

Downtown Loveland Historic District  
NPS Form 10-900 OMB No. 1024-0018

Larimer County, Colorado  
(Expires 5/31/2012)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Downtown Loveland Historic District

other names/site number 5LR.9700

## 2. Location

street & number Roughly bordered by Railroad and Jefferson Avenues, and the alleys between 3rd and 4th Streets and 4th and 5th Streets.

N/A	not for publication
N/A	

city or town Loveland vicinity

state Colorado code CO county Larimer code 069 zip code 80537

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

# Review Board Draft

national

statewide   local

Deputy State Historic Preservation Officer

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Office of Archaeology and Historic Preservation, History Colorado

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State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

**4. National Park Service Certification**

I hereby certify that this property is:

\_\_\_ entered in the National Register

\_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain:)

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

**Category of Property**

(Check only **one** box.)

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing    Noncontributing

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	Private building(s)	45	13	buildings public - Local district	public - State site	site
	✓			structure	0	0
	✓			structure	0	0
	✓				0	0
<b>Total</b>					1	8
					44	21

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)  
 N/A

**Number of contributing resources previously listed in the National Register**  
 2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE / Business
- COMMERCE/TRADE / Professional
- COMMERCE/TRADE / Grocery Store
- COMMERCE/TRADE / Financial Institution
- COMMERCE/TRADE / Specialty Store
- COMMERCE/TRADE / Department Store
- COMMERCE/TRADE / Restaurant
- SOCIAL / Meeting Hall
- RECREATION AND CULTURE / Theater
- TRANSPORTATION / Rail-Related
- INDUSTRY/PROCESSING/EXTRACTION / Energy Facility (Electric Power Plant); Manufacturing Facility (Mill)

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE / Business
- COMMERCE/TRADE / Professional
- COMMERCE/TRADE / Financial Institution
- COMMERCE/TRADE / Specialty Store
- COMMERCE/TRADE / Restaurant
- RECREATION AND CULTURE / Theater
- SOCIAL / Meeting Hall
- EDUCATION / College

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- LATE 19TH & EARLY 20TH CENTURY
- AMERICAN MOVEMENTS / Commercial Style
- LATE 19TH AND 20TH CENTURY REVIVALS /

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

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Classical Revival / Mission

walls:

BRICK

MODERN MOVEMENT

roof:

WOOD

MODERN MOVEMENT / Moderne

ASPHALT

LATE VICTORIAN / Romanesque

other:

STUCCO

TERRA COTTA

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## Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary

#### *The Setting*

The City of Loveland is located along Colorado's Front Range, in the Big Thompson River Valley of northeastern Colorado. It is in southern Larimer County, approximately ten miles south of Fort Collins, the Larimer county seat, and approximately twenty miles west of Greeley, the Weld county seat. Denver, Colorado's state capital and largest city, is some fifty miles to the south. The Big Thompson Canyon, the community of Estes Park, and Rocky Mountain National Park are located approximately thirty miles to the west, along U. S. Highway 34. Loveland's city limits comprise just under twenty-six square miles of land, at an elevation of 4982' above sea level, with the city's original townsite located in sections 13 and 14 of Township 5 North, Range 69 West of the 6th Principal Meridian. The city's population currently stands at just over 70,000 inhabitants.

The Downtown Loveland Historic District encompasses portions of nine square blocks which comprise the core of the city's historic commercial downtown. The district is centered on East 4th Street (Loveland's commercial main street), between Railroad Avenue on the west and the block between Jefferson and Washington Avenues on the east. The alley between 4th and 5th Streets primarily forms the district's northern boundary, while the (partially vacated) alley between 3rd and 4th Streets primarily forms the southern boundary.

With minor exception at its east end, the district is located within Loveland's original townsite which was platted in 1877. The streets and alleys are laid out in a grid pattern, with streets trending east – west, and with avenues trending north – south. Rights-of-way, including sidewalks on either side, are 80 feet wide on 3rd Street, 4th Street, and Cleveland Avenue, and 60 feet wide on Lincoln and Jefferson Avenues. Alleys are predominantly 20 feet wide. The buildings are predominantly located on business lots that are 25 feet wide and 140 feet deep. The buildings front directly onto the front sidewalks and extend toward the rear of the lots. Some building footprints occupy an entire lot; however, the rear elevations of most buildings are set back some distance from the alley right-of-way,

In addition to the business blocks along 4th Street, the district also includes those buildings which front onto Lincoln, Cleveland and Jefferson Avenues, within one half block north and one half block south of 4th Street. The district also includes three prominent buildings which historically defined the western end of downtown. These are the Loveland Light, Heat and Power Company Building at 105-109 W. 2nd Street (5LR.6672), the Loveland Farmers Milling and Elevator Company Mill at 130 W. 3rd Street (5LR.6671), and the Colorado and Southern Railway Depot at 409-427 N. Railroad Avenue (National Register listed on June 14, 1982; NRIS.2002303; 5LR.488).

