



AGENDA

Historic Preservation Commission Meeting

4:30 PM - Monday, January 18, 2021

VIA ZOOM CONFERENCING

Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADACoordinator@cityofloveland.org or 970-962-3319 .

Notificación en contra de la discriminación

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en TitleSix@cityofloveland.org o al 970-962-2372 . La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org o al 970-962-3319 .

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: cityofloveland.org

Password to the public wireless network (colquest) is accesswifi

- I. CALL TO ORDER
- II. ROLL CALL : BERGLUND, COX, JONES, KERSLEY, KNAPP, MCCARN, SUTTON, WHITE
- III. APPROVAL OF THE AGENDA
- IV. APPROVAL OF PREVIOUS MEETING MINUTES
- V. REPORTS
 - a. Citizen Reports: *This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.*
 - b. Council Liaison Report
 - c. Staff Liaison Report
- VI. REGULAR AGENDA
 - a. Historic Landmark Designation: McNary Chalfant House (Garshelis)
 - b. Downtown Historic Character
 - Murals
 - Facade Alterations
 - c. Great Western Railroad Depots Update (Sutton)
- VII. COMMISSIONER COMMENTS
- VIII. ADJOURN



MINUTES

Historic Preservation Commission Meeting

4:30 PM - Monday, November 16, 2020

Development Center, 410 E. 5th Street (VIA Zoom)

CALL TO ORDER: 4:32PM

Commissioners Present: Commissioners Cox, Jones, Kersley, Knapp, White, McCarn, Sutton and Alternate Commissioner, Berglund. **Staff:** Nikki Garshelis, Development Services.

Council Liaison: John Fogle

APPROVAL OF THE AGENDA

Commissioner Cox made the motion to approve the agenda, Commissioner Sutton seconded it and it passed unanimously.

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner McCarn made the motion to approve the October meeting minutes, Commissioner Jones seconded it and it passed unanimously.

REPORTS

Citizen Reports: None

Council Liaison Report: Councilor Fogle updated the HPC on the sales tax ballot issue that did not pass as well as the future budget cuts that will come as a result. Many City services will have to be reduced or eliminated, he explained. Commissioners asked questions about the Gallagher Amendment, how Fire and Police will be effected and if the tax issue will be on future ballots.

Staff Report: Nikki Garshelis reviewed the staff report, which included

- **Reconnaissance Survey Grant Application:** The draft grant application was submitted and state staff have reviewed it and returned it with comments. The application will be revised and completed by the January deadline.
- Saving Places Conference is scheduled for February 10-12 and will be online. City will reimburse HPC for registration fee.
- Design Standards won a second award. Commissioner Sutton suggested this as a topic for a presentation at the 2022 Saving Places Conference along with the other promotional/educational materials the Loveland HPC has created.

REGULAR AGENDA

Murals as Alterations

Staff Liaison Garshelis presented an overview of how murals are approved in the downtown area. The Visual Arts Commission oversees murals that are connected with grant applications, all murals must be reviewed by the planning staff for code compliance (i.e. no advertising), what other cities permit and issues that might arise with mural installation. A discussion followed and it was agreed to add this as an item to the January HPC meeting and inviting stakeholders to determine how to proceed.

Great Western Railway Depot Update

Commissioner Sutton reported that the Reporter Herald had written a “Dear Buck” article about the depot and the fundraising efforts. She said there has been a lot of activity on their Facebook page and Robin Ericson has done a great job with adding information to keep people interested. The LHS are doing a fundraising sale on the page for the holidays with items like a mug with the depot image, the “Make Your Own Depot” book and the transformer painting of the train and depot by artist, Lyse Dzija.

COMMISSIONER COMMENTS

- Commissioner Cox wished everyone a Happy Holiday.
- Commissioner Kersley shared that their cabin survived the Cameron Peak fire and fire fighters used it as a camp. She said they were very grateful it was saved. There was a discussion about how fire departments partner to assist each other.

ADJOURNED 5:59PM

LOVELAND HISTORIC PRESERVATION COMMISSION

STAFF UPDATE

Date: January 18, 2021
To: Loveland Historic Preservation Commission
From: Nikki Garshelis, Development Services

Reconnaissance Survey Grant Application: The grant application was submitted to History Colorado on January 4, 2021. (January 15 2021 deadline.)

Hewlett Packard Intensive Inventory: A contract has been executed with Cultural resources Historians to complete the inventory of the buildings on the 1960s Hewlett Packard Campus. Carl McWilliams has begun the research process. It is expected to be complete the end of June 2021.

Timberlane Farm: The Timberlane Farm Board has submitted two applications, one to amend the Annexation Agreement and the other to remove the historic landmark designation of the Timberlane Farm District. The Planning Division is reviewing on how to proceed with the request to amend the agreement. The Historic Preservation Commission will review the request to remove the designation at their **February 15, 2021** meeting. See below for procedure from the Historic Preservation Ordinance: (More detailed information will be provided in the 2/15 HPC packet.)



Chapter 15.56.040- Procedure to amend or rescind designation of landmarks or historic districts.

A. A landmark or historic district designation may be amended or rescinded in the same manner as the original designation was made using the following criteria:

1. The property or historic district no longer meets the criteria for designation set forth in section 15.56.100 of this Chapter.
2. If the request is to revoke the designation of a portion of a historic district, the revocation will not impact the integrity of the remainder of the district.

The designation of Timberlane Farms was determined significant by the Loveland Historic Preservation Commission and City Council in 2008 under the following criteria:

a) Architectural:

1. Represents a built environment of a group of people in an era of history.

b) Social/Cultural

1. Exemplifies the cultural, political, economic, or social heritage of the community.
2. Is associated with a notable person(s) or the work of notable person(s).

c) Geographic/Environmental

1. Enhances sense of identity of the community.
2. Is an established and familiar natural setting or visual feature of the community.

McNary-Chalfant House



1404 N Garfield
Ave., Loveland

NOMINATION
FOR LOCAL
LANDMARK
DESIGNATION

1920

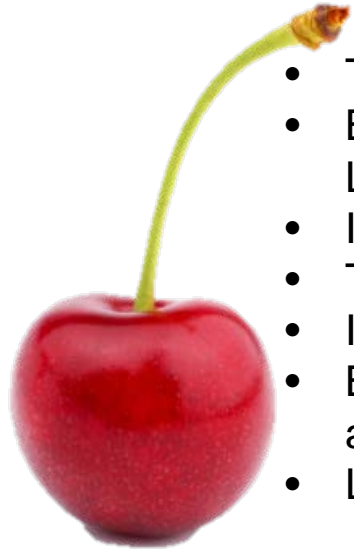
Prairie Style (with Ranch influences)

