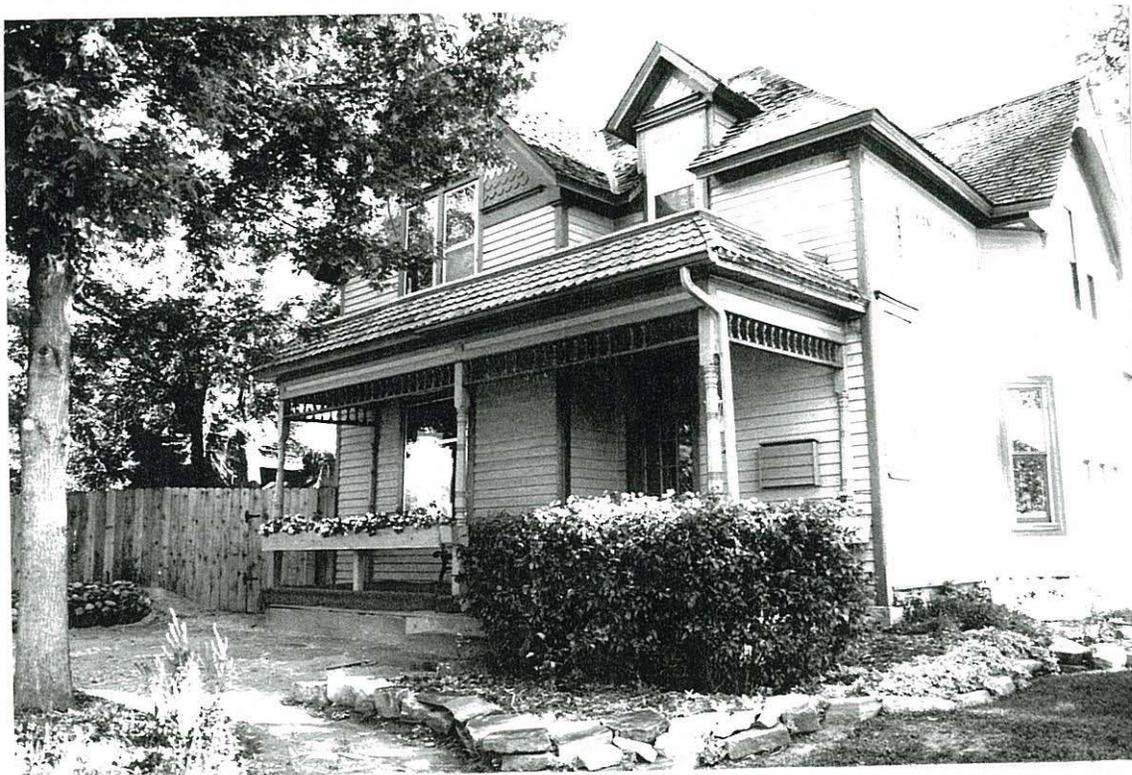


Loveland Historic Register Nomination Form

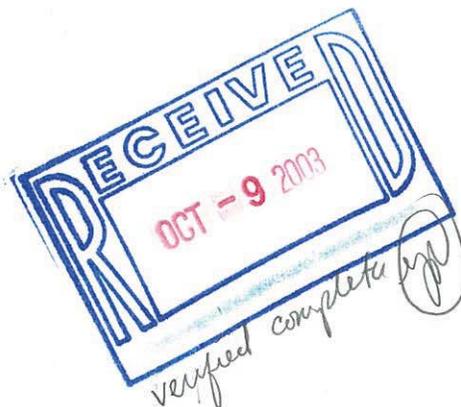


1120 N. Lincoln Avenue

Prepared By:

Carl McWilliams
Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
970/493-5270

October 6, 2003



ATTACHMENT C

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

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	[REDACTED]
Applicant:	<p><i>Please check one:</i></p> <p><input type="checkbox"/> Property Owner <input type="checkbox"/> City Council (<i>attach meeting minutes initiating action</i>)</p> <p><input type="checkbox"/> Commission Designees (<i>pursuant to 15.56.169</i>) <input type="checkbox"/> Historic Preservation Commission (<i>attach meeting minutes initiating action</i>)</p>
Address:	[REDACTED]
Telephone:	[REDACTED]
PROPOSED LANDMARK INFORMATION	
Property Name:	DeGroat House / Sisk House / Earle's Loveland Floral & Gifts
Address:	1120 N. Lincoln Avenue
Historic Use:	Domestic / Single Dwelling; COMMERCE AND TRADE / Specialty Store
Current and Proposed Use	WORK IN PROGRESS
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> Lots 18-20, Block 2, McKee Addition
Brief Description of Historical Qualities relating to Property	Please see attached.

