

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.6394** Parcel number(s): **9514431013**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Sampson House; Handy House; Goeltl House**
- 6. Current Building Name: **Denton House**
- 7. Building Address: **502 N Harrison Avenue**
- 8. Owner Name: **Cindy L. Denton**
- Owner Organization:
- Owner Address: **360 S. Lincoln Ave
Loveland, CO 80537**



44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 3 of 9

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
SE ¼ of SW ¼ of NE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493182 mE** **4471571 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **South 50 FT. of Lot 1, and South 50 Ft. of West 25 FT. of Lot 2, Block 3**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 45 feet x Width: 27 feet**
16. Number of stories: **1**
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:
Porch
Chimney
Tower
Fence
21. General architectural description:
This is a single-story English-Norman Cottage style residence located at the northeast corner of Harrison Avenue and West 5th Street. Overall, the house measures 27' N-S (across) by 45' E-W (deep), with a round enclosed foyer and an open front porch comprising the front southwest corner. The house is supported by a concrete foundation, while its exterior mottled red brick walls are laid in running bond, and extend to grade. Painted cream color stucco, with painted grey false half-timbering, appears in the upper gable ends. The house is covered by a steeply-pitched side-gable roof, covered with black asphalt composition shingles, and with painted dark grey boxed eaves. A red brick chimney is located on the ridge. The home's windows are primarily multi-light casements, with painted wood frames and surrounds, and with red brick rowlock sills. The basement windows are 3-light hoppers. A stained natural brown solid wood door, with a glass-in-wood-frame storm door, leads from a rounded 3-step flagstone porch into the enclosed round foyer at the south end of the façade (west elevation). The foyer is covered by a conical roof. A wood-paneled door, with one upper sash light, and covered by a wood screen door, enters the east (rear) elevation from a shed-roof-covered flagstone patio.
22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**
 Building type:

Architectural Inventory Form

Page 4 of 9

23. Landscape or special setting features: **This property is located at the northeast corner of Harrison Avenue and West 5th Street. The well-maintained, relatively small, lot features a small planted grass front yard west of the house, and a small planted grass side yard south of the house. The back yard is enclosed by a wood privacy fence. Narrow grass strips are located between Harrison Avenue and W. 5th Street, and the sidewalks which parallel them.**

24. Associated buildings, features or objects:

Garage

A garage, which measures 20' by 12', is located east and slightly north of the house. The garage has a concrete slab foundation, mottled red brick walls, and cream color stucco in the upper gable ends. The front gabled roof is low-pitched, and is covered with black asphalt composition shingles. The roof eaves are boxed with painted grey wood trim. A wooden overhead garage door is located on the south elevation, with vehicular access via a concrete driveway which extends to West 5th Street to the south. A wood frame tool shed has been built onto the garage's east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1932** Actual:

Source of information: **Loveland city directories; Sanborn Insurance maps.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **William W. Green (probably)**

Source of information: **Delmar Bonser (long time owner of property at 438 N. Harrison Avenue)**

28. Original owner: **Jesse A. and Gretchen R. Sampson (probably)**

Source of information: **Loveland city directories.**

29. Construction history:

Larimer County Assessor records list 1924 as this house's year of construction; however, Sanborn Insurance maps and Loveland city directories provide evidence that it was actually built in the early 1930s. The 1927 Sanborn Insurance map depicts this lot as undeveloped, while the house and garage are both depicted on the 1937 Sanborn map. Moreover, the property's address (502 N. Harrison Avenue) first appears in Loveland city directories in 1933. The house's English-Norman style is also indicative of an early 1930s date of construction. Delmar Bonser, long time owner of the property across the street at 438 N. Harrison Avenue, believes this house was built by William W. Green. A well-known and prolific builder, Green is credited with building some 150 houses in Loveland in the 1920s and 1930s, including several in the English-Norman Cottage style. There have been no additions to the original dwelling. City of Loveland building permits reveal that in 1955 owner Frank Goeltl received a permit to erect a concrete patio adjacent to the house's east elevation.