Presentation Agenda

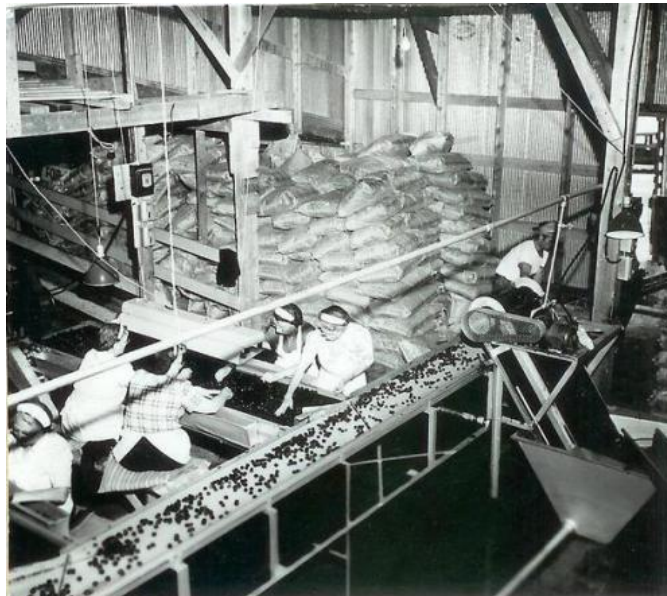
- Historical Significance
- Architectural Significance
- Eligibility for Historic Landmark Designation
- Recommendation & Motion Requested



Historical Significance



- The cherry industry in the Loveland area began in 1890s
- Between 1920s & 1960 there were over 10,000 acres of orchards between Longmont and Wellington, with Loveland at the heart. In the 1920s Loveland had the largest orchard west of the Mississippi.
- In 1928, 1929 and 1930 the area produced over \$1 million in fruit.
- There were over seven processing plants in Loveland at different times from 1920s-1960s.
- In October 1954, there was an early "hard freeze" which prematurely killed crops.
- By Spring of 1955, the trees were dying or not healthy. Crops were too damaged and the industry was almost gone by the early 1960s.
- Lovelanders continue to hold an annual Cherry Pie Contest & Festival to celebrate their heritage.



Historical Significance

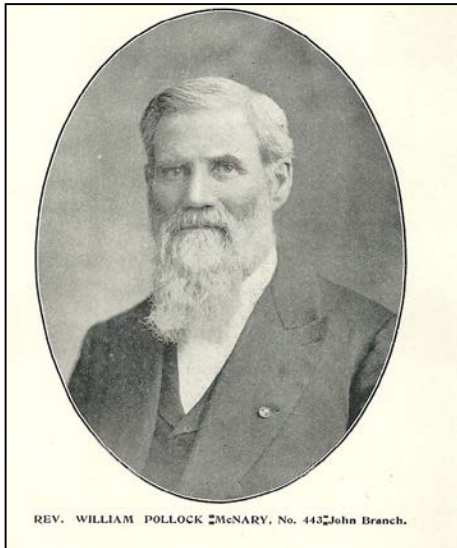


Northern part of the McNary orchard in 1940

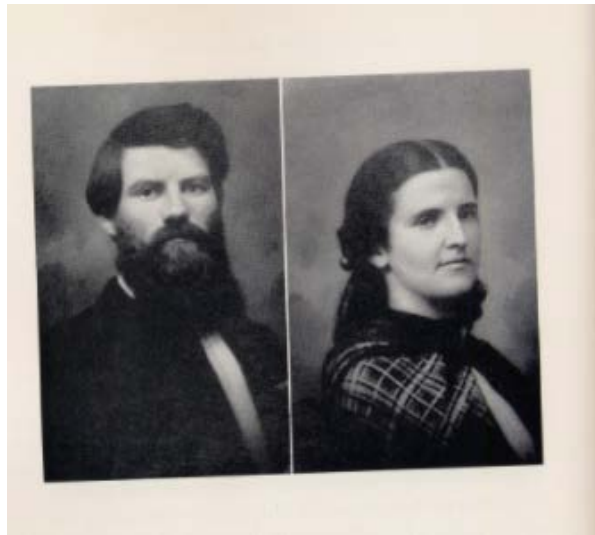
Historical Significance-McNary

In 1911, the cherry orchard, which became the site of the McNary-Chalfant home was acquired by Reverend W. P. McNary. McNary was a Civil War veteran and retired Presbyterian minister. Reverend and Mrs. McNary were recognized as prominent and influential Loveland citizens. Reverend McNary was one of the most successful cherry growers in the area.

In 1920, Norah McNary Chalfant and her brother James Graham McNary purchased a cherry orchard in Loveland from their father, Reverend McNary. Norah and her husband, Henry Richard Chalfant built their home on the orchard in 1920. The Chalfants resided in the home until 1957. The home stands at that location.



W.P. McNary 1839-1927



William P McNary & Elizabeth Graham McNary
William was 28 and Elizabeth 22



James Graham McNary
Brother of Norah



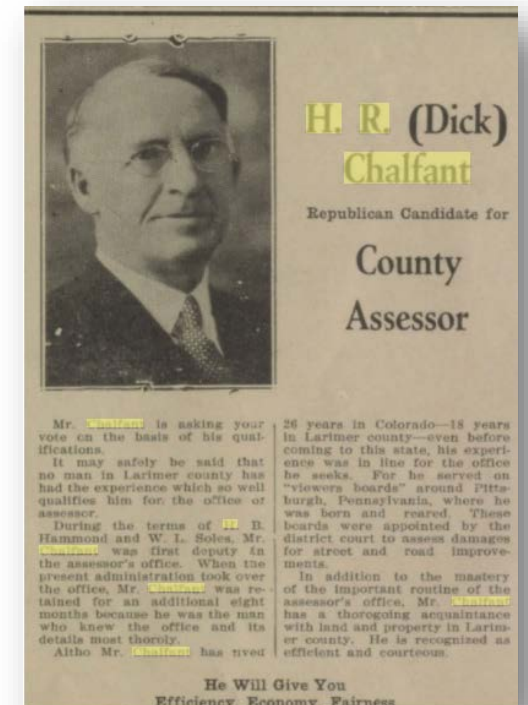
Historical Significance-Chalfant

- John Chalfant (1660-1725) founded the Chalfant family in Pennsylvania. He arrived with William Penn aboard the ship Welcome in 1682 on Penn's initial voyage to establish the Pennsylvania Quaker colony.
- Henry Chalfant (1792-1862), a sixth generation descendent of John Chalfant married Isabella Campbell Weakley in 1827. Henry and Isabella Chalfant had ten children. One of the children was Henry Richard Chalfant (1837-1887). Henry Richard Chalfant married Evaline R. Graham (1846-1933). One of their seven children was **Henry Richard**.
- Henry Richard Chalfant (1877-1963), and in 1905, married Norah McNary (1872-1963), daughter of Reverend William P. McNary. They moved west, living in Evans, Colorado in 1910. In 1916, they moved to Loveland, Colorado In 1920 they built the home at 1404 N Garfield Ave. They lived in Loveland for 41 years. Henry was the County Assessor.
- Also residing in the home were their daughters Margaretta Chalfant (1906-2000) and Alva G. Chalfant (1908-1984). In adulthood both daughters lived and worked in Denver. In 1958 Norah Chalfant sold/gifted the home to her daughters, Margaretta and Alva Chalfant.

