



City of Loveland

Community & Strategic Planning
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Loveland Historic Preservation Commission Staff Report

From: Matt Robenalt, Community & Strategic Planning
Meeting Date: February 20, 2006
Re: Application for Designation as a Historic Landmark Property

SITE DATA

Address: 1302 N. Grant Avenue, Loveland, Colorado

Request: Application for Designation as a Landmark Property

Historic Name: Shaffer House

Architectural Style: Tudor Revival-style

Current Building Sq. Ft.: 1087 s.f.
(measurements provided by Larimer County Assessor)

Construction Date: 1929

Legal Description: Lot 18, Block 4, Lake Park Addition to the City of Loveland, County of Larimer, State of Colorado

Owners: Brian & Finity Steving
1302 N. Grant Avenue
Loveland, CO 80537

Applicant: Brian & Finity Steving
Represented by:
Carl McWilliams, Principal
Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525

Application Summary:

In January 2006, the owner submitted a completed nomination application for landmark designation of the property at 1302 N. Grant Avenue. Staff mailed a notification letter announcing the date of the public hearing to the property owner by certified mail, return receipt, as required by ordinance. The Community & Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*, and physically posted a sign at the property as required by ordinance.

The nomination application includes one building know by its historic name as: The Shaffer House. Larimer County Assessor records identify the building and parcel by the following address: 1302 N. Grant Avenue, Loveland, Colorado.

History:

According to research prepared by Cultural Resource Historians, the date of construction of this house is 1929. The identity of the architect and builder of this house is believed be original owner, Henry K. Shaffer, a local cement and building contractor. A garage /workshop constructed in 1996 is located on the east end of the site.

Henry Shaffer was born in Kansas in 1888 according to US Census records. He married Mary E. Shaffer (maiden name unknown) in 1912 and shortly thereafter moved to Loveland. They had three children born between 1913 and 1923. Mr. Shaffer is identified in local city directories as owning a building contracting business at 315 N. Cleveland Avenue during the 1920s and 1930s. City directories also indicate a business run by Mr. Shaffer from the home at 1302 N. Grant Avenue as “Shaffer’s Hatchery”.

Later residents of this home include Donald M. and Ruth Kinney between 1938 and 1940. Mr. Kinney was the manager of Northern Colorado Auto Sales. In the mid 1940’s the house was occupied by Dr. A.R. Daniels, a surgeon and physician who had an office at 429 N. Cleveland Avenue. I the early 1950’s the house was occupied by Dr. Sion W. and Madeline Holley, also a surgeon and physician, who had an office located at 223 E. 6th Street. John and Florence Cichanowski lived in the house with their two children from 1959 until 1969. Cline and Beverly Dragoo resided in the house through the end of the 1970s, before selling the home to John A. and Diane R. Warnock. The John Warnock family is associated with the Warnock real estate firm founded in 1922. William W. And Kay Marie Gilchrist resided in the house from 1989 through 1996, followed by a period when the house was utilized as a rental. In 2005, Brian and Finity Steving, the current owners, moved into the home.

Architectural Description:

Colorado Historical Society Guide to Colorado’s Historic Architecture and Engineering identifies the Tudor Revival style of architecture as having steeply pitched roofs, exterior texturing through the use of brick, stone, or stucco, together with the half-timbering and asymmetrical massing. Colorado examples were constructed primarily during the late teens and the 1920s, and these houses featured gabled or hipped roofs with tile, slate or shake shingles, and decorated chimney detailing. Windows are generally tall and narrow multi-light casements with an occasional bay window.

The Shaffer House, 1302 N. Grant Avenue, exhibits unique expression of the Tudor Revival style of architecture, and it is this characteristic that provides is historical significance. The house is constructed on a concrete foundation and solid brick masonry walls layed in a running bond, and with the occasional set

of paired bricks laid as soldiers, others at various angles, and some projecting bricks of various sizes and color. Still yet, other bricks include swirl patterns. See Photo No. 1 and No. 2 below.

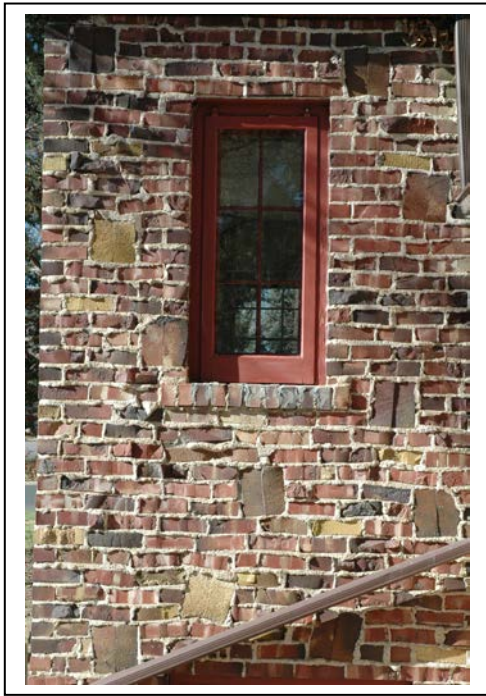


Photo No. 1 Example of varied masonry brick pattern.



