

Not Individually Eligible
Not Individually Eligible
Eligible
Contributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
NE ¼ of NE ¼ of NE ¼ of SW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494214 mE 4472120 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 at the north 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 761, 763, 765, and 767 N. Monroe Avenue. The entry into 761 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, respectively enter into the units addressed as 763 and 765 from a common gable-roofed

porch at the center of the façade. The entry door into the unit addressed as 763 is covered by a metal storm door; the entry door into unit addressed as 765 does not have a storm door. 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 767 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 south 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 the adjacent fourplex. A gravel driveway extends along the north side of this 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 south at 753, 755, 757, 759 N. Monroe Avenue (5LR.14733)

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 do appear 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 their 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. Its four units are currently addressed as 761, 763, 765, and 767 N. Monroe Avenue; however, in city directories they appear to be addressed as 763, 765, 767, and 769 in some years. Following is a chronology of residents, as listed periodically in Loveland city directories between 1922 and 1970.

Year	Unit	Name	Occupation
1922	761	Not listed	N/A
	763	Paul J. and Martha B. Hermetet	Foreman – Sugar Factory
	765	Roy and Ruby Walton	Laborer
	767	Not listed	N/A
	769	Not listed	N/A
1925	761	Not listed	N/A
	763	Paul J. and Martha B. Hermetet	Foreman – Sugar Factory
	765	R. E. and Dorothy Raybourn	Dobbin – Raybourn Shoe Company
	767	C. L. Tingley	None listed
	769	Not listed	N/A
1927	761	Not listed	N/A
	763	R. E. and Dorothy Raybourn	Dobbin – Raybourn Shoe Company
	765	Vacant	N/A
	767	C. C. Chaney	Salesman – Gooch Bros. Garage
	769	Not listed	N/A

1933	761	Not listed	N/A
	763	Vacant	N/A
	765	Vacant	N/A
	767	Vacant	N/A
	769	Vacant	N/A
1936	761	Not listed	N/A
	763	Bernard and Flossie Fulmer	Mechanic
	765	Gale C. and Felma Hunn	Signs
	767	Frederick and Catherine Riney	Plasterer
	769	Not listed	N/A
1938	761	Not Listed	N/A
	763	William C. and Neah Burr	Pipefitter
	765	Clyde and Mary Edwards	Meat Cutter, Fred & Fred's Grocery
	767	Not Listed	N/A
	769	Vacant	N/A
1940	761	Not listed	N/A
	763	James E. and Madeline Atwell	Telegraph Operator, C & S Railroad
	765	G. L. and Margaret Lingo	Battery Foreman – Sugar Factory
	767	Mrs. Marjorie Larson	None listed
	769	Not listed	N/A
1950	761	Not Listed	N/A
	763	J. D. and Lucy Wilkes	Foreman – Sugar Factory
	765	Clyde and Marie Shumway	Cooler Foreman – Sugar Factory
	767	Not Listed	N/A
	769	Clarence B. and Alice Cowles	Sugar Boiler – Sugar Factory
1954	761	Not Listed	N/A
	763	J. D. and Lucy Wilkes	Retired
	765	Clyde and Marie Shumway	Retired
	767	John and Vivian Kelim	Welder – Sugar Company
	769	Clarence B. and Alice Cowles	Sugar Boiler – Sugar Factory
1958	761	Not Listed	N/A
	763	L. H. and Edith Clements	Retired
	765	Clyde and Marie Shumway	Retired
	767	James and Gladys Kissell	Construction Worker
	769	Clarence B. and Alice Cowles	Employed – Sugar Factory
1961	761	Not Listed	N/A
	763	L. H. and Edith Clements	Retired
	765	Clyde and Marie Shumway	Retired
	767	James Angelos	Unknown

	769	Not Listed	N/A
1965	761	Not Listed	N/A
	763	Mrs. Edith Clements	Widow of Lewis H. Clements
	765	Clyde and Marie Shumway	Retired
	767	Not Listed	N/A
	769	Mrs. Mary Wright	None listed
1970	761	Not listed	N/A
	763	Mrs. Edith Clements	Widow of Lewis H. Clements
	765	Ron Campion	Unknown
	767	Clifford Wilson	Unknown
	769	Eldon Mickelson	Unknown