Margaretta Chalfant
August 1978



Welcome in 1682, sailed from Deal
England to New Castle, DE



Henry Chalfant
The Estes Park Trail October 12, 1934,

LOCATOR	HOUSEHOLD DATA	NAME	RELATION	SEX	AGE	EDUCATION	PLACE OF BIRTH	RESIDENCE IN APRIL 1, 1940	RESIDENCE 14 YEARS AGO AND OTHER RESIDENCES	INDUSTRY, OCCUPATION, AND CLASS OF WORK	WORK LOCATION	YEARLY INCOME
1	2	3	4	5	6	7	8	9	10	11	12	13
1	2	3	4	5	6	7	8	9	10	11	12	13
1	2	3	4	5	6	7	8	9	10	11	12	13
1	2	3	4	5	6	7	8	9	10	11	12	13

Value of House
 Name
 Status in Household
 Gender
 Color
 Age
 Marital Status
 Birth Location
 Residence in April 1935
 1940
 Census
 Occupation
 Work Location
 Yearly income

4000	70	Chalfant H. Richard	Head	M	W	63	M	Pennsylvania	78	Same house	Deputy	Office of county assessor	1900
		Morah M. D.	Wife	F	W	67	M	Indiana	10	Same house			0
		Griffith Ruth	Lodger	F	W	31	S	Colorado	11	Same house	Teacher	Public School	1272
		Miller Alice	Lodger	F	W	31	S	Colorado	11	R	Teacher	Public School	850
		Spavelly Bernadine	Maid	F	W	21	S	Kansas	70	Ft. Morgan, Morgan Colorado	House work	Private Home	450
											Car salesman & manager	Private business	0

NAME	PLACE OF BIRTH OF FATHER AND MOTHER	EDUCATION	INDUSTRY	RESIDENCE IN APRIL 1, 1940	RESIDENCE 14 YEARS AGO AND OTHER RESIDENCES	INDUSTRY, OCCUPATION, AND CLASS OF WORK	WORK LOCATION	YEARLY INCOME
1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9

Architectural Significance

Prairie Style with Ranch Influences

Horizontal lines: thought to relate to the wide, flat, treeless expanses of America's native prairies landscape

Flat or Hipped Roofs

Broad overhanging eaves

Integration with the landscape

Windows grouped in horizontal bands

Prairie School is a late 19th- and early 20th-century architectural style, most common in the Midwestern United States.



Frank Lloyd Wright's Robie House, Hyde Park in Chicago

The Prairie School was an attempt at developing an indigenous North American style of architecture in symphony with the ideals and design aesthetics of the Arts & Crafts Movement

Architectural Significance

Ranch Influences

Ranch (also known as **American ranch**, **California ranch**, **rambler**, or **rancher**) originated in the United States.

- Single story
- Long, low-pitch roofline
- Asymmetrical rectangular, L-shaped, or U-shaped design
- Simple, open floor Plans
- Attached garage
- Windows with a large glass area, sometimes decorated with non-functional shutters
- Vaulted ceilings with exposed beams often in combination with tongue and groove roof decking
- Mixed material exteriors of stucco and brick, wood or stone
- Deep overhanging eaves
- Cross-gabled, side-gabled or hip roof



Architectural Significance

Prairie

- Hipped Roof
- Broad overhanging eaves
- Integration with the landscape

Ranch

- Long, low pitched roof line
- Informal and basic in design
- Single Story



West Elevation



North Elevation



South Elevation (Eisenhower)



East Elevation

Prairie Style in Loveland



502 W 3rd Street
North Elevation



West Elevation



549 E 8th Street – South Elevation

Interior Features



Trolley ceiling in kitchen facing south 2020



The kitchen has two butler doors



The hallway is lined with wainscoting

Interior Features



Telephone box by back door



Most closets have windows



Many of the rooms still have push-button switches even though the patent for the toggle-light switch patent was obtained in 1916.



Octagon door handles

Interior Features

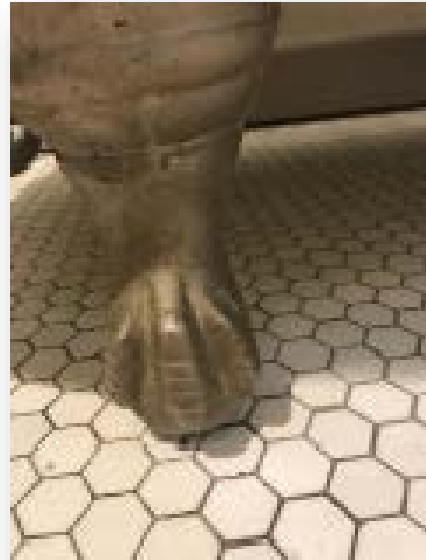


“The Monarch” cast iron coal/wood fireplace. Stamped 27 on the inside. Two flue controls.



Picture rail goes across entire living room

Interior Features



Stamped on bottom of tub.



The fan in the bathroom is stamped Fasco Industries, Inc. Fayetteville, N.C.

The 5.6' cast-iron clawfoot bathtub is stamped SS M Co 5 Made in U.S.A. Standard January 21, 1921 on the bottom. Standard Sanitary Manufacturing merged with American Radiator in 1929 to become American Standard. As such, the presence of an SSM stamp is first indicator of vintage tub. The bathtub was resurfaced in 2016 and the hardware was replaced. At that time, the shower surround was removed.

ELIGIBILITY FOR HISTORIC LANDMARK REGISTER

a) Architectural

1. Exemplifies specific elements of an architectural style or period.
2. Represents innovation in construction, materials, or design.

b) Social/Cultural

1. Exemplifies the cultural, political, economic or social heritage of the community.
2. Is associated with notable person(s) or the work of notable person(s).

c) Physical Integrity

1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
2. Retains original design features, materials, and/or character.
3. Is the original location or same historic context if it has been moved.

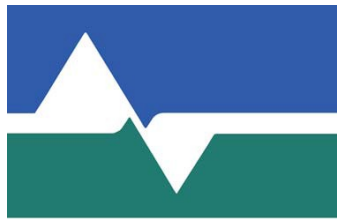
Motion

The Historic Presentation Commission has determined that the McNary Chalfant House located at 1404 N Garfield Avenue, Loveland Colorado exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommendations for establishing landmark eligibility. The Historic Preservation Commission recommends designation of this property to the Loveland City Council.



