

PRELIMINARY PROPERTY EVALUATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

COUNTY: Larimer

CITY: Loveland

HISTORIC BUILDING NAME(S): A.S. Benson Home
Aaron & Marion

CURRENT BUILDING NAME: A.S. Benson Home

BUILDING ADDRESS: 463 West 5th St.
Loveland, Colo 80537

OWNER NAME & ADDRESS: George^w and Linda K. Hill
463 West 5th St.
Loveland, CO 80537

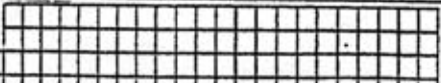
ORIGINAL OWNER: Aaron Shaw Benson

Source of information: Abstract

HISTORIC USE(S): Residence

PRESENT USE: Residence

LOCAL LANDMARK DESIGNATION:
[] yes [X] no Date of designation:
Designating authority:

PLAN SHAPE:  north arrow

See Attachments #5a-5d

MAPPED

SAB

STATE SITE NUMBER: SLR6604

OFFICE USE ONLY BELOW

Eligible for National Register ☒ yes ☐ no
date 1/29/2003 Initials ceg
Criteria ☒ A ☐ B ☒ C ☐ D
Contributes to a potential National Register district
☐ yes ☐ no district name:

Eligible for State Register ☐ yes ☐ no
date ☐ initials ☐
Criteria ☐ A ☐ B ☐ C ☐ D ☐ E
Areas of significance:

Period of significance
Needs data ☐ date ☐ initials ☐

Style: Late Victorian

Building type:

UTM REFERENCE: ☒
13 493048 4471570
Zone Easting Northing
Elevation: 4750 ft 4990 ft

OFFICE USE ONLY ABOVE

LEGAL LOCATION:
P.M. ☒ Township: 5N ☒ Range: 69W
SE 1/4 of SE 1/4 of NW 1/4 of SE 1/4 of Section: 14v

USGS quad name: Loveland
Year: 1969

7.5' 11.5'

Lot(s): 2
Block: 2
Addition: Pleasant Home Addition
Year of addition:

☒ Original location [] moved
Date of move(s):

CONSTRUCTION DATE: estimate: actual: 1897
Source of information:
Abstract; Loveland Register
June 28, 1897

ARCHITECT:

BUILDER/CONTRACTOR:

Source of information:

EXTERNAL MATERIALS:
Red brick on buff stone
Foundation.

STORIES: 2 BUILDING DIMENSIONS: 32' X 54'

ASSOCIATED BUILDINGS:

☒ yes [] no

Building types:

Garage
Garden tool shed

ARCHITECTURAL DESCRIPTION (remember to provide photographs of the building with this form):

See attachment #1

____ additional page(s)

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):

See attachment #2

____ additional page(s)

HISTORICAL BACKGROUND (discuss important persons and events associated with this building):

See attachment #3

____ additional page(s)

INFORMATION SOURCES (be specific):

See attachment #4

____ additional page(s)

SIGNIFICANCE (check appropriate categories)

Architectural significance:

- ☐ represents the work of a master
☐ possess high artistic value
☒ represents a type, period,
or method of construction

Historical significance:

- ☒ associated with significant person(s)
☐ associated with significant event
☐ associated with a pattern of events
☐ contributes to a historic district

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):

See attachments #1 and #3.

____ additional page(s)

FORM COMPLETED BY

NAME: George and Linda Hill
ADDRESS: 463 West 5th St
Loveland, CO 80537

PHONE: 970-682-8192

DATE: 2/4/02

MATERIALS REQUEST

Following the review of this evaluation form, I would like to receive the following materials:

- ☐ National Register of Historic Places nomination form and instructions — previously provided.
☐ 3½ in. computer disk, WordPerfect 5.1 format or ☐ hard copy version
☐ State Register of Historic Properties nomination form and instructions
(note that properties listed in the National Register are automatically listed in the State Register)
☐ 3½ in. computer disk, WordPerfect 5.1 format or ☐ hard copy version
☒ Federal Investment Tax Credit information (OAHP1515)
☒ State Income Tax Credit for Historic Preservation information (OAHP1322b)
☐ State Historical Fund grant information (OAHP1510)

Architectural Description:

The Loveland Register on June 28, 1897, prior to the completion of the house, reported "When the new residence of A.S. Benson, 463 West Fifth Street is completed, it will be one of the most handsome structures in Larimer County. It will contain eight large rooms besides the reception hall, bathroom and closets. It will be pressed brick and have a very fancy mansard roof. On the front side there will be a large verandah with balcony above. The house will be heated with hot water and cost \$5,000."

The red brick two story Italianate Renaissance is an asymmetrical "L" shape. The façade is two stories, two unit width, with low pitch hipped flat top roof. The hipped roof is covered with aluminum shingles in plain decorative pattern, as if to resemble slate or tarnished copper. It sits on the original location of nearly $\frac{3}{4}$ acre on the north side of the street facing south. The roof (incorrectly reported above as mansard) is low pitched cross-hipped with four dormers, two on the front façade each with 10 window panes and the other two (east and west sides of the roof) are about twice as large with two separate windows with 8 panes each. All four dormers are low pitch hipped. A central decorative chimney protrudes from the center of the central flat roof area. At the roof-wall juncture there is an overhanging eave boxed with brackets. Beneath the brackets an entablature with dental molding wraps around the house. The front façade contains five windows all with double hung sashes with one pane per sash except for the largest window. The largest and most prominent, located in the parlor, contains a plain lower pane and upper with a number of small diamond mullioned panes. Immediately above the window corners are two buff keystones within the segmented arch.

