

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|-------------------|
| 1. Resource number: | 5LR.14722 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 9513414009 |
| 3. County: | Larimer | | |
| 4. City: | Loveland | | |
| 5. Historic building name: | Berry House, Wilkes House, Dewey House | | |
| 6. Current building name: | Perry House / Sebring House | | |
| 7. Building address: | 714 E. 6th Street | | |
| 8. Owner name and address: | Kaitlin E. Perry, Nathan M. Sebring
714 E. 6th Street
Loveland, CO 80537 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Not Individually Eligible
Not Individually Eligible
Not Eligible
Noncontributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 13
10. UTM reference (NAD 27)
Zone 13: **494254 mE 4471650 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **“LOT 10 & w 15 FT 2 INCHES OF N 75 FT & TH W 6 FT 8 INCHES OF LOT 9, BLK 2, AMD GIFFORD GOSS ADD, LOV”**
Addition: **Gifford-Goss** Year of Addition: **1906**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1118 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**

21. General architectural description:

This Bungalow type dwelling features a basic rectangular-shaped plan that measures 43' N-S x 26' E-W. It rests on a painted pale green concrete foundation, and its exterior walls are clad with white horizontal vinyl siding. The roof is a moderately-pitched front gable, covered with grey asphalt composition shingles. Painted white rafter ends are exposed beneath widely-overhanging eaves. Decorative painted white purlins with knee braces appear in the upper gable ends.

The façade is nearly symmetrical, and faces north toward 6th Street. A stained dark brown wood-paneled door, with four vertically-oriented upper sash lights, and covered by a painted pale green wood storm door, enters near the center of the façade from an open full-width front porch. The porch measures 8' N-S x 26' E-W, and is recessed under the dwelling's main gable roof. Approached by three concrete steps, the porch features a concrete floor, a black wrought iron railing and posts that support the front end of the porch roof. A non-historic white-metal-paneled door, with nine upper sash lights, enters the south-facing wall from a small uncovered concrete porch and sidewalk. The upper gable end on the façade is penetrated by a fixed-pane diamond-shaped window. The east end of the south-facing wall contains a bad of four 6-light windows. A non-original, horizontally-oriented window is near the

west end of the south-facing wall. Windows otherwise are primarily single and paired one-over-one double-hung sash with painted white wood frames and painted pale green wood surrounds.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the south side of East 6th Street in a primarily residential neighborhood east of downtown Loveland. The property features planted grass front and backyards, and a side yard along the west side of the house. The backyard and side yard are enclosed by a wood privacy fence, and by a chain link fence along the gravel alley. A wide grass strip is between the public sidewalk and the street curb. A concrete driveway along the east side of the house accesses the garage for 720 E. 5th Street next door to the east.

24. Associated buildings, features, or objects:

Garage

A one story, single-stall, garage that measures 20' N-S x 12½' E-W is located near the rear southwest corner of the property. The garage has a poured concrete foundation and floor, and its exterior walls are clad with painted white horizontal weatherboard siding with painted green 1" x 4" corner boards. The roof is a moderately-pitched front gable, with grey asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A white metal-paneled rollaway garage door in the south-facing wall opens onto a short gravel driveway that extends to the alley.

IV. ARCHITECTURAL HISTORY

- | | |
|-------------------------------------|--|
| 25. Date of Construction: Estimate: | Actual: 1920 |
| Source of information: | Larimer County Real Estate Appraisal Card, Sanborn Insurance maps, Loveland city directories. |
| 26. Architect: | Unknown |
| Source of information: | N/A |
| 27. Builder/Contractor: | Unknown |
| Source of information: | N/A |
| 28. Original owner: | Unknown |
| Source of information: | N/A |

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29. Construction history (include description and dates of major additions, alterations, or demolitions):
The six Bungalow style dwellings at 714, 720, 726, 732, 738, and 744 E. 6th Street were all built in 1919 or 1920, presumably by the same builder. Larimer County Assessor records list 1920 as this dwelling's year of construction. City directories and Sanborn Insurance maps corroborate a circa 1920 date of construction. The property's address, 714 E. 6th Street is not listed in the 1919 Loveland directory; however, it does appear in the next available 1922 directory. The property is depicted on the August 1927 Sanborn Insurance map. Earlier Sanborn maps do not depict this block. The garage is not depicted on Sanborn maps through 1946. There are no additions to the original construction; however, the front porch was substantially altered sometime after 1948, and the house was sided with vinyl siding in 1997. As depicted in the 1948 Real Estate Appraisal Card photo, the original porch had a wood floor, tapered square wood columns, and a wood railing. The porch now has a concrete floor, a black wrought iron railing and black wrought iron columns. A window near the west end of the south-facing wall also appears non-original. Claire K. Voss Jr. was the siding contractor in 1997.
30. Original Location: **Yes** Date of move(s): **N/A**

