

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5LR.6393** Parcel number(s): **9514434013**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Armstrong House**
- 6. Current Building Name: **Bonser House**
- 7. Building Address: **438 N Harrison Avenue**
- 8. Owner Name: **Delmar L. and Lela M. Bonser**
- Owner Organization:
- Owner Address: **438 Harrison Ave  
80537**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**  
**NE ¼ of NW ¼ of SE ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **493184 mE** **4471535 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **North 60 FT. of Lot 11 and North 60 FT. of Lot 12, Less East 10 Ft., Block 2**  
 Addition: **Kilburns West Side Addition** Year of addition: **1883**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 76 feet x Width: 41 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:  
**Chimney**  
**Porch**  
**Garage/Attached Garage**
21. General architectural description:  
**This property at 438 Harrison Avenue was initially developed with the construction of a house circa 1906. Circa 1930, a substantially new English-Norman Cottage style dwelling was erected, perhaps incorporating some elements of the earlier dwelling.. The extant building reflects the English-Norman Cottage style, and also includes a 1993 attached garage addition. The house is supported by a concrete foundation, faced with red brick laid in running bond. The exterior walls are made of brown brick, also laid in running bond, while painted cream color stucco with painted buff red false half-timbering appears in the upper gable ends. The dwelling is covered by a steeply-pitched cross-gable roof, with red asphalt composition shingles, and with closed eaves. A red brick fireplace chimney is located on the west elevation (façade). The house's windows are primarily distinctive 5/1 (ribbon-style) single-hung sash, with painted buff red wood frames, red brick rowlock sills, and red brick soldier lintels. 1/1 double-hung sash windows appear in the upper gable ends. A painted cream color glass-in-wood-frame front door, covered by a white metal or synthetic storm door, enters the façade from an 8' by 4' front porch. This distinctive porch features a red brick paved floor, a rounded brick arch, and a steeply-pitched gable roof. A painted cream color glass-in-wood-frame door, with a storm door, and set beneath a molded hood, enters the north (side) elevation where the house joins an attached garage. The attached garage measures approximately 24' N-S by 30' E-W. It has a concrete floor, brown brick walls, with red brick accents, and a flat roof. Two painted beige wooden overhead garage doors on the north elevation open onto a concrete driveway which extends to West 5th Street to the north.**

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22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**  
 Building type:
23. Landscape or special setting features: **This nicely-landscaped and well-maintained property is located on the east side of Harrison Avenue in the block between W. 4th and W. 5th Streets.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1930** Actual:  
 Source of information: **Larimer County Assessor records.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **William W. Green**  
 Source of information: **Delmar Bonser (current owner)**
28. Original owner: **Arthur E. Armstrong**  
 Source of information: **Loveland city directories**
29. Construction history:  
**Loveland city directories reveal that this property was originally developed circa 1906; however, circa 1930 a substantially new Norman-English Cottage dwelling was constructed here. Long time owner Delmar Bonser believes that the house was built by noted Loveland builder William W. Green. A prolific builder, Green is credited with the construction of some 150 houses in Loveland during the 1920s and early 1930s. Larimer County Assessor records indicate that the 1930s dwelling included an attached garage. Loveland building permit files reveal that the attached garage was enlarge to its current size in 1993.**
30. Original location:  Moved: Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family residence**

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35. Historical background:

The early history of this property apparently predates this home. Loveland City Directories list this address at 438 Harrison Avenue, as early as 1908, noting that the occupants of an earlier dwelling here are the family of Robert S. and Katie M. Russell. Robert Russell was born in Des Moines, Iowa, and moved to Loveland circa 1901. In 1904, the Russells were living at 703 Harrison Avenue. Russell was the proprietor of a billiard hall, located at 428 Cleveland Avenue. By 1908, the family was living in the home here at 438 Harrison Avenue, before moving at a later date to 611 W. 1st Street. Sadly, Russell passed away in his 1st Street home on September 27, 1919, after a six-week bout with typhoid fever. By 1910-11 this property at 438 N. Harrison Avenue was the residence of George and Mame Hill. George Hill was an engineer. The Hills were followed here by Mrs. Sarah Swetnam, in 1917.

According to family genealogical records, Sarah Swetnam was born in 1844 to George Washington Power and Dorothy "Dolly" Hornback Power. On October 14, 1875, she married James Pickrell in Sangamon County, Illinois. The couple had four daughters, Lola B. (born June 6, 1877), Mary O. "Mollie" (born April 2, 1879), Alma E., (born March 3, 1881), and Ellen (born 1884 or 1888). James Pickrell passed away on November 10, 1891. A few years later, on January 17, 1893, Sarah Pickrell married her second husband, Joseph T. Swetnam (Sweetman), at Menard County, Illinois. [In 1917, Sarah Swetnam was granted a divorce from Joseph Swetnam on the grounds of desertion and non-support.] In 1908, Sarah Swetnam and her daughters moved to Loveland from Missouri. When they first arrived in Loveland, the family lived at 210 West 4th Street, and later at 510 West 5th Street. Circa 1917 or 1918, daughter Ellen Pickrell moved into her new home at 328 West 5th Street, which she shared with her mother until her Sarah's death on March 8, 1925.