The front door is located in the inset portion of the "L". A transom window is over the front door. The entrance is covered with a two-story porch, half width, supported by Tuscan columns and embellished pilasters. Five columns support each porch. The lower porch is open while the upper porch is screened with a walk out door from the second floor landing. The two porches are divided by a small or low balustrade between the columns along with an overhanging eave decorated with shaped, fishscale wood shingles. As with the roof-wall juncture, both porches have the entablature with dental molding. The upper porch roof is independent of the main roof. On the northeast corner of the house is a small-enclosed porch (windows and screens) which covers the entrance to the basement and is also the back entrance to the house. There are 11 hinged windows, each with 6 panes. Over the door is a fixed transom window with three small panes. The door has six panes the same size as the panes in the windows. Again the porch roof-wall juncture entablature contains the dental molding. The roof is flat and made of metal.

Three decorative brick belt courses encircle the home. The lowest belt starts just after the fourth brick above the stone foundation. This belt course consists of three stretcher rows. The bottom stretcher is $\frac{5}{8}$ of an inch out from the wall face. The next stretcher brick is $\frac{5}{8}$ of an inch farther out while the third brick is directly on top of the second resulting in it being 1.25 inches out at the top. The mortar on this brick banding is red. About six feet above the lower belt course is the larger one, which merges into the stone sill of the upper level windows. This course arches over the lower windows in a segmented label mold fashion. Soldier bricks form the curving arch immediately above each window. The lower row of stretcher brick is set out $\frac{5}{8}$ of an inch upon which soldier brick are in an alternating (in-out) pattern to form a dental look. Across the top of the soldier bricks is a row of stretcher brick again set out $\frac{5}{8}$ of an inch at the top. On the east side of the house is a walkout bay window in the dinning room composed of three double sash windows with a larger one in the center.

Neighbors say the brick is from the old Loveland Brick factory between Loveland and Fort Collins. This brick is of the highest quality and is visually superior to other brick of similar age.

The buff cut stone foundation extends three feet above the ground and is built of large stones, as are the steps to the front door. The stone foundation is ashlar, regular courses and square cut with a natural, rock or quarry face. The foundation extends deep into the ground as evidenced via the basement. Uncut stone center walls and two large uncut stone piers support the internal floors and walls. The front steps are of huge stones with the face of each tooled as is the top of the stones immediately in front of both the front and back doors. The source of the stone is unknown, however it could have possibly come from the Buckhorn Stone Quarries which first opened in 1887 and supplied many important buildings in Denver including the State Capitol and Denver Mint.

The Loveland Historic Preservation Survey conducted by Marmor and McWilliams in 1999 listed the home as Site No. 5LR6604 – American Foursquare, excellent condition, excellent integrity with individual, multiple and district national historic preservation potential.

Attachment #2

Construction History:

A pen drawing dated 1905 shows no bay window on the east side but rather the original windows with segmented arches consistent with the other windows today. The current bay window is composed of the two original windows one on each side at 45-degree angles to the large two-pane center window. The bay windows are set on brick and stone work, which matches the original wall and foundation.

A bathroom, approximately 8.5' by 11.5' was added in 1906 onto the north side. The exterior is red brick and the foundation is cement with joint markings. The roof is low pitch hipped like the original house. Below the roof-wall juncture is the entablature that wraps the rest of the house however there is no dental molding.

In 1957, tax assessor's records show the second story of the back part of the house was added. It included a bedroom and the second bathroom. This addition was topped with a flat roof. The brick was made to match the original and continues up directly above the original walls on all three sides. At this same time, the garage size was doubled by extending it to the north, via red brick similar to the original. The elongated rectangle garage has a front gabled roof.

Marmor and McWilliams reported in the Loveland historic Preservation Survey done in 1999 that these changes are not significant enough to destroy the integrity of the house.

Historical Background:

Ansel Watrous wrote in 1911 in the History of Larimer County "Aaron S. Benson was one of Larimer county's foremost and most loyal of citizens, a man who has done a great deal by precept and example to encourage and promote the development and up-building of the varied industries of the county and to advance the cause of education and civilization. It can be said without varying the truth that few men have ever lived in the county who can justly be credited with having done more in that direction than Aaron S. Benson".

Aaron Shaw Benson was born June 14, 1837 in Sharon, Connecticut. As a young man while living in Iowa he supported himself by experimenting with plant nurseries. Ill health, asthma, brought him to Colorado in 1870. He implemented nursery techniques on approximately 320 acres and through these new ideas he contributed to the growth of the fruit industry. By the turn of the century Loveland had also become known as a major fruit growing area. He developed several irrigation projects - the Loudon Canal, and Fairpoint Reservoir. The Rist-Benson Lake still bears his name.

He served as President of the Bank of Loveland (Loveland National Bank starting in 1906) from 1882 until his retirement in 1911. Kenneth Jessen wrote in 1984 in the Thompson Valley Tales - "Loveland showed her prosperity when it came to banks. Certainly the two story Bank of Loveland would have impressed anyone. It was located in the north side of Fourth Street, just two doors west of Cleveland, and was established in 1882 by a group of well-to-do local property owners. It had one of the first fireproof vaults in northern Colorado. A.S. Benson, C.V. Benson and A.V. Benson held the positions of president, cashier and assistant cashier, respectively." He served in the Colorado legislature as a Representative from 1883 to 1885. He introduced and secured the passage and approval of an act appropriating funds for a Mechanical Engineering department at the Colorado Agricultural College. During his time as a Larimer County Commissioner (1886 to 1889), and in his second term the Larimer County Court House was built. He also served as member of the State Board of Agriculture and was on the school board in Loveland for 22 years. In 1898, A.S. Benson was one of a group of local business leaders formed to discuss ways to encourage the sugar beet industry. The work of this group was overshadowed when Denver capitalists, led by Charles Boettcher built the Great Western Sugar factory in 1901.