Loveland Historic Register

Nomination Packet



City of Loveland
Development Center
410 E. Fifth Street
Loveland, CO 80537
Tel. 970-962-2346

Historic Preservation Commission

- The Historic Preservation Commission will provide a formal hearing to consider the ***Application for Designation of a Historic Landmark Form A*** and that public hearing will follow a format that has been adopted by the Commission.
- The Historic Preservation Commission will consider the criteria at 15.56.091 when reviewing proposed landmarks for designation.
- Within thirty (30) days after the conclusion of the public hearing, but in no event more than (60) days after the hearing date first set, unless otherwise mutually agreed by the Historic Preservation Commission and applicant, the Commission shall either recommend approval, modification and approval, or disapproval of the proposal. The Commission may recommend approval conditions upon the voluntary execution of certain easements, covenants, or licenses.
- The Historic Preservation Commission will forward it's recommendation, in writing, to the City Council concerning a designation and further state any recommendations as to easement, covenants, or licenses that must be met by the property owner to receive and/or maintain the designation. The Historic Preservation Commission will also notify the City Council, in writing, of any decision disapproving a designation initiated by the City Council.
- For applications for designation as a landmark that have gone to a public hearing before the Commission without the owner's consent, such consent shall be required, in writing, prior to review of the application by the City Council*. If the owner(s) do not consent to the proposed designation, the application will not move forward.

City of Loveland Landmark Designation Criteria

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090.

a.) Architectural

1. Exemplifies specific elements of an architectural style or period;
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
3. Demonstrates superior craftsmanship or high artistic value;
4. Represents an innovation in construction, materials, or design;
5. Represents a built environment of a group of people in an era of history;
6. Exhibits a pattern or grouping of elements representing at least one of the above criteria;
- or
7. Is a significant historic remodel.

b.) Social/Cultural

1. Is a site of an historic event that had an effect upon society;
2. Exemplifies the cultural, political, economic, or social heritage of the community; or
3. Is associated with a notable person(s) or the work of a notable person(s).

c.) Geographic/environmental.

1. Enhances sense of identity of the community; or
2. Is an established and familiar natural setting or visual feature of the community.

d) Physical Integrity

1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
2. Retains original design features, materials, and/or character.
3. Retains its original location or its same historic context if it has been moved.
4. Has been accurately reconstructed or restored based on documentation

**FORM A****Application for Designation of a Historic Landmark**

If more than one Applicant, please attach additional sheet.

Please Type or Print Legibly	
APPLICANT(S) INFORMATION	Property Owner
Address:	1404 N Garfield Ave., Loveland, CO 80538
Telephone:	970/405-6769

PROPOSED LANDMARK INFORMATION	
Property Name:	McNary Chalfant House
Address:	1404 N Garfield Ave., Loveland, CO 80538
Historic Use:	Residence
Current and Proposed Use	Residence
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> See Attachment 1. Legal Description
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i> See Attachment 2. Historic Qualities of House and Property

**FORM A****Application for Designation of a Historic Landmark**

DETAILED PROPERTY INFORMATION	
Historic Property Name:	McNary Chalfant House
Current Property Name:	McNary Chalfant House
Address:	1404 N Garfield Ave. Loveland, CO 80538
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> See Attachment 1. Legal Description
Style:	Light version of Prairie style with Ranch-style influences
Building Materials:	Brick Facade
Additions to main structure(s), and year(s) built.	Sometime after 1974, a portion of the front porch was converted to an indoor dining area, maintaining brick on the interior.
Is the structure(s) on its original site?	Yes
What is the historic use of the property?	Residence
What is the present use of the property?	Residence
What is the date of construction?	1920 Source: Larimer County Assessor

**FORM A****Application for Designation of a Historic Landmark**

DETAILED PROPERTY INFORMATION continued	
Describe the condition of the property.	Excellent inside and out; the interior and exterior of the property have been restored.
Who was the original architect?	Unknown
Who was the original Builder/Contractor?	Unknown
Who was the original Owner(s)?	Henry Chalfant and Norah McNary Chalfant Source: Larimer County Assessor
Are there structures associated with the subject property not under the ownership of this applicant? Please describe.	No
Detailed description of the architectural characteristics of the property.	<i>Please attach additional sheets if necessary.</i> See Attachment 3. Architectural Features



FORM A

Application for Designation of a Historic Landmark

The Historic Preservation Commission and City Council will consider the following criteria when reviewing nominations of properties for designation.

Landmarks must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, social/cultural, or geographic/environmental significance. A landmark may be less than fifty (50) years old if it is found to be exceptionally important in other criteria.

Age of Site is: 100 Years

1. Proposed Historic Landmarks. Please check all that apply:

For prehistoric or historic archaeological sites, please go to Form A Section 2, pg. 5.

A) Architectural:

- ☒ 1) Exemplifies specific elements of an architectural style or period.
- ☐ 2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, or locally.
- ☒ 3) Demonstrates superior craftsmanship, or high artistic value.
- ☐ 4) Represents innovation in construction, materials, or design.
- ☐ 5) Represents a built environment of a group of people in an era of
- ☒ 6) Exhibits a pattern or grouping of elements representing at least one of the above
- ☐ 7) Is a significant historic remodel.

B) Social/Cultural

- ☐ 1) Is a site of an historic event that had an effect upon society.
- ☒ 2) Exemplifies the cultural, political, economic, or social heritage of the community.
- ☒ 3) Is associated with a notable person(s) or the work of notable person(s).

C) Geographical/Environmental

- ☒ 1) Enhances sense of identity of the community.
- ☐ 2) Is an established and familiar natural setting or visual feature of the community.



FORM A

Application for Designation of a Historic Landmark

2. Prehistoric and historic archaeological sites shall meet one (1) or more of the following. Please check all that apply.

***Complete this section only if the subject property is a prehistoric or historic archaeological site.*

A) Architectural

☒ 1) Exhibits distinctive characteristics of a type, period, or manner of construction.

☐ 2) Is a unique example of a structure.

B) Social/Cultural

☐ 1) Has the potential to make an important contribution to the knowledge of the area's history or

☒ 2) Is associated with an important event in the area's development.

☒ 3) Is associated with a notable person(s) or the work of notable person(s).

☐ 4) Is a typical example/association with a particular ethnic or other community group.

☐ 5) Is a unique example of an event in local history.

C) Geographical/Environmental

☒ 1) Is geographically or regionally important.

3. Each property or site will also be evaluated based on physical integrity using the following criteria (*a property need not meet all the following criteria*):

a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;

b) Retains original location or same historic context if it has been removed; or

c) Has been accurately reconstructed or restored based on documentation.

**FORM A****Application for Designation of a Historic Landmark**

<p>Statement of Significance</p> <p>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>See Attachment 4. Statement of Historical Significance See Attachment 5. Ownership</p>								
<p>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <table border="1"><tr><td>North elevation</td><td>East elevation</td><td>South elevation</td><td>West elevation</td></tr><tr><td>Other</td><td>Other</td><td>Other</td><td>Other</td></tr></table>	North elevation	East elevation	South elevation	West elevation	Other	Other	Other	Other
North elevation	East elevation	South elevation	West elevation						
Other	Other	Other	Other						
<p>Please identify all references used during the research of the property. Include titles, author, publisher, publication date, ISBN# (when applicable), and location of source such as public library, etc.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>See Attachment 6. References</p>								



FORM A

Application for Designation of a Historic Landmark

FORM A completed by: Property Owner

Date: 11/27/20

Phone No. 970/405-6769

Address: 1404 N Garfield Ave., Loveland, CO 80537

Attachment 1: Legal Description

Lots 20-23 & W 15ft of S 100ft Lot 24 & VAC Alley ADJ, Less State Hwy, Cherry Hill, LOV

Attachment 2. Historic Qualities of House and Property



West front entrance to home on North Garfield Avenue, 2020



North side of home, 2020



East side of home, 2020



South side of the home, along Eisenhower, 2020



Trolley ceiling in the kitchen, facing south, 2020.