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 156-159**

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**

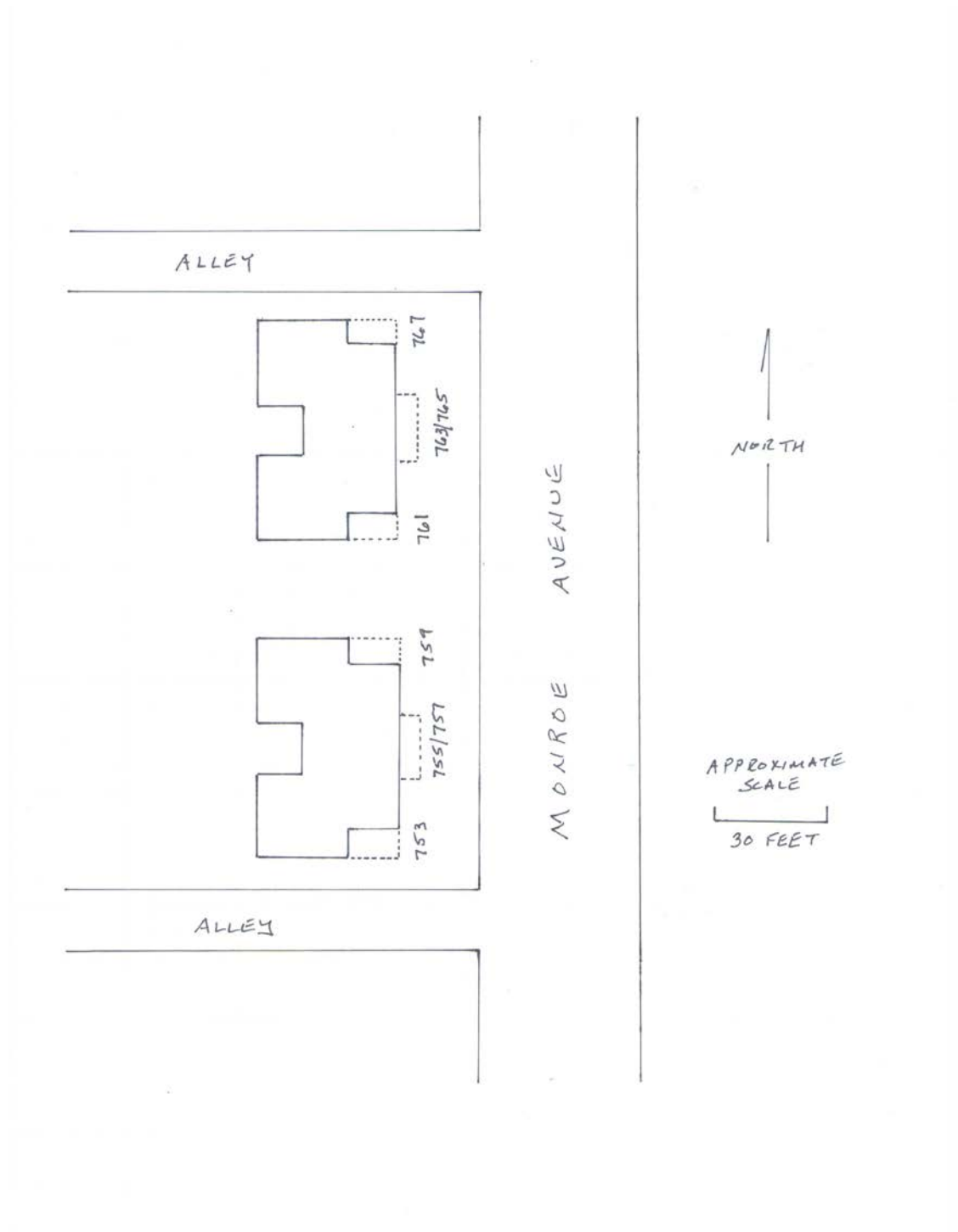
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