Two of the Benson children, Clarence V. Benson - born 1868 and Aaron V. Benson, born 1878, built fine homes also on Fifth Street. A.V. Benson built the home next door to his father (481 West Fifth) soon after 1905. A.V. Benson also took on the duties as judge of the county court of Larimer County in 1904. The Judge C.V. Benson home is one block east of his father's (355 West Fifth) and was not built until 1902.

The home is fortunate to have been associated with a second person of significance. Dwight F. Gunder was one of the nation's great contributors to national defense. The Loveland Reporter-Herald carried a photo and headline "Loveland Widow Hears Governor Announce Request Polaris Sub Be Named for Husband". Kathryn L. Gunder and Dr. Dwight F. Gunder moved to Loveland in 1956, he died of sudden death in 1964 and she resided in the residence until her death in 1998. The Gundersons had lived in Fort Collins, where he was a professor at CSU from 1926 to 1947. Governor Love signed letters to President Johnson and navy Secretary Paul H. Nitze carrying the suggestion that the next Polaris submarine be dedicated to the memory of Dr. Gunder in recognition of his contribution to "this deterrent which is such a vital part of our national arsenal." The governor's letter follows:

Honorable Lyndon B. Johnson
President of the United States
The White House
Washington, D.C.

Dear Mr. President:

One of the great architects of the Polaris System is Dr. Dwight F. Gunder. A great loss to the United States and to the scientific community was incurred with the death of Dr. Gunder, whose body was laid to rest in Colorado on October 24, 1964.

As you are well aware Polaris stands today as a giant of freedom, but few people realize the contributions made by Dr. Gunder. It was his genius which, among other things, conceived the mathematical computation upon which the Polaris design is based. The extent of his guidance from the inception of the Polaris program until its fruition cannot be measured in simple words.

Dr. Gunder's dedication went beyond the bounds of the Polaris program and encompassed many fields for the defense of the United States. Starting in 1933 he was awarded the Doctor of Philosophy degree from the University of Wisconsin. During World War II he patented a closed breach rocket launcher and a multiple-fire rocket system to attack low flying aircraft. In 1947 he published a paper, "Analysis of Instability in Liquid Fuel Rockets," which has been the basis for all subsequent work in this field. From 1953 to 1955 he worked at Cornell University on various types of solid fuel missiles. His work at Cornell on this program has been the basis for the use of solid propellants in our ICBM's, IRBM's, and satellites. Because of outstanding contributions to our nation - and especially his outstanding efforts in behalf of the Polaris program—I earnestly suggest that the next Polaris submarine be named the "USS Dwight F. Gunder." As you know the tradition has been to name these ships in honor of outstanding Americans. To my mind, and without question, Dr. Gunder qualifies.

Sincerely,
John A. Love

Howard Irwin was the nephew of Lucille Irwin, long time neighbor and closest friend of the Grunders. He told of a number of times that Fifth Street was full of flagged limousines and Secret Service people standing at various points throughout the Gunder yard. He told of one 4th of July picnic in Lucille's backyard with the Grunders and Dwight got a phone call from Ike (President of the US). Rumor had it that Dwight had a direct telephone line to the White House. Howard said immediately after Dwight passed away the FBI and Secret Service descended upon the home and secured the necessary classified documents.

Attachment #4

Information Sources:

Clara Ball, Loveland-Big Thompson Valley 1877-1977 Centennial (Loveland: Johnson Litho, Inc., 1975), 38, 101, 104.

Ansel Watrous, The History of Larimer County, Colorado (Fort Collins: The Courier Printing and publishing Company, 1911), 125, 127, 360, 361.

Ann Hilfinger, Watt Pye, and Tom Katsimpalis, A Guide to historic Loveland: Including a Walking Tour of Historical Commercial Buildings and Homes in Loveland, Colo. (Loveland: Marksman Printing, 1996), 7.

Loveland Register, June 28, 1897.

Larimer County Tax Assessor Records, Tax assessor form for 463 West Fifth Street, Loveland, 1969, 95144-291002, Larimer County Courthouse.

Kara Hahn, A Determination of Eligibility of Aaron Shaw Benson's House, 463 West Fifth Street, Loveland, Colorado (paper prepared under the direction of Dr. Janet Ore, Department of History, Colorado State University, 2000).

Jason Marmor and Carl McWilliams, Loveland Historic Preservation Survey, 1999, 6.

Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, Inc. 1988) 7,13,25,27,35-47, 54-61, 396-408.

Kenneth Jessen, Thompson Valley Tales (Colorado: Century One Press, 1984), 8,11.

Zethyl Gates and Ann Hilfinger, Historical Images from the Loveland Museum Gallery Collection, (Virginia: Donning Co., 1994), 85.

Sally Light, House Histories – A Guide to Tracing the Genealogy of Your Home (New York: Golden Hill Press, Inc. 1989), 17-26, 40, 64-66, 220-224.

Former neighbor Howard Irwin.

Attachment #5

Plan Shape and Maps (Attachment 5):

- 5a. Improvement Location Certificate, 5/24/99.
- 5b. Larimer County Assessors Office, computer printout of property location.
- 5c. Abstract map for 463 West 5th St. of Pleasant Home Addition.
- 5d. Larimer County Clerks Office, plat map of Pleasant Home Addition, 1906.



2002



2002



2002



2002



2002



2002



2002



2002

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Benson, A.S. Houseother names/site number Benson House; 5LR.6604**2. Location**street & number 463 West 5th Street [N/A] not for publicationcity or town Loveland [N/A] vicinitystate Colorado code CO county Larimer code 069 zip code 80537**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In
my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be
considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Gregorio Cortezuela
Signature of certifying official/Title

State Historic Preservation Officer

November 17, 2002
Date

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- [] entered in the National Register
[] See continuation sheet.
[] determined eligible for the
National Register
[] See continuation sheet.
[] determined not eligible for the
National Register.
[] removed from the
National Register
[] other, explain
[] See continuation sheet.