Photo No. 2 Example of varied masonry brick pattern.

Photo No. 2 Example of varied masonry brick pattern.

The home is 1 ½ story and is designed in an L-shape plan. The upper gable ends on the east elevation features the typical false half-timbering of the Tudor Revival style. The house has steeply pitched roofs and two exterior brick chimneys. The main fireplace chimney located on the west façade features a unique arching masonry cap. The rear portion of the house originally contained an attached garage that was converted to a kitchen in 1952. See photos below.



Photo No. 3 Example of typical half-timbering common to Tudor Revival style architecture.



Photo No. 4 Main fireplace chimney with arching masonry cap.



Photo No. 5 South elevation, and lower window where former attached garage once existed.

The windows of the Shaffer House are varied in shape with little uniformity. Some examples of the types of windows on the front of the house (west elevation) include:

- 6-light rounded arch casement window located above main door
- 30-light fixed pane window located south of the main chimney
- Paired 6/6 double hung sashes located in gable
- Paired casement windows with leaded glass diamond-shaped panes

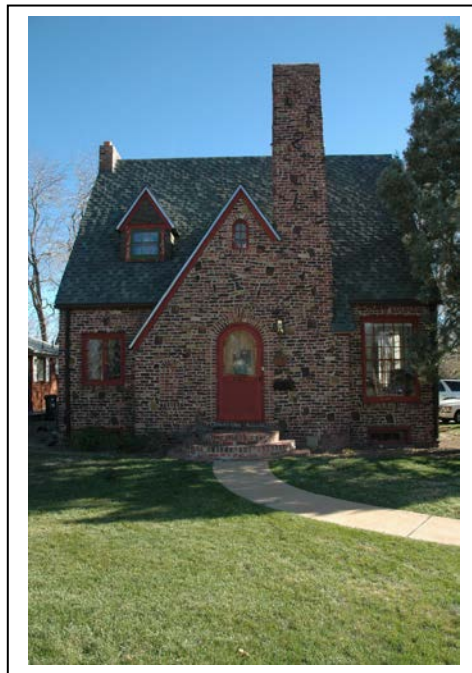


Photo No. 6 Main elevation (west) with examples of varied window types.

Determination of Significance and Integrity

Significance should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or what is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. As noted in a previous section of this staff report, the Shaffer House exhibits historic significance in terms of its association with the context of Community Development.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of when a resource was significant. Also noted in a previous section of this staff report, the Shaffer House is greater than 50 years old.

Integrity refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

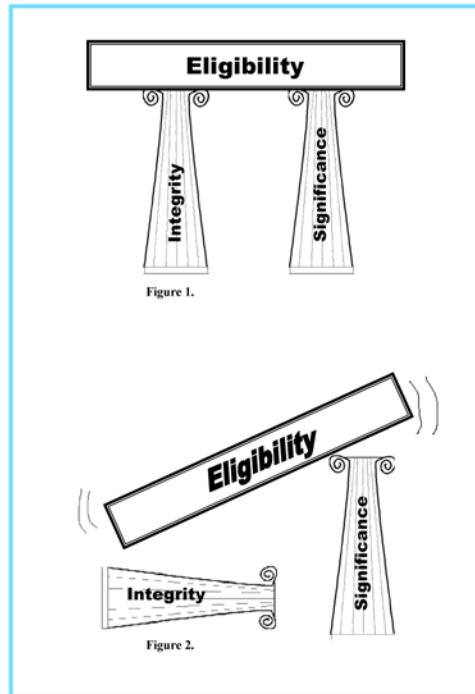
Regarding other aspects of *integrity*, the Shaffer House remains in its original location, and remains in a setting in a residential neighborhood, which helps to convey that it is a structure associated with Loveland’s context of Community Development. The House also retains a substantial amount of design features and building materials that make it a classic example of the Tudor Revival style of architecture.

Staff Recommendation

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. The Shaffer House satisfies the age requirement and meets the following significant criteria for designation as a Loveland Historic Register landmark of property:

- a) Architectural
 - 1. Exemplifies specific elements of an architectural style or period.
 - 2. Demonstrates superior craftsmanship, or high artistic value.
 - 3. Represents innovation in construction, materials, or design.
- b) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- c) Physical Integrity
 - 1. Retains original design features, materials, and/or character.
 - 2. Is in the original location or same historic context if it has been moved.

Given available information for the property at 1302 N. Grant Avenue, staff has determined that the Shaffer House 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 accepted guidelines for determining landmark eligibility (see Figure 1 and Figure 2, below). Staff recommends the Historic Preservation Commission recommend approval by the City Council of this request for designation of the Shaffer House as a Loveland Historic Register landmark property.



Attachments:

- A. Photographs**
- B. Nomination Application**



West Elevation



West and North Elevations



South Elevation



East Elevation



North Elevation – upper level