The kitchen has two butler doors.



Many of the rooms still have push-button switches even though the patent for the toggle-light switch patent was obtained in 1916.



Telephone box by back door.



The hallway is lined with wainscoting.



Octagon door handles.



Most of the closets have windows.



"The Monarch" cast iron coal/ wood fireplace. Stamped 27 on the inside. Two flue controls.



The picture rail goes around the entire living room.



Clawfoot tub: The 5.6' cast-iron clawfoot bathtub is stamped SS M Co 5 Made in U.S.A. Standard January 21, 1921 on the bottom.

Standard Sanitary Manufacturing merged with American Radiator in 1929 to become American Standard. As such, the presence of an SSM stamp is first indicator of vintage tub.

The bathtub was resurfaced in 2016 and the hardware was replaced. At that time, we also removed the shower surround.

(Below):
Fan: the fan in the bathroom is stamped Fasco Industries, Inc. Fayetteville, N.C.



Stamp on the bottom of bathtub



Attachment 3. Architectural Features

Loveland Historic Preservation Survey: In 1999, the City of Loveland surveyed structures in the City to determine potential eligibility for listing on the National Register of Historic Places. (Marmor and McWilliams, December, 1999). The Kelley-Coffman House and the Chalfant House were found to be potentially eligible. The Survey listed the Chalfant House, 1404 North Garfield Avenue, as potentially eligible for the National Register of Historic Places as an individual property, multi-property, or district. The architectural style is identified as “Prairie.” The Survey identifies the Historic Context as “Settlement/Urban Growth.” Both Condition and Integrity are listed as “Excellent.” (Table 3, Reconnaissance Survey, Reference No. 5LR5224, p. 17).

Origins of Prairie Style Architecture: The Prairie style of architecture was developed and popularized by Frank Lloyd Wright in Chicago about 1900. (Chicago Architecture Center *Prairie* 2018). The style is virtually synonymous with Frank Lloyd Wright, though many other architects applied this style to buildings in the Midwest. (Antique Home *Prairie* 2010).

Prairie architecture evolved from the Arts and Crafts movement that began in Europe in the mid-19th century. The Arts and Crafts movement was developed in contrast to the dehumanizing effects of mass production brought on by the Industrial Revolution. The movement celebrated craftsmanship by people prior to the machine age. It was a philosophy that was applied to many art forms. The movement became popular in the United States in the late 19th century and early 20th century (Chicago Architecture Center *Arts and Crafts* 2018).

The Prairie style was one of the first architectural styles originated in the United States. (Anderson 2018). In part, it was a reaction to the late 19th century ornate Victorian architecture (Antique Home *Prairie* 2010). The style reflects the landscape of the Midwest, evoking the broad, flat, and treeless American prairie. It is characterized by horizontal lines, simplicity, solid construction, craftsmanship, and little ornamentation. According to Frank Lloyd Wright, Prairie buildings were “married to the ground.” (Chicago Architecture Center *Prairie* 2018).

In its original form, Prairie architecture was popular in the Midwest until about 1920. The style was popular in Colorado between 1910 and 1930 (History Colorado *Prairie* 2018). The Chalfant House was built in 1920 (Larimer County Assessor 2017).

Prairie Architecture of the Chalfant House: Prairie architecture features shallow, hipped roof lines with broad overhanging eaves (Chicago Architecture Center *Prairie* 2018). A hipped roof is low pitched with all sides sloping gently downwards to the walls with no gables or other vertical sides (Wikipedia). Other common characteristics included strong horizontal lines, central chimney, open interior spaces, extended eaves (Old House *Prairie Style House, 1900-1920*), and broad covered porches (Antique Home *Prairie School* 2010). The Chalfant House includes these features and is an excellent example of Prairie architecture (see photo below).

^[1] Ironically, the design of the 1920 Chalfant House, located next door to the Kelley House, reflects the influence of Frank Lloyd Wright’s Prairie School (Marmor and McWilliams, December, 1999). For as long as the two houses stand, the architectural types created by Wills and Wright will stand together in comparison.

#



#

#

The Chalfant House built in 1920 at 1404 Garfield Avenue, Loveland, Colorado



#

West front entrance to home on North Garfield Avenue, 2020



North side of home, 2020



East side of home, 2020



South side of the home, along Eisenhower, 2020

#

Attachment 4

Loveland Historic Preservation Survey

The Loveland Historic Preservation Survey (Marmor and McWilliams, December, 1999) listed the house as potentially eligible for the National Register of Historic Places (Appendix 3, Reconnaissance Survey Results: Historic Architectural Properties In The Loveland Area of Community Influence, p. 17) as an individual site and as part of a district. The house is described as Colonial Revival, Reference No. 5LR5224.

The Chalfants

John Chalfant (1660-1725) (Durbin 2000) founded the Chalfant family in Pennsylvania. He arrived with William Penn aboard the ship *Welcome* in 1682 on Penn's initial voyage to establish the Pennsylvania Quaker colony. He received a 640 acre land grant in Chester County in 1682. In 1699, he settled on a two-hundred-and-fifty-acre tract of land at Rockland Manor in Chester County, which remained the family home until the early part of the nineteenth century (Walkinshaw 1939).

Henry Chalfant (1792-1862), a sixth generation descendent of John Chalfant (Davidson and McKee 1940) moved to Turtle Creek, Allegheny County in 1827. The Turtle Creek community was located immediately south of the current boundaries of Wilkinsburg Township. He established a general store, post office, hotel, and relay station for the Pittsburgh and Philadelphia stage (Davidson and McKee 1940). He married Isabella Campbell Weakley in 1827 (Jordan, 1914). The Chalfants were members of Beulah Presbyterian Church (Schaeffer 2018).

Henry and Isabella Chalfant were the parents of ten children born between 1827 and 1846. One of the children was Henry Richard Chalfant (1837-1887). Henry Richard Chalfant married Evaline R. Graham (1846-1933), granddaughter of Reverend James Graham, on October 20, 1868. They had seven children who grew to maturity: Graham, Mary, Maude, Sidney, Henry Richard, Frederick and Evaline (Davidson and McKee 1940).

Henry Richard Chalfant (1877-1963), son of Henry and Evaline, married Norah McNary (1872-1963), daughter of Reverend William P. McNary. They moved west, living in Evans, Colorado in 1910 (U.S. Census 1910). In 1916, they moved to Loveland, Colorado, residing in Loveland for 41 years (*Loveland Reporter Herald* 1963).