A.S. Benson House
Name of Property

Larimer County/ Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

2	1	buildings
0	0	sites
0	0	structures
0	0	objects
2	1	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/ single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN
OTHER/ Edwardian

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK

roof METAL
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # _____
- ☐ recorded by Historic American Engineering Record
- # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Periods of Significance

1897

Significant Dates

1897

1905

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

Colorado Historical Society

A.S. Benson House
Name of Property

Larimer County/ Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 493030 4471580
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title George and Linda Hill, Owners (Edited by Chris Geddes)
organization _____ date July 29, 2003
street & number 463 West 5th Street telephone (970) 622-8192
city or town Loveland state CO zip code 80537

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name George and Linda Hill
street & number 463 West 5th Street telephone (970) 622-8192
city or town Loveland state CO zip code 80537

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**A.S. Benson House
Larimer County/ ColoradoSection number 7 Page 2**DESCRIPTION and ALTERATIONS****House**

The Aaron Shaw Benson House is a two-story brick Edwardian located in the Pleasant Home Addition neighborhood, four blocks directly west of the Loveland Depot. The house faces south on the north side of 5th Street, as do all of the larger houses along the street. This residential street is lined with large trees, including two huge original spruce trees framing the view of the house from the street. One spruce is the tallest in Loveland and estimated at 100-110 feet tall. Visible from the street on the west side of the house is one of the largest mountain ash trees to be seen in northern Colorado and is as tall as the house. More substantial trees fill the 250 foot depth of the lot: three 75 foot spruces, two 40 foot oaks and two 60 foot walnuts, plus many more trees and shrubs. In the back yard near the northwest corner of the lot is the carriage house, now used as the garage. The property is an immediate eye catcher and is in excellent condition.

One enters the property off 5th Street via a concrete sidewalk running parallel and adjacent to the driveway, which curves up towards the east side of the house. Midway up the concrete driveway a stone path veers to the left, delivering one to the four large stone steps. Immediately noticeable is not only the stone for the steps but the large stone foundation. The foundation extends three feet above the ground and is built of large cut stones, as are the steps to the porch and front door. The stone foundation is square-cut, quarry-faced ashlar with regular courses. The foundation extends deep into the ground as evidenced by the basement. Uncut stone center walls and two large uncut stone piers support the internal floors and walls. The front steps are huge stones with the face of each step tooled, as are the threshold stones at both the front and back doors.

A low-pitched truncated hipped roof sits atop a modified rectangular plan dwelling. The roof is covered with aluminum shingles in a simple decorative pattern, as if to resemble slate or tarnished copper. A corbeled brick chimney is centrally positioned on the roof with hipped dormers located along the slopes: two on the façade (south), one on the east and one on the west. The façade dormers each contain square 5/5 glass lites while the side dormers each contain two sets of 4/4 lites. The overhanging eaves of the roof shelter block modillions and dentils above a wide plain frieze band. Three decorative belt courses encircle the house. The lowest one starts just above the fourth brick above the stone foundation. This belt course consists of three stretcher rows. The bottom stretcher is 5/8 of an inch out from the wall face. The next stretcher brick is 5/8 of an inch farther out while the third brick is directly on top of the second resulting in it being 1.25 inches out at the top. The mortar on this brick banding is red. About six feet above the lower belt course is a decorative brick course (#2). This decorative horizontal-wrapped vertical brick band runs at the level of the upper portion of the first-story segmental arch windows. The band is interrupted at the windows, where a voussoir projects above. A stone belt course (#3) wraps around the house forming the sills for the upper story windows while providing visual distinction between the first and second stories.

The façade (south) contains the main entrance under a fishscale-shingled pent roof porch complete with dentiled cornice and Tuscan columns. A screened-in second-story porch sits directly above the entry porch and displays the same elements as the first-story porch. A brick half wall with a stone cap supports the columns of the first story porch while a wood spindle balustrade protects the upper porch. Both front porches have had minimal alterations. According to a 1901 drawing of the house, both the lower and upper porches were trimmed with a spindle railing. The second story porch was originally open with the screens added at a later date. The façade contains five windows, all single-pane double-hung sashes

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**A.S. Benson House
Larimer County/ ColoradoSection number 7 Page 3

except for the largest window. The largest and most prominent window, located in the parlor on the first floor, contains a plain lower pane and an upper with a number of small diamond mullioned panes. All windows are surmounted by segmental arches with the exception of the second story paired windows above the parlor window, which border the frieze. All windows, with the exception of the bay window and the façade parlor window, contain the original screens as well. Both doors on the façade have segmental arched openings over transoms.

The east side of the house is most notable for its flat roof bay window. Though not seen in the 1901 pen drawing/sketch of the house, the brick and stone foundation work match the house exactly, suggesting that the bay window was added quite early. Inspection of the stone foundation in the basement shows no provision for a bay window as the bay was put on the exterior of the original foundation. The bay is comprised of three windows, all double-pane, double-hung with stone sills, the center window being larger than the two flanking windows. Dentil molding trims the eaves of the flat roof. Paired windows that border the frieze (the same as on the façade) are placed directly above the bay window on the upper story. A segmental arch window is located midway between the first and second stories, interrupting both the belt course and the decorative vertical brick band and indicating the location of the stairwell on the interior. It is closer to the front of the house. A small awning basement divided-light window within the stone foundation lines up with the stairwell window. Beyond the main section of the house is an enclosed side porch, towards the rear. The metal roof is flat and slightly overhangs a dentiled cornice. Wood steps lead up to a six-light door with a three-light fixed transom. There are eleven hinged windows, each with six panes. Pilasters make up the corners with wood panels set underneath the windows and vertical boards at foundation level. The side porch was originally open and also trimmed with spindle railing. Changes to this porch were done at an unknown date, but thought to be in the 1950s judging from the woodwork and windows. Paired windows with stone sills are located above the porch on the second-story addition east wall.