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

DETAILED PROPERTY INFORMATION	
Historic Property Name:	DeGroat House; Sisk House
Current Property Name:	Limbeck Building
Address:	1120 N. Lincoln Avenue
Legal Description:	<i>Please attach copy of officially recorded document containing a legal description</i> Lots 18-20, Block 2, McKee Addition
Owner Name & Address:	
Style:	Late Victorian / Queen Anne
Building Materials:	Sandstone foundation; horizontal wood siding exterior walls; patterned wood shingles in upper gable ends; wood roof shingles; red brick chimney.
Additions to main structure(s) and year(s) built.	A large addition was built onto the rear (east elevation) of the original building in 1983. For further information please refer to the attached architectural description, statement of significance, and sketch map.
Is the structure(s) on its original site?	Yes
What is the historic use of the property?	DOMESTIC / Single Dwelling
What is the present use of the property?	WORK IN PROGRESS
What is the date of construction?	Estimated: <u>1910</u> Actual: _____ Original: <u>Yes</u> Source: <i>The Loveland City Directory 1908; The Loveland City Directory 1910-1911.</i>

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

<p align="center">DETAILED PROPERTY INFORMATION continued</p>	
<p>Describe the condition of the property.</p>	<p>This former historic residence is in good condition. It is currently being converted from a floral shop into use as a restaurant, two retail shops, and office space.</p>
<p>Who was the original architect?</p>	<p>The original architect is unknown Source: n/a</p>
<p>Who was the original Builder/Contractor?</p>	<p>The original builder / contractor is unknown Source: n/a</p>
<p>Who was the original Owner(s)?</p>	<p>Albert and Catherine DeGroat (probably) Source: <i>The Loveland City Directory 1910-1911.</i></p>
<p>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</p>	<p>Not Applicable</p>
<p>Detailed description of the architectural characteristics of the property.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Please see the attached architectural description</p>

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: 83 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, statewide, 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 history.
- 6) Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- 7) Is a significant historic remodel.

B) Social/Cultural:

- 1) Is the site of a 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 a 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. Complete this section only if the subject property is a prehistoric or historic archaeological site. Please check all that apply.

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 prehistory.
- 2) Is associated with an important event in the area's development.
- 3) Is associated with a notable person(s) or the work of a 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 of 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 remove; 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>Please see the attached Statement of Significance</p>
<p>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <p>Please see the attached photographs</p>
<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>Please see the attached bibliography</p>

FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Carl McWilliams, Principal, Cultural Resource Historians

Signature of Preparer:



Date:

Phone No.

October 6, 2003

970/493-5270

Address:

1607 Dogwood Court, Fort Collins, CO 80525

Signature of Property/Site Owner(s) if different than Preparer:



Date:

10/13/03

DeGroat House / Sisk House

Architectural Description

The building at 1120 N. Lincoln Avenue is composed of a historic Queen Anne style residence, with an extensive addition to the east (rear) elevation. Built in 1909-1910, the original Queen Anne style house is a tall 1½-story wood frame structure, supported by a sandstone foundation with concrete pargeting. The house is set back approximately 34 feet from Lincoln Avenue to the west, and there is an asphalt parking lot to the south. Consistent with its recent use as a floral shop, the property's front yard (to the west) and side yard (to the south) are professionally landscaped and well maintained. The first floor of the original house consists of 581 square feet of space, divided into four rooms, traditionally used as a sitting room, parlor, kitchen, and dining room. The second floor, tucked under the building's steeply-pitched roof, consists of three former bedrooms, a bathroom, and closet space.