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: **Building**
35. Historical background:
Built in 1920, this house was originally occupied by the family of Joseph W. and Hilda (Helman) Berry. The Berrys were new to the Loveland at that time, as Joseph had recently been transferred from Billings, Montana to become the Assistant Superintendent at the Great Western Sugar Company's Loveland factory. The Berry family then consisted of Joseph (age 40), his wife, Hilda (age 35), and three children – Wayne (age 7), Ralph (age 5), and Helen (age 2). Two more sons, Joseph and Donald, were born in the early 1920s, after the family had moved to Loveland.
- The son of James and Alliah Berry, Joseph Worley Berry was born at Piney Flats, Sullivan County, Tennessee, on September 11, 1879. He gained employment with the Great Western Sugar Company as a young man, and was working for the company in Billings., Montana during the early 1900s. It was there that he met and married Miss Hilda Helman on July 17, 1910. The daughter of John and Bertha Helman, Hilda was born at Glendive, Dawson County, Montana, on October 28, 1885. Following their marriage, Joseph and Hilda lived in Billings until 1920 when they moved to Loveland with Joseph becoming the new Assistant Superintendent at the Great Western Sugar Factory.**
- The Berrys lived in this house for only a few years, as by 1925 they had moved to 521 W. 5th Street, and by 1930 they had moved again to north of the city limits. Mr. and Mrs. Berry remained in the Loveland area for the rest of their lives, with Joseph enjoying a long career with Great Western until his eventual**

retirement. Joseph Berry passed away on November 5, 1959 at the age of 80. Hilda passed on February 14, 1976, at the age of 90. They are interred in the Loveland Burial Park Cemetery.

714 E. 6th Street was successively occupied by the Phelps, Adams, Wilkes, Starkey, Weddell, and Wise families, from the mid-1920s until the late-1950s. Mrs. Mildred Phelps, proprietor of the Radium Beauty Shoppe, is listed at this address in the 1925 Loveland city directory, along with T. R. Phelps, a student. E. Roscoe and Florence I. Adams were the home's next residents during the late 1920s. Mr. Adams was in the car repair business as co-owner of the Nettleton and Adams Garage located at 227. E. 5th Street. Mr. and Mrs. Adams were followed at this address, during the 1930s, by Joseph D. and Lucy M. Wilkes. Joseph was employed as a foreman with the Great Western Sugar Company. Boyd and Frances Starkey, and their young son, Eugene, were this home's next residents during the early 1940s. Mr. Starkey worked as a pharmacist with Loveland Drug. The Starkeys were followed by Joseph P. and Delores Waddell during the late 1940s and early 1950s. Joseph worked as a storekeeper with the Great Western Sugar Company. Albert H. and Leah Wise, a retired couple, next lived on the home during the mid-1950s.

714 E. 6th Street was then owned and occupied by two generations of the Dewey family for over two decades, from the mid-1950s to the late 1970s. Having moved to Loveland from Farson, Wyoming, William D. and Anna W. Dewey lived in this house during their retirement years, from circa 1956 until their respective deaths in 1969 and 1977. The home was then occupied by their son, Alfred H. Dewey and his wife, Lois Helen Dewey, until the late 1970s.

William D. Dewey was born in Nebraska on April 28, 1887. He later moved to Rock Springs, Wyoming, where he and Anne were married circa 1925. Anne (maiden name unknown) was born in Wyoming on May 14, 1903. The Deweys ranched in the Rock Springs and Farson vicinities for many years before eventually retiring to Loveland. William died on September 26, 1969 at the age of 82. Anne died on May 22, 1977 at the age of 74. Their son, Alfred H. Dewey died in Loveland on February 27, 1994 at the age of 65. Lois Helen Dewey, Alfred's widow, died on July 4, 2013.

36. Sources of information:

A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/> (Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5th Street, Loveland, CO.

Loveland City Directories.

Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).

Newspaper Articles (arranged chronologically)

"Gorom - Wedell Vows Solemnized Recently." *Loveland Daily Reporter Herald*, May 19, 1961, p. 3.

"Alfred H. Dewey." (obituary) *Loveland Daily Reporter Herald*, February 28, 1994, p. A-10.