The rear, or north, side of the house reveals the back of the side porch, the main portion of the house, and the 1905 bathroom addition. The hipped roof addition is of red brick with a concrete foundation and offset to the right (or west) side. The overhanging eaves shield a wide plain frieze board. A window with a stone sill faces east. A single-pane double-hung segmental arch window is on the first story on the earliest portion of the house. The second story was added in the late 1950s and the brick on this section is slightly different. Directly above the first story window is a smaller single-pane double-hung window with a stone sill. Dentils and modillions mark the cornice area above the plain frieze board, in keeping with the rest of the house.

The west side of the house is mostly obscured by trees. When facing the main portion of the first story, there is a pair of segmental arched windows to the left (north) and a single segmental arch window with brick voussoir to the right (south). These are the parlor windows. The upper story windows mimic the first story with paired windows on the left and a single window to the right. The original rear section has two segmental arch windows on the first story while the added second story has a single window. All windows on this side are single-pane double-hung with stone sills. A lattice panel has been placed on the brick wall between the first story window closest to the front (southwest) corner of the house.

Interior

One enters into a large foyer from the front door, with the stairs on the right, the living room (originally two parlors) on the left, and the dining room straight ahead. The wall between the parlors was removed, making it into one large room; the fireplace is still in its original location. The north wall of the original second parlor has an arched opening adjoining another room, now called the computer room (see first floor sketch plan). In the dining room is a small storage closet off to the right, placed under

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the stairway. Adjacent to this door is the bay window. Opposite the bay window is the back of the fireplace from the living room. It is enclosed in wood paneling and one of the side panels opens for storage, revealing original wallpaper on the upper portion of the chimney. Going straight through (to the north) the dining room one enters the kitchen, which has been modernized in the last two years with new cherry cabinets and a granite island and counter tops. The refrigerator and dishwasher are covered with cherry cabinet panels. There are three doors into the kitchen: the door from the dining room; the paneled door from the computer room; and the door to the back porch at the northeast corner of the kitchen. A set of paired double-hung windows to the right of this door provides a view onto the enclosed porch.

To the north of the computer room and near the kitchen entrance is the bathroom. Added in 1905 the bathroom has all of its original fixtures, which are operational to this day. One-inch squares of white and blue porcelain tile cover the floor. The commode is stamped *Wolff Manufacturing Co. - Chicago* with a picture of a wolf in the center. The pedestal sink has an oval top with no evident markings. The large tub has extensive nickel-plated ornate pipe coverings and an embossed label on the side that says *Standard*.

Within the enclosed side porch is the floor-covered entrance to the basement. The basement has thick stone walls with a center wall running the length of the house and two large pillars of stone supporting the middle of the rooms on each side of the center. The original boiler is still operating and was converted from coal to gas ca. the 1940s. The coal chute is still in place. The decorative door on the boiler, now removed for the gas attachment, is dated December 24, 1895. The upper and lower water manifolds are unusual and the original gauges are still working. Still in operation, the overflow tank is located on the second floor in the east bedroom.

Going up the stairs from the main floor, via two ninety-degree turns, delivers one to the second story foyer. To the left is a door to the screened in/sleeping porch. The door straight ahead and towards the left leads to the southwest bedroom with an original closet. The door straight ahead and to the right is the west bedroom, also with an original closet. The door to the immediate right is the east bedroom. The original closet door for the east bedroom is now a door to the bathroom foyer. Both the west and east bedrooms have back doors which lead to the approximately 6'x6' bathroom foyer area. Beyond this foyer is the door to the bathroom and another door leading to the northeast bedroom. This entire second floor area from the center of the foyer and beyond is the added section above the first story rear section of the house, done in the late 1950s. The ceilings here are slightly less than 8 feet, which allowed the exterior roofline to be lower than the original roofline. This foyer and the northeast bedroom have oak flooring while the rest of the upstairs has the original fir flooring. Located in the ceiling of this foyer is a set of fold-down stairs used to enter the attic. The large upstairs bathroom has a tile floor and also accommodates a stackable washer/dryer and a large laundry sink. Original molding and hardware and door transoms remain throughout the upstairs.

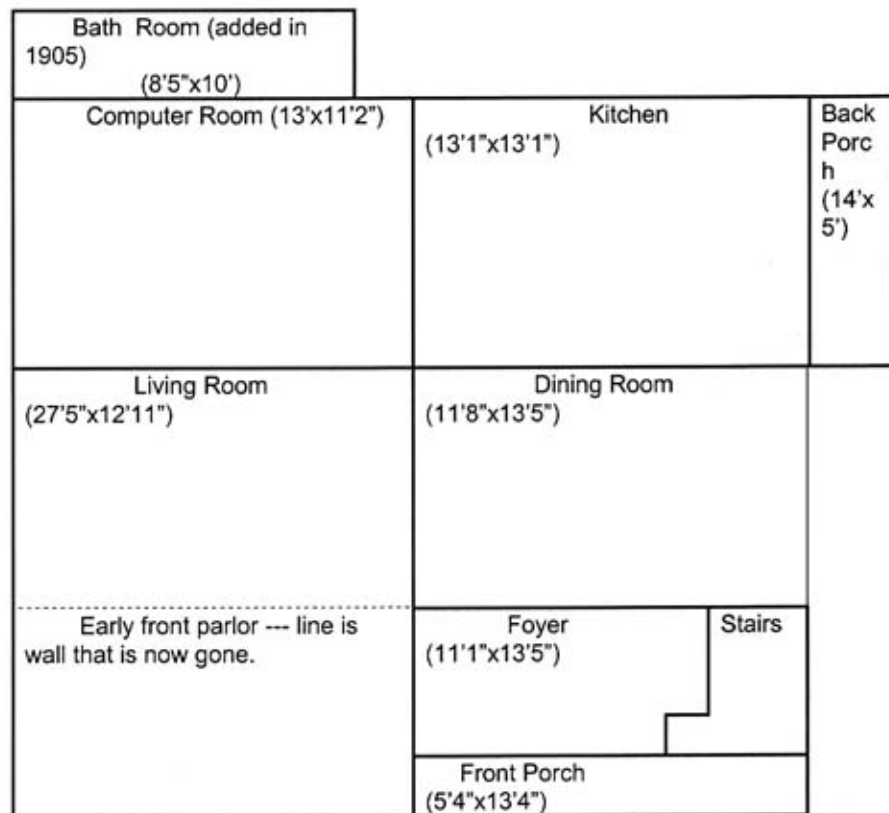
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Floor Plan- First Floor



