 and 757 from a common gable-roofed porch at the center of the façade. This porch is approached by three wood steps at its north and south ends, and features a tongue-in-groove wood floor, a painted green wood railing with decorative diamond-shaped cutouts, and two brick pillars that support the gable porch roof. The gable end of the porch roof is stuccoed with painted green false half-timbering. The entry into 759 is recessed under the corner of the roof eave at the north end of the façade. Here, a stained brown wood-paneled door with three upper sash lights enters into the unit from a small open wood porch. This porch is approached by three wood steps and features a tongue-in-groove wood floor, a painted green wood railing with decorative diamond-shaped cutouts, and a red brick pillar that supports the corner of the roof eave. The building's windows are predominantly single-hung and double-hung sash, typically with either six or eight upper sash panes over a single lower sash pane. The windows have painted white wood frames and surrounds and red brick rowlock sills.

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

23. Landscaping or special setting features:

This brick fourplex, and an adjacent brick fourplex to the north are located on the west side of the 700 block of N. Monroe Avenue in the primarily residential neighborhood northeast of downtown Loveland. The two properties feature planted grass front yards. A concrete-paved public sidewalk parallels the curb along Monroe Avenue. An east-west trending gravel alley extends along the south side of this fourplex. A gravel driveway is on the north side of the adjacent fourplex leading to a small rear parking area. The area between the two buildings is landscaped with cedar and spruce trees.

24. Associated buildings, features, or objects:

Fourplex next door to north at 761, 763, 765, 767 N. Monroe **Avenue** (5LR.14734)

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **Actual: 1920**
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: **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):
Larimer County Assessor records, Loveland city directories, and Sanborn Insurance maps reveal that the two brick fourplex residences at 753-759 and 761-767 N. Monroe Avenue were built in 1920. The property's addresses are not listed in the 1919 Loveland city directory; however, they are listed in the next available 1922 directory. The two buildings are depicted on Sanborn Insurance maps published in August 1927, July 1937, and September 1946. Earlier Sanborn maps do not depict this block. There are no additions, and no notable exterior alterations to the original construction. No building permits related to either building 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 / Multiple Dwelling
 32. Intermediate use(s): Domestic / Multiple Dwelling
 33. Current use(s): Domestic / Multiple Dwelling
 34. Site Type: Building

35. Historical background:

This four-plex residential building was constructed in 1920 with its four units addressed as 753, 755, 757, and 759 N. Monroe Avenue. Following is a chronology of residents, as listed periodically in Loveland city directories between 1922 and 1970.

| Year | Unit | Name | Occupation |
|------|------|------------------------------|-------------------------------|
| 1922 | 753 | Not listed | N/A |
| | 755 | Tennis and Josephine Grimes | Foreman – Sugar Factory |
| | 757 | Opal Gevrez | Music Teacher |
| | 759 | Edwin and Elizabeth Beiber | None listed |
| 1925 | 753 | Not listed | N/A |
| | 755 | Harry and Helen Thompkins | none listed |
| | 757 | Porter and Opal Glasgow | Loveland Battery Headquarters |
| | 759 | Vacant | N/A |
| 1927 | 753 | Not listed | N/A |
| | 755 | Thomas and Mabel Robertson | Clerk – J. C. Penney |
| | 757 | Porter and Opal Glasgow | Loveland Battery Headquarters |
| | 759 | Clarence and Lucille Tingley | Machinist – Sugar Factory |
| 1933 | 753 | Not listed | N/A |
| | 755 | vacant | N/A |
| | 757 | vacant | N/A |
| | 759 | John Cunningham | None listed |