The original building's exterior walls are clad with painted pale blue horizontal wood siding, with painted dark blue 1" by 4" corner boards. In keeping with the Queen Anne tradition, multi-colored variegated patterned wood shingles, as well as gable ornaments, appear in the upper gable ends on the north, west and south elevations. The building's main roof form is a steeply-pitched truncated hip roof, with intersecting gables on the north, west, and south elevations. The roof is covered with wood shingles, the eaves are boxed with painted dark blue wood trim, and one red brick chimney protrudes from near the center of the truncated hip roof. A large canted bay window, with one set of three double-hung sash windows, and two single double-hung sash windows, is located on the south elevation. A large single-hung sash window overlooks the front porch near the north end of the facade, on the north elevation. Elsewhere, the original building's windows are entirely single or paired 1/1 double-hung sash, with painted dark blue wood frames and surrounds, and with simple wood cornices.

Located on the west elevation, the front porch extends across nearly the full length of the facade, measuring 24 feet north-south by 7½ feet east-west. Approached by two concrete steps, the porch features a carpeted concrete block floor, and turned columns, which support a truncated (for the most part flat) hip roof. The porch eaves are covered with wood shingles, and beneath the eaves, there is a spindle frieze. A historic 15-light glass-in-wood-frame entry door, with a transom light, leads from the porch into the building. Another 15-light glass-in-wood-frame entry door is incorporated into a gabled wall dormer located directly above the main entry door. This door leads from the porch roof, which also serves as a balcony, into the upper half story.

Constructed in 1983, the additions to the east (rear) elevation comprise approximately 1671 square feet of space. These include: 506 square feet of retail space directly east of the original house; an 820 square feet 1½-story garage addition; and a 345 square feet storage addition. (Please refer to the accompanying sketch map.) Built of wood frame construction, the additions are supported by a concrete foundation, and for the most part feature painted pale blue horizontal wood exterior siding, with painted dark blue 1" by 4" corner boards. Further, the additions are covered by a steeply-pitched intersecting gables roof, with wood shingles, and with boxed eaves with painted dark blue wood trim.

Multi-colored variegated patterned wood shingles, and a gable ornament, appear in the upper gable end of the garage addition on the south elevation, complementing the appearance of the upper gable ends on the original dwelling. The south elevation of the garage addition also features a set of paired 1/1 double-hung sash upper half story windows, and a set of tripled 1/1 double-hung sash first story windows. Three overhead garage doors, and two single entry wood

DeGroat House / Sisk House

Architectural Description (continued)

doors, enter the garage addition on the east (rear) elevation. A 10-light glass-in-wood-frame entry door enters into the retail space addition on the south elevation. This door is flanked by two sidelights, and is located below a gabled wall dormer with one 1/1 double-hung sash window, which is designed to complement the historic wall dormer on the facade. The retail addition's south elevation also includes a large expanse of fixed-pane windows which were designed to provide maximum sunlight to enhance the building's use as a floral shop. The long storage addition located along the east end of the north elevation, features vertical wood siding, and a low shed roof.

DeGroat House / Sisk House

Statement of Significance

Significance and Integrity

Built originally as a Queen Anne style dwelling, this building is historically significant for its association with the theme of community development in Loveland in the years following the turn of the twentieth century. Its original residents, Albert and Catherine (Whitefleet) DeGroat, are significant for their association with the Great Western Sugar Company, and for their cultural contributions to the Loveland community, beginning in the 1890s. Many of the home's subsequent residents are historically notable as well. John T. and Ella Sisk, who lived and owned here between circa 1920 and the mid-1940s, are particularly significant - he for his employment by the Great Western Sugar Company, and service as Loveland Police Constable in the 1910s, and she for her work as a maternity nurse in association with Dr. M.M. Vick in the late 1930s and early 1940s.

To be eligible for local landmark designation by the City of Loveland a historically significant property must also exhibit integrity. As defined by the National Park Service and the Colorado Historical Society, "integrity is the ability of a property to convey its significance." An understanding of the concept of integrity is based on the evaluation of seven qualities of integrity, which, in various combinations, demonstrate whether or not a property has retained an overall sense of its historical integrity. These seven qualities or aspects are: location, setting, design, materials, workmanship, feeling, and association. A property need not retain all seven aspects of integrity, but rather, should retain sufficient qualities of integrity to convey a sense of its historic significance.