Dimensions are approximate.
Not to scale.

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Floor Plan- Second Floor

Bath Room (added in late 1950s) (10'2"x11'3")	Northeast Bedroom (added in late 1950s) (10'7"x13')	
West Bedroom (12'x12'10")	East Bedroom (11'9"x13'4")	
Southwest Bedroom (11'8"x12'10")	Upper Foyer (11'1"x13'4")	Stairs
	Upper Sleeping Porch (5'4"x13'4")	

Dimensions are approximate.
Not to scale.

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Larimer County/ ColoradoSection number 7 Page 7**Carriage House**

Rectangular in plan with a concrete foundation and front-gabled roof, the 1½-story brick carriage house has been converted to a garage. The carriage house sits on the rear of the lot, bordering the alley, and is slightly hidden from the house by large trees and shrubs from the back yard. Date of construction for the carriage house is unknown, but thought to be close to the 1897 date of construction for the house. Though made of brick, the brick is softer than that on the house, and the mortar joints are much larger. Stucco covers the gabled ends. The overhanging roof is asbestos shingles over tarpaper over one inch dimensional lumber. The wood garage door, located on the south end, lifts up from the bottom and is painted white. The garage opening, measuring 14'8" x 7'3", does not appear to have been altered judging from the appearance of the brick. This building was doubled in size in 1957. Exterior walls are brick in the original section and concrete block with a brick veneer in the addition. A grease pit sits in the floor of the addition. A set of wood stairs leads to the attic in the original portion.

Garden Shed

A small rectangular garden shed is located in the corner of the back yard and used for storage. It has a metal shed roof, concrete floor, and walls covered with large horizontal metal panels. Date of construction for the shed is estimated to be in the 1950s.

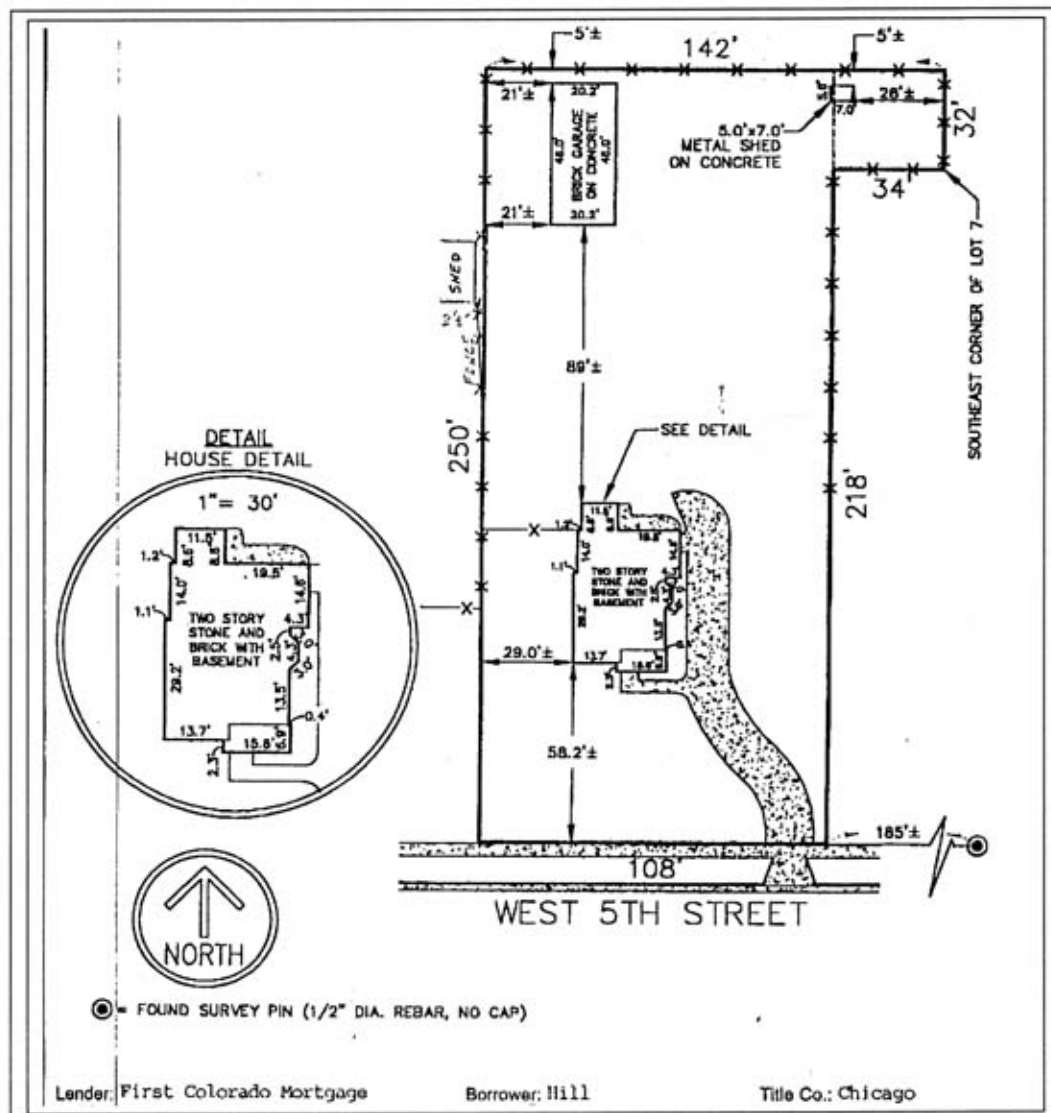
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Site Plan