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893,

November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38. A Loveland Standards for Designation

Architectural	Exemplifies specific elements of an architectural style or period
Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally
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
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)
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: **Architecture**

40. Period of significance: **1920 - 1970**

41. Level of significance: **Local**

42. Statement of significance:

This house is architecturally notable as a representative Bungalow type dwelling, dating from 1920 when Bungalows were a predominant housing style nationwide. The property is also historically significant, to a modest extent, for its association with residential development, and in particular, for its association with families who were employed by the Great Western Sugar Company. At least three of its early residents were Great Western employees. The property's level of historical and architectural significance is not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to some loss of integrity, the property is also evaluated as ineligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays an overall below average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The front porch has been substantially altered from its historic appearance, the house has also been sided with vinyl, and some windows appear non-historic.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility assessment: **Not Individually Eligible**State Register eligibility assessment: **Not Individually Eligible**Local Landmark eligibility assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: Historic properties in this primarily residential neighborhood east of downtown Loveland have the potential to form a historic district. More broadly, Loveland's east side neighborhoods, lying west and southwest of the former Great Western Sugar Company property have the potential to form one or more historic districts. This area is generally bordered by Jefferson Street on the west, 4th Street on the south, 13th Street on the north, and Monroe and Pierce Avenues on the east.

If there is N.R. district potential, is this building contributing or noncontributing? **Noncontributing**46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 69-74**

CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**

49. Date(s): **May 12, 2020**

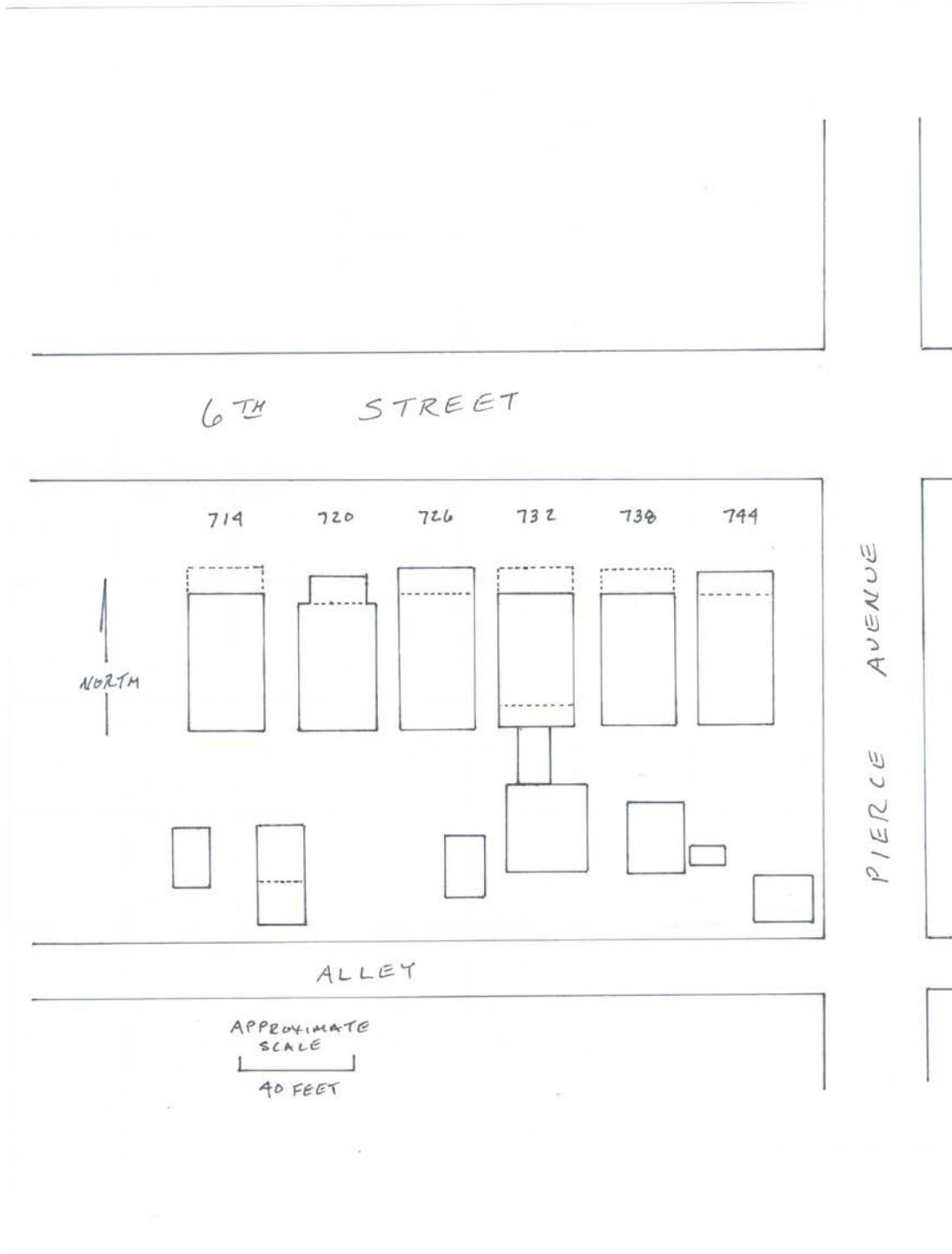
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