- **Location** refers to the place where a historic property was originally built and where it existed during the historic period. Simply put, is the building or resource still in its historic location?
- **Setting** refers to the historic property's physical environment. How much or how little has the immediate area and the neighborhood around the property changed since the period of significance?
- **Design** refers to a historic building's form, plan, space, structure and style.
- **Materials** refer to a historic building's physical construction elements.
- **Workmanship** refers to evidence of the craftsmanship and labor which went into a historic building's construction.
- **Feeling and association** are intrinsic, more subjective, evaluations of a historic property's ability to convey a sense of its historic significance. Does the property still evoke a sense of, or a link to, the past?

In evaluating the integrity of this property, the 1983 additions to the rear of the original building are somewhat problematic. The house, though, is still in its original location, and while the setting has changed somewhat, it has not changed beyond what would be expected with the

DeGroat House / Sisk House

Statement of Significance (continued)

normal evolution of a mixed residential and commercial neighborhood. Moreover, the property still seems to evoke a sense of the past, that is it seems to have retained its integrity of feeling and association. The building's integrity of design, materials, and workmanship have been diminished, but not completely destroyed, by the additions. That this was originally a Queen Anne style house - and the materials and workmanship that went into its construction - are still very much in evidence. This is because the additions were generally well executed in terms of their compatibility with the original building. The most objectionable aspect of the additions is the overall size it added to the original structure. However, the additions are otherwise generally compatible with the original structure, in regards to their materials, massing and scale. Moreover, because the additions were built onto the rear of the original building, the historic fabric on the facade (west elevation), and on the north and south (side) elevations, was left largely intact.

Historic Background

The land where this property is located was acquired by James M. McKee in January 1901.¹ A native of Scott County, Indiana, McKee had just arrived in Loveland the previous November from Page County, Iowa where he had lived for many years. Determined to capitalize on Loveland's potential, McKee quickly established himself as an astute businessman and as a progressive member of the community. After purchasing the land, he platted it as the McKee Addition to the original City of Loveland, with this block, bounded by Lincoln and Jefferson Streets, and 11th and 12th Streets, designated as Block 2. The McKee family then built the first house in the newly-platted neighborhood, fronting onto Lincoln Avenue at the north end of Block 2.²

Following the McKee House, the next dwelling built in Block 2 of the McKee Addition was this house at 1120 N. Lincoln Avenue.³ This house may have originally been owned by the McKee family; however, Loveland city directories indicate that it was first occupied by Albert and Catherine (Whitefleet) DeGroat, along with their son, Henry DeGroat.⁴ Albert and Catherine had both been born at Grand Rapids, Michigan - she on June 30, 1873, and he on July 22, 1874. After their marriage, the DeGroats came to Loveland in 1901 where Albert was employed in the construction of the Great Western Sugar factory. After the factory's completion, Albert went to

¹James M. McKee was the grandfather of Thomas McKee, for whom McKee Hospital is named.

²In existence by 1904, the McKee House is today located at 1140 N. Lincoln Avenue, at the southeast corner of Lincoln Avenue and 12th Street.

³Loveland city directories indicate that this dwelling at 1120 N. Lincoln Avenue was constructed in 1909 or 1910, following the McKee House at 1140 N. Lincoln Avenue which was constructed between 1901 and 1904. The city directories, and Sanborn Insurance maps, further indicate that no other dwellings were built on the east side of Lincoln Avenue in this block until the late 1940s.

⁴Early city directories spell the family's name "DeGroot." In later directories, and in Albert's and Catherine's obituaries, however, it is spelled "DeGroat."

DeGroat House / Sisk House

Statement of Significance (continued)

work for Great Western, initially at Loveland, and later, in the late 1910s and early 1920s, at the factory in Eaton where he served as the Assistant Superintendent. After returning to Loveland in 1922, Albert became a prominent member of the Loveland Masonic Lodge, and served a term on the Loveland City Council.

Albert and Catherine raised a family of four sons and one daughter, including one son, Henry, who was employed as a chemist by the Great Western Sugar Company. Catherine DeGroat passed away in early April 1944 at the age of 70; Albert DeGroat passed away four years later, in February 1948, at the age of 73.