In 1920, Norah Chalfant and her brother James Graham McNary purchased a cherry orchard in Loveland from Reverend McNary (Larimer County Recorder 1920). The Chalfants built their home on the orchard in 1920 with the address of 1404 Garfield Avenue. The Chalfants resided in the home until 1957 (*Loveland Reporter Herald* 1963). The home stands at that location.

In 1940, Norah and her daughters sold a lot next door to and just north of the Chalfant home to William and Elizabeth Black Kelley (Larimer County Assessor 1940). Elizabeth was a first cousin of both Henry and Norah (Boucher 1908). The Kelleys built the Kelley-Coffman House on the lot in 1940 (Larimer County Assessor Property Information, April 15, 2017; Mountain States Telephone and Telegraph Company, 1940). They resided in the home until 1960 (*Loveland Reporter Herald* 1962).

Attachment 4. Property Ownership History

1889: On July 12, 1889, under the 1862 Homestead Act (12 Stat. 392), Gaily Pendry was granted a land patent by the United States to 160.00 acres in three parcels in Township 5 North, Range 69 West (General Land Office of the United States 1889). The grant included the south ½ of the southwest ¼ of Section 12. This parcel included the future site of the Chalfant home.

1896: On September 12, 1895, Gailey Pendry sold the southwest quarter of the southwest quarter of Section 12, Township 5 North, Range 69 West to William F. Geddis of Arapahoe County for \$840, except for railway and highway rights-of-way within that parcel, including one share of the Loveland Pipeline Company associated with the property to provide irrigation water (Larimer County Recorder 1896).

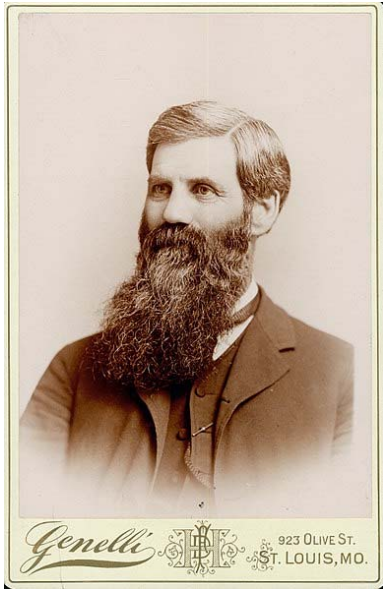
1904: On November 14, 1904, William F. Geddis, President, Denver Pipe and Clay Company, sold the southwest quarter of the southwest quarter of Section 12, Township 5 North, Range 69 West to William H. Laws, except for railway and highway rights-of-way, including one share of the Loveland Pipeline Company, one share of Loudon Irrigating Canal Company and two shares of the Big Lateral Ditch Company (Larimer County Recorder 1904).

1908: On June 16, 1908, William H. Laws sold to William F. McQuade the southwest quarter of the southwest quarter of Section 12, Township 5 North, Range 69 West lying west of the right-of-way of the Colorado and Southern Railway to Garfield Avenue and south of the centerline of 15th Street to the north boundary of 14th Street in the City of Loveland, and all water rights “belonging to said lot or parcel of land” (Larimer County Recorder 1908).

1908: On July 21, 1908, the Loveland City Council approved Mr. McQuade’s application for the Cherry Hill Addition Subdivision on the southerly portion of the parcel within the City of Loveland (City of Loveland 1908). The subdivision extended approximately 390 feet to the north from 14th Street to and included 15th Street (now Arthur Drive). The plat included thirty-three lots, and included the future site of the home of Henry and Norah McNary Chalfant.

Prior to 1911: Between 1908 and 1911, William F. McQuade acquired a parcel of land north of and adjacent to the property he acquired from Geddis, extending north along Garfield Avenue to the northwest quarter corner of the southwest quarter of Section 12 then east to the railway right-of-way, then southerly along the west boundary of the railway right-of-way to the north boundary of the property he acquired from Geddis. McQuade’s property, now approximately 11 acres, extended approximately 1,390 feet north along Garfield Avenue from the north boundary of 14th Street. The land was an irrigated cherry orchard (Weekly Courier, March 31, 1911).

1911: On November 12, 1911, Reverend William Pollock McNary (1883-1927) purchased the 11 acre cherry orchard described above from William F. McQuade (Larimer County Recorder 1912). The 11 acres included the Cherry Hill Addition and shares of three irrigation companies: 4/7 of one share of the Loudon Irrigating Canal Company, 4/7 of one share of the Big Lateral Ditch Company, and ¼ of one share of the Loveland Pipeline Company.



William P. McNary 1890

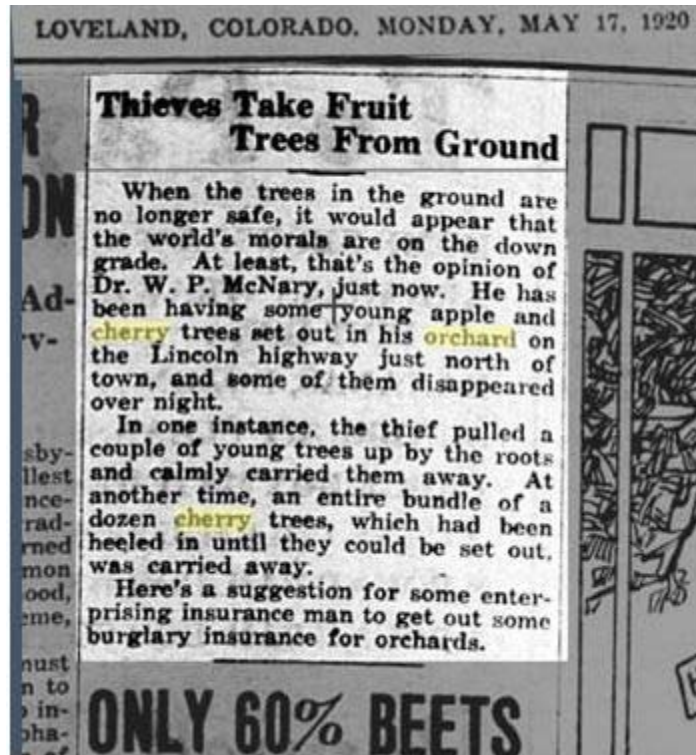


Elizabeth Graham McNary

1919: On March 29, 1919, Reverend McNary purchased a parcel immediately north of the former McQuade property on Garfield Avenue from Charles A. Conway of Denver. (Larimer County 1919). The parcel was bounded on the east by the railway right-of-way and extended north to the intersection of Garfield Avenue and the railway right-of-way. McNary now owned all of the land bounded on the west by Garfield Avenue, on the east by the railway right-of-way and on the south by 14th Street.