Following Sarah Swetnam's brief residency at this location, in 1917, by 1919 this home at 438 Harrison Avenue was occupied by W.W. Yates, followed in 1922 by E. C. Smith. On June 13, 1924, the home was the setting for the marriage of E. C. Smith's daughter, Miss Mary Gertrude Smith, to Arthur Eldridge Armstrong. The wedding was a surprise, as the well-wishers thought they were attending a prenuptial afternoon tea. At eight o'clock that evening, with the arrival of the Reverend and Mrs. Waller, the impending wedding was disclosed, and vows were exchanged. By 1925, the Harrison Avenue home at this location belonged to Arthur and Mary Armstrong. In the early 1930s, during the Armstrong's ownership tenure, the current, substantially new house, was constructed here, reportedly by noted Loveland builder William W. Green.

Arthur Armstrong was born in Ore City, Texas, on November 27, 1883. He came to Loveland in 1910 from Oklahoma with his brother Harrison. The two established Armstrong Brothers cleaning shop. Arthur later bought out Harrison's interest in the business, and changed the name of the establishment to Sunshine Cleaners. The business was located at 129 4th Street. In 1919, Arthur Armstrong started the first Boy Scout troop in Loveland, and served as scoutmaster for ten years. Arthur and Mary had two sons, John, born circa 1929, and James, born circa 1931.

Following Arthur's death in January 1952, at the age of 68, James Armstrong received a discharge from the Air Force to return to Loveland and take over management of the Sunshine Cleaners. According to the Loveland city directories, in 1951, James and his wife, Edna Faye, were living at 438 Harrison Avenue in a trailer. Soon after, James and his wife moved to a home at 460 West 2nd Street. Although no obituary has been located, in 1957, Mary Armstrong's name no longer appears in the Loveland directories. Instead, son James, his wife Edna Fae,

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and their children Steve A. and Lynn A., are this home's residents. The James Armstrong family continued to live here through the 1950s.

In 1960 or 1961, Delmar L. and Lela M. Bonser purchased the home. Delmar and Lela were married in 1957, following Delmar's military service in the Army from 1954 to 1956. Before purchasing this property, the Bonselers had previously lived for a few years next door, at 430 Harrison Avenue. Del and Lela had two children, Mark L., born in 1959 and Delee S., born in 1964. [Delee currently lives at 633 West 5th Street, while Mark lives nearby in the 300 block of West 5th.] Delmar Bonser worked for a few years as a barber at the Aumiller Barber Shop, while Lela was employed briefly as a clerk at the Batter Bowl Bakery. By 1964, Delmar had opened his own business, Del's Barber Shop, located at 622 Garfield. He operated this business until 1971, and later owned the Bar Upholstery Shop. Today, in 2008, Delmar and Lela Bonser continue to call this residence at 438 Harrison Avenue their home.

36. Sources of information:

Building permit files, on file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Delmar Bonser. Oral interview with Carl McWilliams, January 21, 2008.

Sanborn Insurance Maps.

"Robert S. Russell Succumbs At Home Here Saturday P.M." *Loveland Daily Herald*, September 29, 1919, p. 1.

"Funeral Services For R.S. Russell Thursday Afternoon." *Loveland Daily Herald*, September 30, 1919, p. 1.

"Smith-Armstrong." (wedding announcement) *Loveland Daily Reporter Herald*, June 14, 1924, p. 3.

"Longtime civic Leader Here Dies." (Arthur E. Armstrong obituary) *Loveland Daily Reporter Herald*, January 7, 1952, p. 1.

"Mary Gertrude Carver." (obituary) *Loveland Daily Reporter Herald*, January 18, 1972, p. 3.

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## VI. SIGNIFICANCE

37. Local landmark designation: Yes No  Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

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Loveland Standards for Designation:

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | Architectural            | Exemplifies specific elements of an architectural style or period  |
| <input checked="" type="checkbox"/> | Architectural            | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
| <input checked="" type="checkbox"/> | Architectural            | Demonstrates superior craftsmanship or high artistic value   |
|                                     | Architectural            | Represents an innovation in construction, materials, or design   |
|                                     | Architectural            | Represents a built environment of a group of people in an era of history   |
|                                     | Architectural            | Exhibits a pattern or grouping of elements representing at least one of the above criteria   |
|                                     | Architectural            | Is a significant historic remodel  |
|                                     | Social/cultural          | Is a site of an historic event that had an effect upon society   |
| <input checked="" type="checkbox"/> | Social/cultural          | Exemplifies the cultural, political, economic, or social heritage of the community   |
|                                     | Social/cultural          | Is associated with a notable person(s) or the work of a notable person(s)  |
| <input checked="" type="checkbox"/> | Geographic/environmental | Enhances sense of identity of the community  |
|                                     | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community  |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

**This house is architecturally significant for its English-Norman Cottage style of architecture, and because it was built by highly-acclaimed Loveland builder William W. Green. The property is also historically significant for its association with Loveland's residential development, from the time of its construction through the mid-1950s. The property's level of significance in these regards may not be to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, should be considered eligible for local landmark designation by the City of Loveland.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. The historic dwelling's physical integrity has been marginally compromised by the construction of a garage addition in 1993. The addition, though, is to the rear of the property, and is quite compatible with the original construction. The addition is quite visible, however, because the house occupies a corner lot.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes  No

Discuss: **Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.**

If there is National Register district potential, is this building: Contributing  Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #4, Images 52-56</b>	CDs filed at:	<b>City of Loveland</b>
48. Report title:	<b>City of Loveland Fifth Street Historic Survey</b>		<b>Community and Strategic Planning Department</b>
49. Date(s):	<b>01/14/08</b>		<b>500 E. Third Street</b>
50. Recorder(s):	<b>Carl McWilliams Karen McWilliams</b>		<b>Loveland, CO 80537</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>1607 Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