| | | | |
|------|-----|--------------------------------|-------------------------------------|
| 1936 | 753 | Not listed | N/A |
| | 755 | Frank and Zade Hardin | Chiropractor |
| | 757 | Charles and Mildred Hunter | Student |
| | 759 | Mrs. Bell Wright | Widow of Walter Wright |
| 1938 | 753 | Not listed | N/A |
| | 755 | Lloyd and Delia Vinzant | Laborer |
| | 757 | Charles and Ida Bole | None listed |
| | 759 | William and Enid Palmer | Mechanic |
| 1940 | 753 | Vurel and Helen Johnson | Laborer |
| | 755 | Louise Hendrickson | "No Occupation" |
| | 757 | Vacant | N/A |
| | 759 | Marshall and Louise Brownfield | Clerk – Husten's Mens' Shop |
| 1950 | 753 | Vernon and Helen White | Boiler Room Foreman – Sugar Factory |
| | 755 | Joe and Beverly Wagner | Warehouse Foreman – Sugar Factory |
| | 757 | Jonathan and Marie Popp | Sugar Factory |
| | 759 | Not Listed | N/A |
| 1954 | 753 | Vernon and Helen White | Boiler Room Foreman – Sugar Factory |
| | 755 | Bob and Peggy Kelim | Welder – Sugar Factory |
| | 757 | Albert and Imogene Wagner | Mechanic – Sugar Factory |
| | 759 | Victor and Mary Alice Walker | Assemblyman – Harbison & Paine |
| 1958 | 753 | Mrs. Edna Gemar | Retired widow of Henry Gemar |
| | 755 | Reuben Boss | Retired |
| | 757 | Vacant | N/A |
| | 759 | Mrs. Bessie Pace | Retired widow of Albert Pace |
| 1961 | 753 | Mrs. Edna Gemar | Retired widow of Henry Gemar |
| | 755 | Alice White | Unknown |
| | 757 | L. Hazel Watson | Unknown |
| | 759 | Lena Becker | Unknown |
| 1965 | 753 | Mrs. Edna Gemar | Retired widow of Henry Gemar |
| | 755 | Henry Engelhart | Retired |
| | 757 | Hazel Watson | Unknown |
| | 759 | Lena Becker | Unknown |
| 1970 | 753 | Edna E. Gemar | Retired widow of Henry Gemar |
| | 755 | Juanita Weist | None Listed |
| | 757 | Laura Patrick | None Listed |
| | 759 | Ruth Leathers | None Listed |

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).

"Loveland Man Goes to Idaho as Assistant Supt." *Loveland Daily Herald*, July 24, 1920, p. 1.

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.

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: **1920 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This building is architecturally significant for its vernacular form, its high-quality brick wall construction, and because it is among Loveland's earliest multi-unit dwellings. The building is also historically significant for its association with residential development in Loveland. Individuals who lived in the building, including several who worked for the Great Western Sugar Company, reflect Loveland's socioeconomic development through the years. The building'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 is eligible for local landmark designation by the City of Loveland, and it would qualify as a contributing resource within a locally-designated historic district.

43. Assessment of historic physical integrity related to significance:

This building 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 exterior alterations to the original construction. A sense of time and place relative to how the building appeared when originally built and as it existed through the end of the 1960s remains intact.

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. 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 152-155**
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)**