May 17, 1920: "Thieves Take Fruit Trees from Ground"



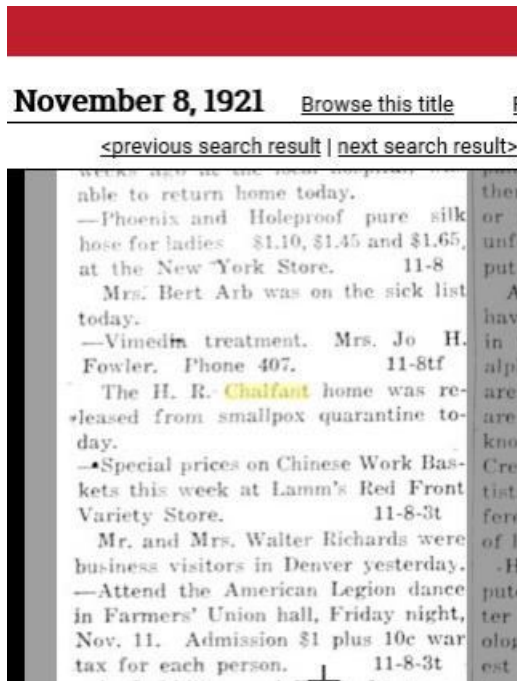
September 23, 1920: Reverend McNary sold the parcels acquired from McQuade and Conway to Norah McNary Chalfant, his daughter, Loveland, and James G. McNary, his son, El Paso Texas (Larimer County Recorder 1920). Henry and Norah McNary Chalfant built a house on the property on the northwest corner of Garfield Avenue and 14th Street in 1920 (Larimer County Assessor 2017).



December 20, 1918: "Oil Strike May Come Any Time: Drill at Chalfant property finds best indications of success yet."



November 8, 1921: The H.R. Chalfant home was released from smallpox quarantine.



December 1929: H.R. Chalfant attended a gathering with dainty refreshments.

Wednesday Kensington

Mrs. Frank Monroe was the hostess to the Wednesday kensington yesterday at her home on North Cleveland avenue. The guests enjoyed a splendid time and the hostess served dainty refreshments at the close of the afternoon. The members present were Mesdames Orville Kelley, Charles Monroe, Mack, B. L. Brannan, H. R. Chalfant, Adella Graham, C. E. Van Meter, Jay Chesebro, W. M. Ward, Zenas McCoy, W. D. Mitchell.



1940: On March 23, 1940, Norah M., Margaretta E., and Alva G. Chalfant sold Lots 16, 17, 18 and 19, and portions of lots 10, 11, 24 and 25, Cherry Hill Addition to William B. and Elizabeth Kelley (Larimer County Recorder 1940). In total, the parcels were 100 feet wide north-south and 200 feet deep east-west (City of Loveland 1979). The Kelley's built the house at 1410 Garfield Avenue on these lots in 1940 (Larimer County Assessor 2017). Elizabeth Kelley was a first cousin of Nora Chalfant (Boucher 1908).

1920: Henry Richard Chalfant (1877-1963) & Norah McNary Chalfant (aka Nora) (1872-1963) married on May 2, 1905 and built the McNary-Chalfant Home in 1920. Also residing in the home were their daughters Margaretta Chalfant (1906-2000) and Alva G. Chalfant (1908-September 30, 1984). Henry was the Chief Department of Property Assessors.

February 15, 1958: Norah Chalfant sold/ gifted the home to her daughters, Margaretta and Alva Chalfant; however, they resided in Denver and worked at Prudential Life insurance doing clerical work (1940 United States Federal Census). Neither sister would marry or bear children. They lay rest in Fairmount Cemetery in Denver, Colorado. (Memorial ID 145329350)

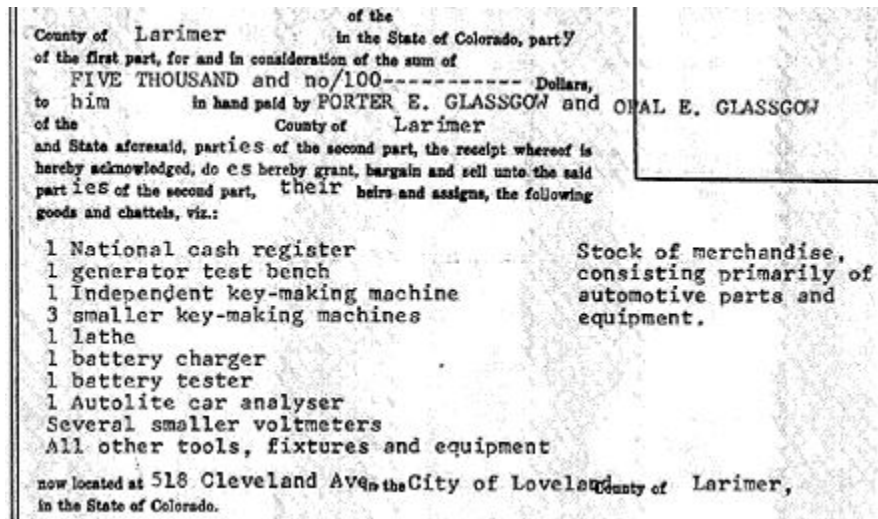
March 12, 1958: Margaretta and Alva Chalfant sold the McNary-Chalfant home to Porter E. and Opal E. Glassgow.

1963: Original builders of the McNary-Chalfant home, Henry & Norah, die. Later their daughters, neither who married or bear children, would rest with them in Fairmount Cemetery in Denver, Colorado (Memorial ID number 145329350 and 145329233).



1958-1967: Porter E. Glassgow (June 9, 1897-March 12, 1982) and his wife Opal E. Gevrez

Glassgow(July 27, 1895-March 25, 1978) resided in the McNary-Chalfant home. Porter owned Willard Battery Service (previously located at 518 Cleveland Avenue Loveland, Colorado). The Glassgow's took out a business loan on June 15, 1964 for \$5000. Opal was a music teacher, offering lessons out of the McNary-Chalfant home. They had a son, James E. Glasgow (1930-November 17, 1995) who attended Colorado College and was an Air Force veteran. Porter and Opal lay rest at Lakeside Cemetery in Loveland, Colorado plot block 3, lot 12, site 1A (memorial ID 37456121).



August 10, 1967: The Glassgows deeded a portion of the property to the Department of Highways, State of Colorado.

August 8, 1968: State Department of Highways Division of Highways executed a Quit Claim Deed of a portion of the property to the City of Loveland to create Arthur Avenue.

August 19, 1968: State Department of Highways Division of Highways sold Lot 20 to Leo Richard McElroy (July 8, 1930 – March 20, 1969). A United States Navy veteran, born in Holyoke Colorado, having served in Korea. In such deed the parties declare:

It is understood the vehicular access to said premises shall be limited to Garfield Avenue, adjoining on the West, and to Arthur Avenue, adjoining on the East; that the Grantee shall neither have, nor hereafter assert any right or rights of vehicular access to or from said premises from or to Fourteenth Street, otherwise called State Highway No. 16, or U.S. Route No. 34, across the common boundary thereof, more particularly described above in the first two courses of the description of said premises.