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Larimer County/ ColoradoSection number 8 Page 9**SIGNIFICANCE**

The A.S. Benson House is eligible for the National Register under Criterion C for its architectural significance as an excellent example of an Edwardian style residence. The home, along with its carriage house, was one of Loveland's most stately when it was built and remains so today. It is an intact example of this turn of the century style, having undergone minimal alterations over its 106 years in existence. It retains integrity of setting, location, materials, workmanship, design, association, and feeling.

The 1876 Philadelphia Exposition inspired a return to historic architecture, with classical elements showing up on residential and public architecture of the time, as well as updates on earlier buildings, specifically Queen Anne and Victorian houses. Constructed in 1897, the Benson House represents this transitional period between the highly ornamented Queen Anne of the 19th century and the more restrained and elegant lines of Classical and Colonial Revival that were beginning to come into favor at the turn of the 20th century. The nominated property includes elements of both styles. Victorian elements include multiple textures through use of differing exterior wall materials such as stone and brick, diamond mullions, asymmetrical massing, and decorative fixtures on the interior. Classical influences can be seen in the dentiled and bracketed cornice, simple hipped roof, Tuscan porch columns, and lack of decoration typically found on Victorian/Queen Anne residences.

According to neighbors, the brick is from the old Loveland Brick factory, formerly located between Loveland and Fort Collins. This brick is of the highest quality and is visually superior to other brick of similar age. The source for the foundation stone is unknown; however, it most likely came from the local Buckhorn Stone Quarries, which first opened in 1887. These quarries supplied many important buildings in Denver including the State Capitol and Denver Mint as well as many of Loveland's historic buildings.

Prior to the completion of the house, The Loveland Register reported on June 28, 1897,

When the new residence of A.S. Benson, 463 West Fifth Street is completed, it will be one of the most handsome structures in Larimer County. It will contain eight large rooms besides the reception hall, bathroom and closets. It will be pressed brick and have a very fancy mansard roof. On the front side there will be a large verandah with balcony above. The house will be heated with hot water and cost \$5,000.

106 years later, the above quote is still accurate in its opinion of the grand structure (though incorrect about the type of roof). With excellent craftsmanship and minimal exterior changes as well as original elements and fixtures on the interior, the Benson House is an impressive example of the Edwardian style. Today, the house stands as a physical reminder not only of the wealth of the original owner, but also of the shifting architectural philosophy of the time period.

Background Information

Aaron Shaw Benson, one of Loveland's most influential and prosperous businessmen, was born June 14, 1837, in Sharon, Connecticut. As a young man living in Iowa, he supported himself by experimenting with plant nurseries. Asthma brought him to Colorado in 1870. He quickly went to work implementing nursery techniques on approximately 320 acres and through these new ideas he contributed to the growth of the fruit industry. By the turn of the 20th century, Loveland had become a

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major fruit growing area, known for its cherries. He also developed several irrigation projects – the Loudon Canal and Fairpoint Reservoir. The Rist-Benson Lake still bears his name.

In addition, Benson served as President of the Bank of Loveland (changed to Loveland National Bank in 1906) from 1882 until his retirement in 1911. In his book *Thompson Valley Tales*, Kenneth Jessen wrote:

Loveland showed her prosperity when it came to banks. Certainly the two story Bank of Loveland would have impressed anyone. It was located in the north side of Fourth Street, just two doors west of Cleveland, and was established in 1882 by a group of well-to-do local property owners. It had one of the first fireproof vaults in northern Colorado. A.S. Benson, C.V. Benson and A.V. Benson held the positions of president, cashier and assistant cashier, respectively.

Benson served in the Colorado legislature as a Representative from 1883 to 1885. He introduced and secured the passage and approval of an act appropriating funds for a Mechanical Engineering department at the Colorado Agricultural College, now Colorado State University. He was also a Larimer County Commissioner from 1886 to 1889. He served as a member of the State Board of Agriculture and was on the school board in Loveland for 22 years. In 1898, Benson was one of a group of local business leaders formed to discuss ways to encourage the sugar beet industry. The work of this group was overshadowed when Denver capitalists, led by Charles Boettcher, built the Great Western Sugar Factory in 1901.

In his 1911 *The History of Larimer County*, historian Ansel Watrous acknowledged that:

Aaron S. Benson was one of Larimer county's foremost and most loyal of citizens, a man who has done a great deal by precept and example to encourage and promote the development and up-building of the varied industries of the county and to advance the cause of education and civilization. It can be said without varying the truth that few men have ever lived in the county who can justly be credited with having done more in that direction than Aaron S. Benson.

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GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

Lot 2, Block 4, Pleasant Home Addition to the City of Loveland.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel of land historically associated with the house.