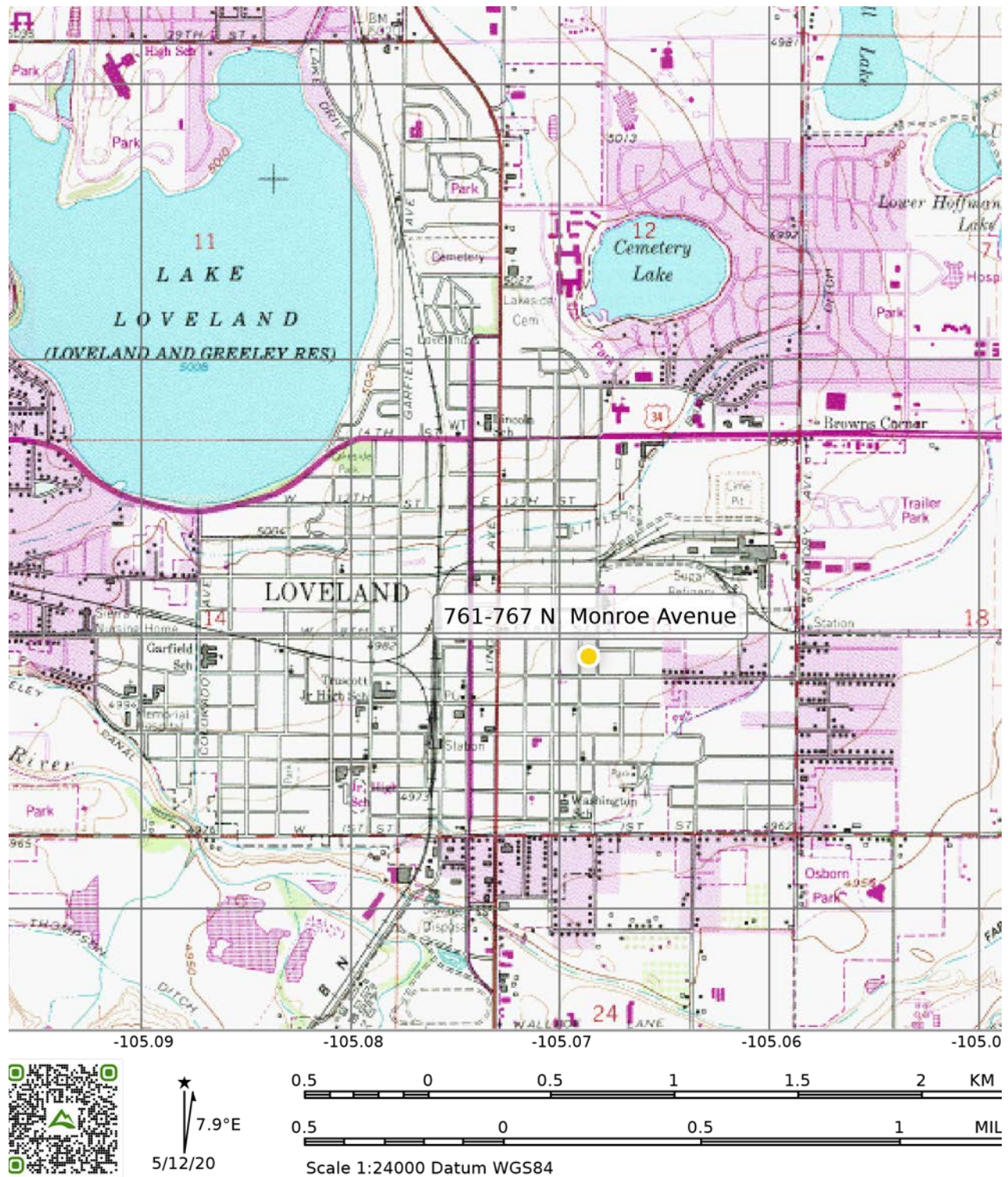
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map





CD 1, Image 156, View to West



CD 1, Image 157, View to Southwest



CD 1, Image 158, View to Northwest



CD 1, Image 159, View to Southeast