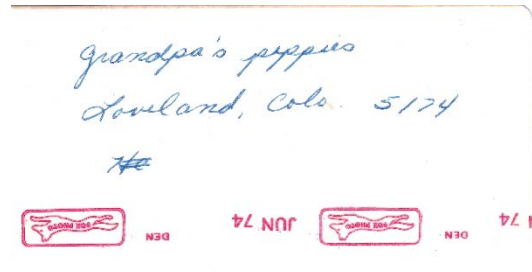
November 6, 1968: Leo Richard McElroy marries Janice Irene Baker (February 16, 1943-April 26, 1990) (later Janice Irene Oldenburg).

March 20, 1969: Leo Richard McElroy, only 38-years-old died. He lay rest in Loveland Burial Park plot block 35, lot 39, grave 4 (Memorial ID 154773701).

October 3, 1969: Janice McElroy sold the McNary-Chalfant Home to John Douai Grosser (June 20, 2014-January 6, 2003) & Alice K. Grosser (August 16, 1918 - August 23, 2012). The Grosser's had three daughters, Connie, Kate, Nancy, and one son, Alfred. Alice was a professional baby nurse, homemaker and foster mother to many babies and children.

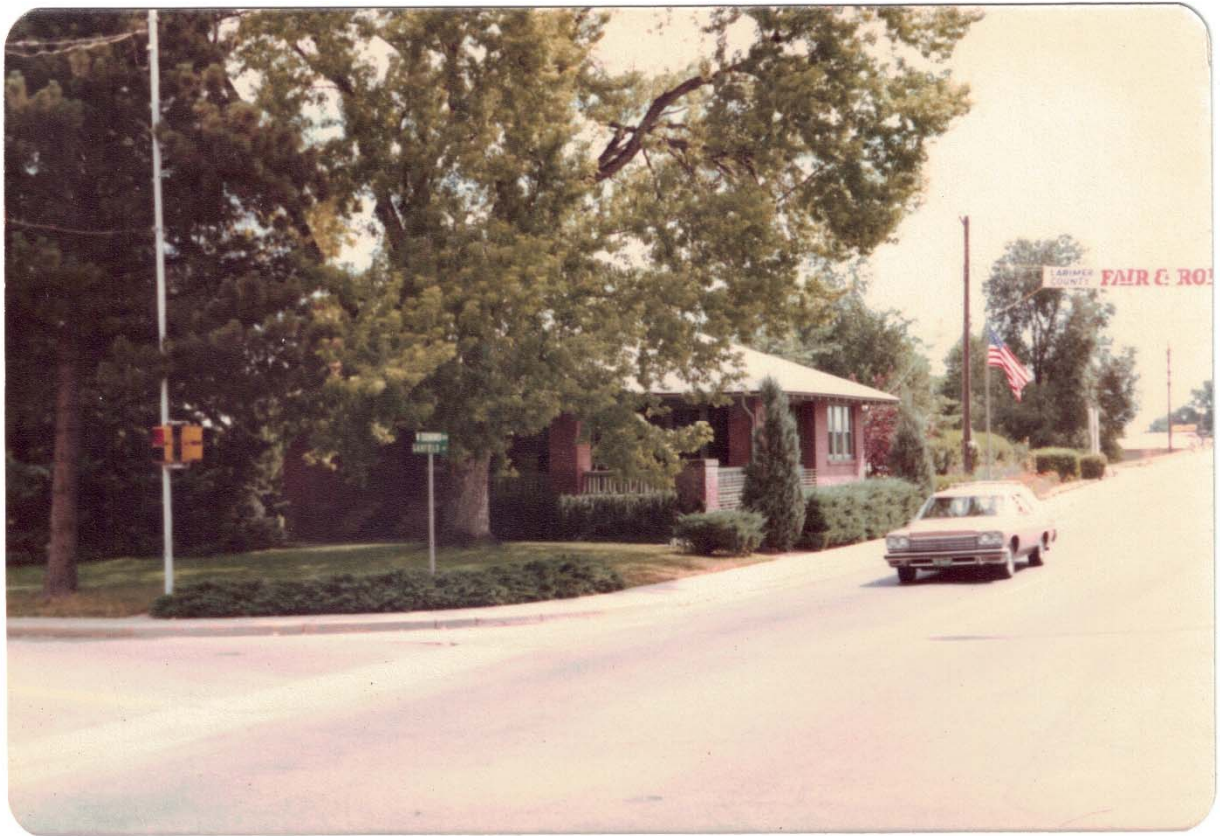
December 8, 1969: Dept of Highways, State of Colorado deed.

May 1974:



Grandpa's peonies
Loveland Colo 5/74
Heather 6 years





July 18, 1980: The Grosser's sold the McNary-Chalfant home to Terry & Sharon Meredith for \$55,000. The Meredith's owned and operated Terry Meredith & Associates – an insurance firm out of the home. Sharon was a dental assistant for Dr. Richards. Their son, Jake, born in 1971.

1987: In 1987, 1404 Garfield Avenue was renamed 1404 North Garfield Avenue by the City of Loveland.

September 16, 1988: John Keith Asmussen (April 10, 1957) & Becky Sue Asmussen (February 16, 1958) purchased the McNary-Chalfant Home for \$48,000. John was a machinist at Berthoud Screw Machines. Daughters Natalie Jean (1979) and Katie Marie (1982). The Asmussen's removed the kitchen drop-ceiling to reveal a beautiful trolley ceiling. They also removed the center chimney that came up from the basement to the main floor in what is now the kitchen.



Trolley kitchen ceiling facing south



Trolley kitchen ceiling facing north



Light fixture and picture rail in living room depicted in the 1980's that remains in 2020.

April 17, 1995: Neil (September 21, 1955 – December 24, 2018) and Barbara Ackerman purchased the McNary-Chalfant Home for \$119,500. They had two daughters, Brittany and Stephanie who were raised at the home and inscribed their names in the interior brick dining room that remains today. Neil Ackerman would return each year to harvest some horse radish from the horse radish plant in the backyard until his passing in January 2019.

April 3, 2012: The McNary-Chalfant Home went into foreclosure and neglected to be maintained on either the inside or outside.

September 5, 2012: at 10:00am was to be a public sale with outstanding principal amount of \$224,000. SISU Investments, LP purchased the McNary-Chalfant Home for \$188,000.

August 1, 2012: City of Loveland removed the Green Spruce tree from the front yard due to IPS beetle-kill.



Attachment 5: References

The Loveland Historic Preservation Survey (Marmor and McWilliams, December, 1999) listed the house as potentially eligible for the National Register of Historic Places (Appendix 3, Reconnaissance Survey Results: Historic Architectural Properties In The Loveland Area of Community Influence, p. 17) as an individual site and as part of a district. The house is described as Colonial Revival, Reference No. 5LR5224.

<https://www.findagrave.com/memorial/91001318/william-pollock-mcnary>

Larimer County Assessor

1940 United State Federal Census

Reporter Herald 7/11/63 page 5, column 4: Nora [sic] Chalfant obituary

Reporter Herald 11/14/63 Page 4 Column 2: Henry R. Chalfant obituary