Although they were the home's first residents, the DeGroats lived here for only a few years, having moved to Eaton by the mid-to late-1910s. During these years, this property was occupied by the William W. and Laura Blystone family. A rancher, William Blystone had been born in Pennsylvania on October 28, 1864, and had come west to Colorado at a relatively young age. After their marriage, William and Laura lived in Fort Morgan for many years, before moving to Loveland in 1913.⁵ In Fort Morgan, and in Loveland, the Blystones raised a family of three daughters, named Ethel, Hazel, and Nellie. All three daughters later married; however, as young ladies in the late 1910s, they were respectively employed as a sales lady at the Weinberg and Harrison Golden Rule store (Ethel); as a dressmaker or seamstress (Hazel); and as an operator for the Mountain States Telephone and Telegraph Company (Nellie). After moving from this house in about 1921, the Blystones moved nearby to 1037 N. Cleveland Avenue. Laura Blystone passed away in June 1938; William Blystone died over a decade later in January 1949 at the age of 84.

John T. and Ella (Kerby) Sisk, the house's next owners, were also its most enduring, residing here from circa 1921 until their respective deaths in 1945 and 1946. Ella was among the region's earliest settlers, having arrived in the Big Thompson Valley, in 1878, with her parents Mr. and Mrs. W.B. Kerby. A native of West Virginia, John Sisk came west to Colorado to seek his fortune in the Cripple Creek gold boom of the early 1890s. After failing to strike it rich, John moved north to Loveland where he met and fell in love with Ella Kerby. Following their marriage in 1895, John and Ella settled in Loveland where they raised a family of three daughters, named Olive, Ethel, and Hazel. In the early years of their marriage, John continued to work as a miner; however, by 1908 he had gained employment with the Great Western Sugar Company. He was then employed as the City of Loveland Police Constable⁶ between circa 1913 and 1918, before returning to work for Great Western, primarily as a pipe fitter, until his retirement in the late 1930s.

At about the same time, and with her daughters now grown, Ella found a means to provide income for the family by working as maternity nurse, and by converting the home's second floor

⁵Information regarding Laura's formative years was not uncovered in newspaper obituary files at the Loveland Public Library.

⁶The Chief of Police.

DeGroat House / Sisk House

Statement of Significance (continued)

bedrooms into a small maternity hospital.⁷ Working here in her home with Loveland Doctor of Osteopathy, M.M. Vick, Ella helped deliver babies, and care for the newborn infants and their mothers. Della Layburn delivered two children in the home as a patient of Dr. Vick and Mrs. Sisk, in 1939 and 1941.⁸ She related that as a Doctor of Osteopathy, Dr. Vick was not permitted to deliver babies at the hospital, so while his main office was located above the Rialto Theater downtown, he conducted the obstetrics portion of his medical practice here in the Sisk home, assisted by Mrs. Sisk. Mrs. Layburn recalled that in those days a routine delivery entailed a hospital stay of ten days, with nearly all of it spent in bed. Her memory of Mrs. Sisk, and the birth of her two children here, was very favorable. She recalled the maternity rooms as being very luxurious, and that Mrs. Sisk took good care of the mothers and their new born babies. Among other duties, Mrs. Sisk cooked all of their meals, and often served steak for lunch.

The small maternity hospital evidently operated for only a few years, though, as Mrs. Sisk passed away in June 1945 at the age of 71. John Sisk, her husband, passed away a year and a half later, in December 1946, at the age of 79.

Following the long tenure of the Sisk family, the house at 1120 N. Lincoln Avenue was occupied from the late 1940s through the end of the 1960s by a series of relatively short-term residents. City directories also suggest that during some of these years the house was occupied by two families. Residents during this period included: the Donald Mitchell and Ira Thetford families (late 1940s); Letha Duby (1950); John and Gladys Harold (1951); the Wilbur and Thelma Burrow, and Everett and Maurene Burden families (circa 1954-1955); Wilbur and Jean Martin (1956); Norman and Mary Dow and family (1957); the Leland and Berdina Denny family (1960-1962); and Warren and Esther Evans (1964-1970).

In the early to mid-1970s, the building was used as a social services facility, initially housing a teen center called the Lighthouse, followed by offices for Community Counseling Services and Hotline Crisis Intervention. Then, between 1976 and 1980, the building was turned over to professional office space, as it was occupied by the Terrestria Architectural firm, along with Uniprint - City Directory Publishers (1977), Neison Dragos General Engineers (1978), and Qualitytype (1979).

Loveland Florist Jan Earle opened "Earle's Loveland Floral & Gifts" in the building in November 1979.⁹ Earle's Flowers then occupied the building continuously until 2003 when it moved to the

⁷Mrs. Sisk is listed as a "Practical Nurse" in the 1938 Loveland City Directory; however, the extent of her medical training is unknown.