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Larimer County/ ColoradoSection number ____ Page 13**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-19 except as noted:

Name of Property: A.S. Benson House
Location: Larimer County/ Colorado
Photographer: Linda Hill
Date of Photographs: May 18, 2003
Negatives: In possession of owners

Photo No.	Photographic Information
1	View looking directly north to front of house which faces south
2	View from the sidewalk directly in front of the house.
3	View of southwest corner of house from across 5 th street
4	Close up view of south west corner of the house
5	Far away view of southeast corner of the house from across 5 th street.
6	View of southeast corner of the house taken from the south side of 5 th street.
7	View of southeastern corner of house, with primary view showing east side of the house.
8	Close up view of back porch located on northeast corner of the house.
9	View looking north and west into the back yard.
10	Close up view of north side of house.
11	View looking north along east side of back yard.
12	View looking north and west towards carriage house.
13	View of northeast corner of the house.
14	View of northeast corner of the house looking directly west; east side of carriage house & roof seen.
15	Picture of bathroom built in 1905- original fixtures.
16	Close up of doorknob on the bathroom door.
17	Detail view of front steps and foundation on south side of house.
18	Close up view of boiler in the basement.
19	View of east side of metal storage shed.
20	View of southeast corner (front) of house from 1901 (line drawing).

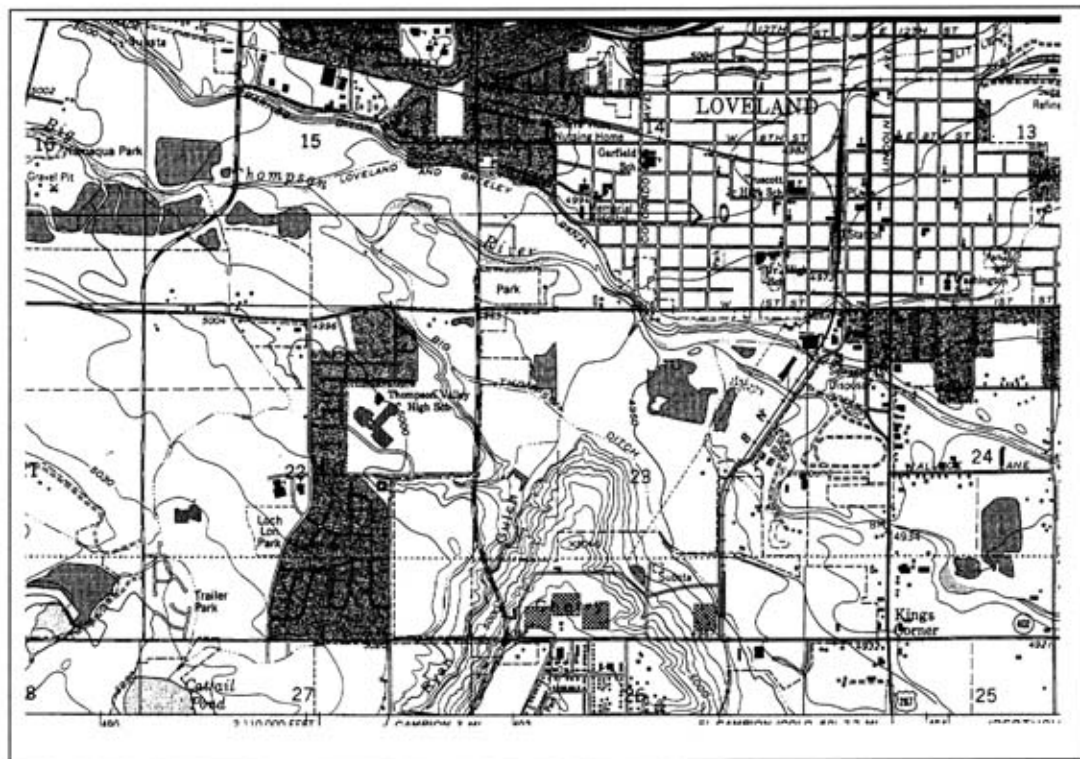
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USGS TOPOGRAPHIC MAP
Loveland Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 493030E / 4471580N
PLSS: 6th PM, T5N, R69W, Sec. 14 SE¼SE¼NW¼SE¼
Elevation: 4990 feet



January 16, 2004

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places.

For further information contact Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov

Our physical location address is:

National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Please have any Fed Ex, UPS packages sent to the above address. Please continue to use alternate carriers, as all mail delivered to us via United States Postal Service is irradiated and subsequently damaged.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/05/04 THROUGH 1/09/04

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, STANISLAUS COUNTY, Plaza Building, Plaza #2, Patterson, 03001359, LISTED, 1/06/04

COLORADO, COSTILLA COUNTY, San Luis Souther Railway Trestle, abandoned section of Costilla Cty Rd. 12, Blanca vicinity, 03001361, LISTED, 1/06/04 (Railroads in Colorado, 1858-1948 MPS)

COLORADO, GARFIELD COUNTY, Canyon (Canon) Creek School, District No. 32, 0566 Cty Rd. 137, Glenwood Springs vicinity, 03001360, LISTED, 1/06/04 (Rural School Buildings in Colorado MPS)

* COLORADO, LARIMER COUNTY, Benson, A.S., House, 463 W. 5th St., Loveland, 03001362, LISTED, 1/06/04

FLORIDA, INDIAN RIVER COUNTY, Old Town Sebastian Historic District, West, Bounded by Palmetto Ave, Lake and Main Sts., Sebastian, 03001364, LISTED, 1/06/04

FLORIDA, LEE COUNTY, Punta Gorda Fish Company Cabin, Pines Island Sound, Bokeelia vicinity, 03001289, LISTED, 12/18/03 (Fish Cabins of Charlotte Harbor MPS)

FLORIDA, MULTIPLE COUNTIES Florida's Historic Lighthouses, MPS, 64500824, COVER DOCUMENTATION ACCPTED, 12/18/03

FLORIDA, PALM BEACH COUNTY, Lofthus (shipwreck), 0.75 mi. N of Boynton Inlet, 175 yards offshore, Boynton Beach vicinity, 03001363, LISTED, 1/06/04

GEORGIA, BANKS COUNTY, Turk Family Farm, 534 Carson Segars Rd., Maysville vicinity, 03001365, LISTED, 1/08/04





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5-18-03