30. Original location: Moved: _____ Date of move(s): _____

Architectural Inventory Form

Page 5 of 9

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**

- 35. Historical background:

This house was built circa 1932, most likely by noted Loveland builder William W. Green. Jesse A. and Gretchen R. Sampson were its original residents, according to Loveland city directories. Mr. and Mrs. Sampson had previously lived in Fort Collins before arriving in Loveland in 1930, where Jesse was employed as Superintendent of the Kuner-Empson cannery. They had one son, William Rea. The Sampsons lived in this house in the early 1930s before later moving to a new residence on West 3rd Street. Mrs. Sampson died tragically, from a brain tumor, in October 1938, at the young age of 35. Jesse Sampson married his second wife, Dorothy Davis, a native of Thermopolis, Wyoming, in August 1940.

Following the Sampson family, this property was next owned and occupied by John R. and Margaret Handy, in the late 1930s and early 1940s. Mr. Handy was the manager, and co-partner with Ramon B. Handy, of the Loveland Building and Loan Association. City directories then indicate that the property was next briefly occupied by Mrs. Jennie Greene, followed by Mrs. Mamie Clark, in the late 1940s.

This house's longest tenured residents have been Frank and Ona Goeltl, who owned and lived here between circa 1949 and the early 1970s. Frank had been born on July 3, 1890, while Ona had been born on January 21, 1892. Mr. Goeltl enjoyed a long career with the Loveland Packing Company. In 1950, he was the manager of the company's Beef Department; in the 1950s he was engaged as a livestock buyer for the company, and in 1956, he also served as the firm's treasurer. Mr. Goeltl retired from the Loveland Packing Company circa 1957. In the 1950s and early 1960s, the Goeltl household also included June D. Goeltl, the widow of Kenneth P. Goeltl.

Following the Goeltl family's long tenure, this property was next owned and occupied by George L. and Eileen Schnauffer, between circa 1974 and the mid-1980s. George Schnauffer was born in Chicago on August 31, 1927, the son of Adam and Helen Schnauffer. He came of age at Kenosha, Wisconsin, before serving in the Korean War in the early 1950s. George worked for American Motors in Kenosha, before moving to Loveland in 1970 where he was employed by Kodak at nearby Windsor. He was also highly-capable carpenter in his spare time. Mr. Schnauffer died in December 2003, at the age of 76. He was survived by his wife, Eileen, by a son, Gary, and by three daughters - Debbie Schnauffer, Wendy (Koldeway), and Sandra (McClure).

This property is currently owned by Cindy L. Denton, according to Larimer County Assessor records.

Architectural Inventory Form

Page 6 of 9

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.

Sanborn Insurance Maps, August 1927, July 1937.

"Mrs. Gretchen Sampson Dies Late Friday." *Loveland Daily Reporter Herald*, October 15, 1938, p. 1.

"Davis-Sampson." (wedding announcement *Loveland Daily Reporter Herald*, August 19, 1940, p. 5.

"George Schnauffer." (obituary) *Loveland Daily Reporter Herald*, January 1, 2004, p. B-4.

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.

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 |

Architectural Inventory Form

Page 7 of 9

39. Area(s) of significance: **Architecture**
40. Period of significance: **Circa 1932**
41. Level of significance: National: State: Local:

42. Statement of significance:

This house is architecturally significant for its early 1930s English-Norman Cottage architectural style, and for such notable features as its prominent front corner tower entryway, brick walls, and stucco with false half-timbering in the upper gable ends. The house and garage are also architecturally significant because they were probably constructed by William W. Green. The house and garage are also historically significant for their association with Loveland's residential development from the time of their construction through the late 1950s. The property's level of significance in these regards is probably not 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 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. There have been no additions, and no notable exterior alterations, to either the house or garage.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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): **CD #4, Images 32-36** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **01/14/08** **500 E. Third Street**
50. Recorder(s): **Carl McWilliams** **Loveland, CO 80537**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