⁸Mrs. Layburn grew up near Windsor, and came to Loveland following her marriage in the 1930s. The Layburn family moved to Utah in 1943, before returning to Loveland in 1970. Mrs. Layburn is still a Loveland resident today, in 2003.

⁹This was the second Loveland floral shop owned and operated by Jan Earle. The first, which was located at 245 W. 4th Street had originally been owned by Jan's father, Kerbert Earle, who had been a Loveland florist for thirty years.

DeGroat House / Sisk House

Statement of Significance (continued)

corner of E. Eisenhower Boulevard and Denver Avenue. After leasing it for a few years, Jan Earle had purchased this building in 1983. In the early 1990s he sold the floral business to Beth Parker while retaining ownership of the building. Then, in the summer of 2003, Mr. Earle sold the building to its current owners, Janet and Jerry Limbeck and Frank Szymanski. The Limbecks plan to open a restaurant called "Sweet Rosie's Too" in the rear of the building, while leasing the remaining downstairs space to two other retail tenants, while the upstairs will be devoted to offices.

DeGroat House / Sisk House

Bibliography

Newspaper Articles [arranged chronologically]

- "James McKee Buys Farmland in Loveland." *Loveland Reporter*, January 8, 1901.
- "Sudden Death of J.M. McKee." *Loveland Reporter*, March 8, 1905, p. 1.
- "Funeral Services - Mrs. W.W. Blystone." *Loveland Reporter Herald*, June 30, 1928, p. 5.
- "Catherine DeGroat Dies Tuesday Night." *Loveland Reporter Herald*, April 5, 1944, p. 1.
- "Ella K. Sisk, 71, Dies Sunday Evening." *Loveland Reporter Herald*, June 25, 1945, p. 1.
- "Funeral Services - Mrs. Ella K. Sisk." *Loveland Reporter Herald*, June 30, 1945, p. 4.
- "John T. Sisk, Local Pioneer, Dies Thursday." *Loveland Reporter Herald*, December 13, 1946, p. 1.
- "Funeral Services - John T. Sisk." *Loveland Reporter Herald*, December 18, 1946, p. 8.
- "Albert DeGroat, Here Since 1901, Taken by Death." *Loveland Reporter Herald*, February 16, 1948, p. 1.
- "W.W. Blystone, 84, Dies Today." *Loveland Reporter Herald*, January 26, 1949, p. 1.
- "Earle Opens Second Floral Shop." *Loveland Daily Reporter Herald*, November 17-18, 1979, p. 20.
- "Warren E. Evans." [obituary] *Loveland Daily Reporter Herald*, January 9, 1991, p. 10.

Published Sources

Loveland City Directory, 1908-1998 (generally published annually); various publishers.

Unpublished Sources

Larimer County Clerk and Recorder "Property Information" file for 1120 N. Lincoln Avenue, Loveland, CO. (Parcel No. 95132-21-018).

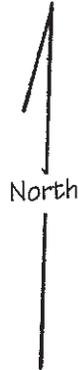
Layburn, Della. Telephone interview with Carl McWilliams, October 6, 2003.

Marmor, Jason and McWilliams, Carl. "Loveland Historic Preservation Survey", December 1999. On file at the Loveland Museum/Gallery, Loveland, CO.

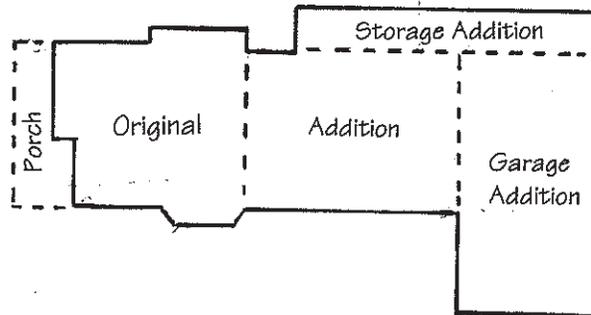
Sanborn Fire Insurance Maps, dated August 1927, and July 1937.

Lincoln Avenue

Alley



1120



Approximate Scale



30 Feet

• • • SKETCH MAP • • •

1120 N. Lincoln Avenue, Loveland, Colorado