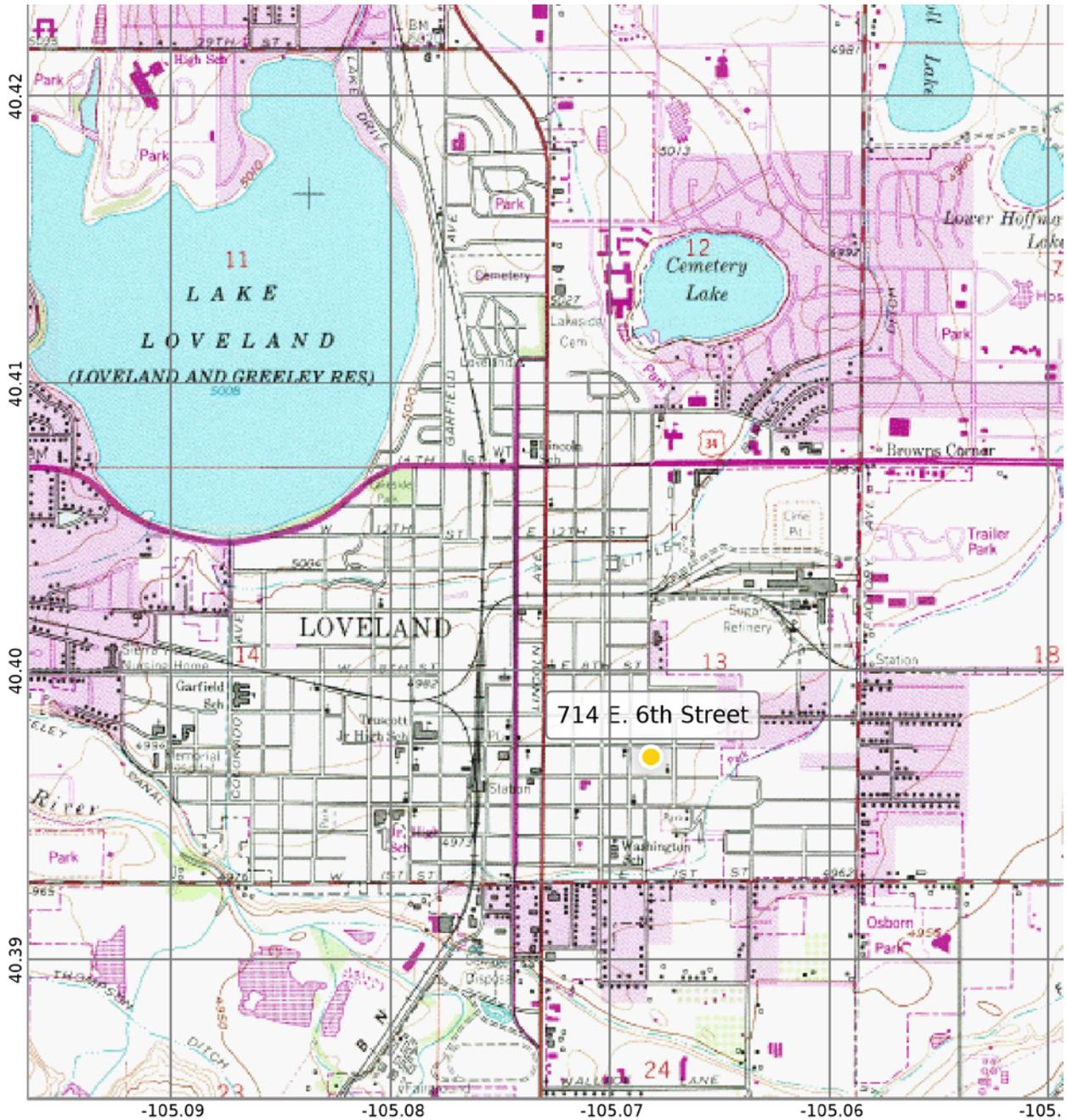
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map



★
7.9°E
5/12/20



Scale 1:24000 Datum WGS84



CD 1, Image 69, View to South, of the dwelling



CD 1, Image 70, View to Southeast, of the dwelling



CD 1, Image 71, View to Southwest, of the dwelling



CD 1, Image 72, View to North, of the dwelling



CD 1, Image 73, View to Southwest, of the garage



CD 1, Image 74, View to Northwest, of the garage