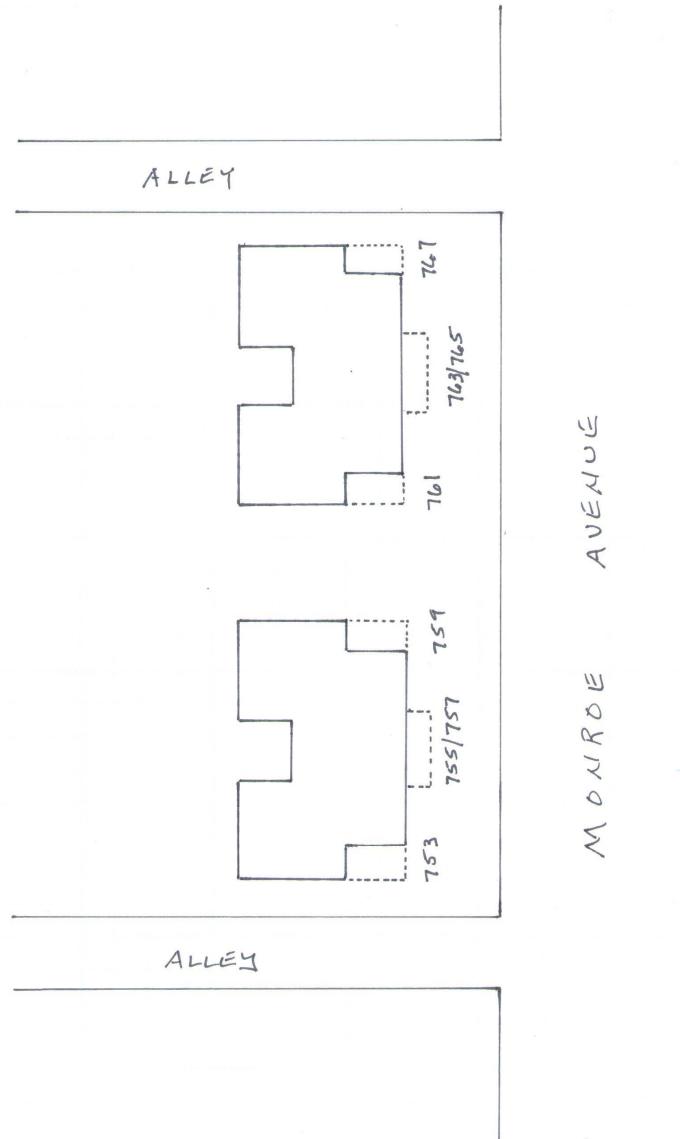
49. Date(s): **May 12, 2020**

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

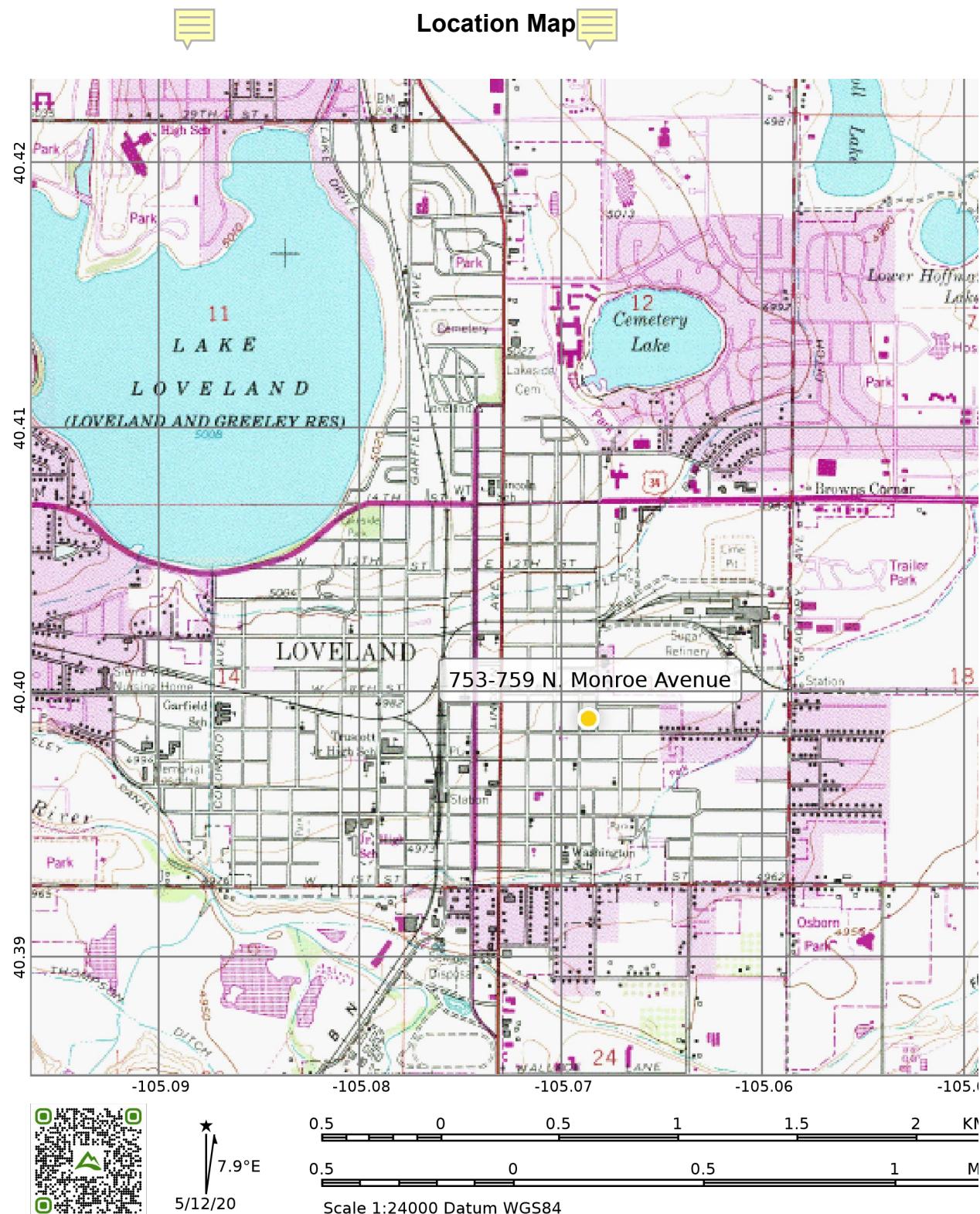
51. Organization: **Cultural Resource Historians**

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

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

**Sketch Map**

APPROXIMATE
SCALE
30 FEET





CD 1, Image 152, View to West



CD 1, Image 153, View to Southwest



CD 1, Image 154, View to Northwest



CD 1, Image 155, View to Northeast