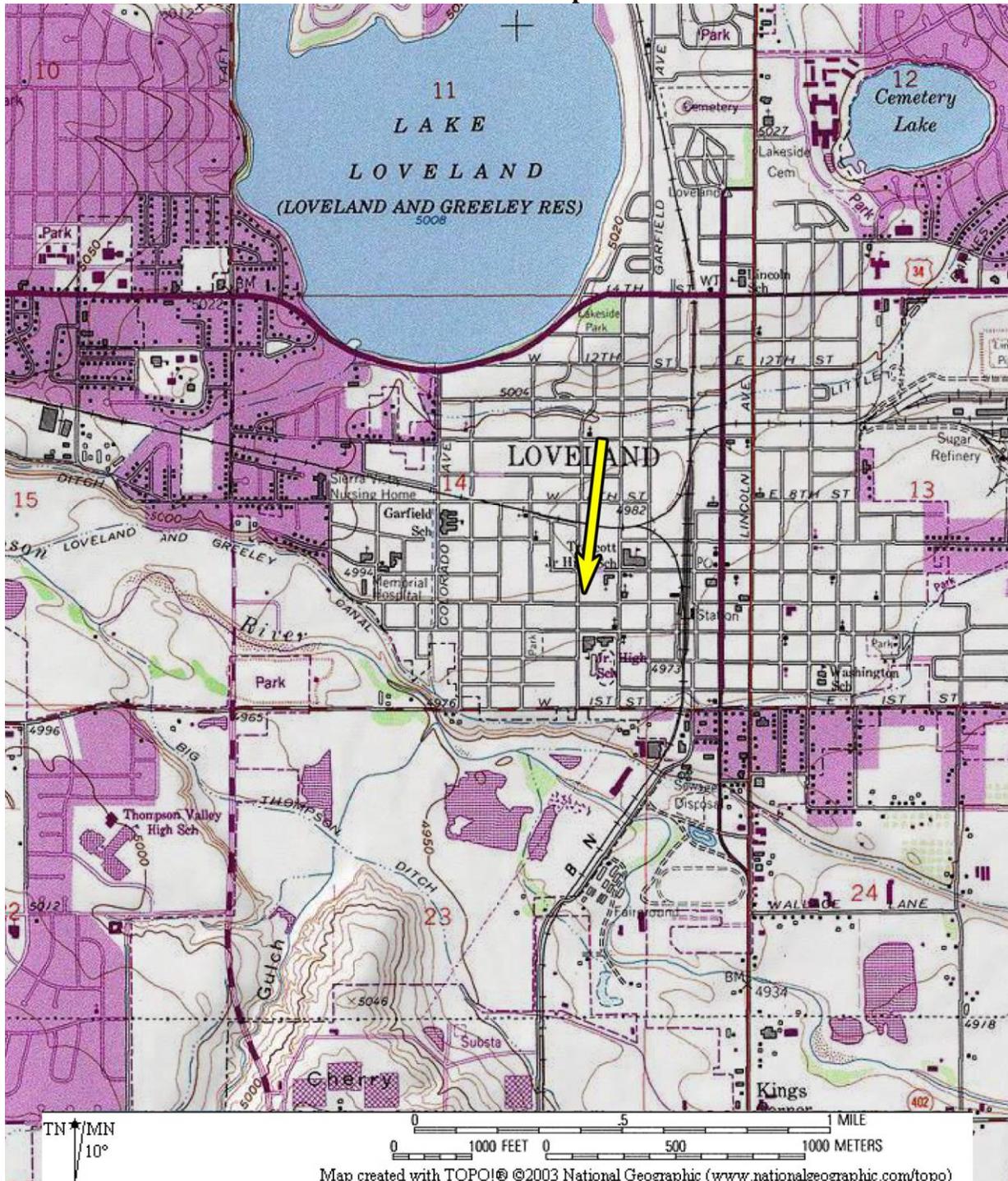
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)