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*The District's Buildings and Objects*

The district includes fifty-eight buildings. Forty-five buildings are considered contributing, while thirteen are considered noncontributing. Two of the noncontributing buildings postdate the period of significance (1878-1965). The other eleven noncontributing buildings date from the period of significance, but have been altered to such an extent that they no longer convey a sense of their historic significance. Two of the contributing buildings are already individually listed in the National Register of Historic Places. These are the Rialto Theater at 228 East 4th Street (National Register listed on February 17, 1988; NRIS.87002213; 5LR.1058), and the Colorado and Southern Railway Depot at 409-427 N. Railroad Avenue (NRIS.82002393; 5LR.488).

The majority of the district's buildings display attributes of Late 19th Century and Early 20th Century commercial styles of architecture. However, there are also notable examples of Classical, Romanesque, and Mission Revival style buildings, as well as an early 1940s Moderne style storefront. The commercial buildings are almost entirely rectangular-shaped buildings, between one and three stories in height, which front directly onto wide concrete sidewalks. Prominent three story buildings include the Loveland Hotel / BPOE Elks Lodge 1051 at 103-117 East 4th Street (5LR.685), the Union Block / Lincoln Hotel at 236-248 East 4th Street, and the Majestic Theatre / I. O. O. F. Hall at 315-319 East 4th Street (5LR.5091). The two-story and three-story buildings historically had retail space in the ground floor while the second and third stories were used variously as hotel rooms, apartments, meeting rooms, and offices. Some commercial buildings were originally home to locally owned stores, but were later occupied by regional and national retail chains including J. C. Penney, F. W. Woolworth, Montgomery Ward, Gambles, Piggly Wiggly, Safeway, and the J. M. McDonald Company.

Dates of construction in the district range from 1878 to 2011; however, only two buildings were constructed after the period of significance of 1878-1965. One of these (5LR.13320) is a modest one-story building, erected in 1979 to connect the two-story buildings on either side at 403 and 415 East 4th Street. The other is the large Next Door Food and Drink edifice at 222 East 4th Street (5LR.5068), erected in 2011.

Buildings in the district were designed and constructed by multiple architects and builders. The most notable of these was Robert Kenneth Fuller. Born in 1886, Fuller was the son of Fort Collins' pioneer architect Montezuma Fuller. Robert Fuller graduated from Colorado A. & M. (Colorado State University) and worked in his father's office the year following his graduation. He then studied architecture at Cornell University in Ithaca, New York. Upon returning home, he and his father formed the architectural firm of M. W. Fuller and Son. He spent two years in practice with his father and then came to Denver to work with the prestigious architect Robert S. Roeschlaub. His first project for Roeschlaub was working on the Greeley High School, followed by the Isis Theater in Denver. When Roeschlaub retired in 1912, Fuller continued the practice with Roeschlaub's son, Frank. The firm was known as Roeschlaub and Fuller until 1917, and then as Robert K, Fuller, Architect. In 1949, Fuller, Fuller, and Fuller, Architects-Engineers formed to include Robert Fuller's two sons, Kenneth and Quentin. A prolific architect, Robert Fuller designed many public buildings and schools. His works include the courthouses in Lamar, Hot Sulphur Springs, Glenwood Springs and Steamboat Springs. He designed schools in Denver, Lafayette, Brighton, Berthoud, Boulder, Loveland, Meeker, Carbondale, Oak Creek, and elsewhere in Colorado. He is credited with a dozen projects at the Colorado School of Mines in Golden and the Boettcher Center at the University of Denver. Robert Fuller served as president of the Allied Architects Association that designed and built Denver's City and County Building from 1924 to 1934. He died in 1966.

Within the district, Fuller is credited with designing the Rialto Theatre at 228 E. 4th Street in 1920 (5LR.1058), redesigning the Herzinger & Harter / El Centro Building in 1930 (5LR.1054), and with a creating a major addition to the Lovelander Hotel / BPOE Elks Building in 1919 (5LR.685). Elsewhere in Loveland, Fuller is credited with designing the original Loveland High School, as well as the Maude Stanfield Harter Borland House (5LR.6125).<sup>1</sup>

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<sup>1</sup> McWilliams, Carl. "Routt County Courthouse," Colorado Cultural Resource Architectural Inventory Form, August 22, 2007; "McWilliams, Carl. "Borland, Maude Stanfield Harter House," National Register of Historic Places Registration Form, February 27, 2004.

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Downtown Loveland's earliest commercial block, at 137-141 East 4th Street (5LR.1054), was constructed in 1878, just one year after Loveland was founded. It was initially owned by business partners Samuel B. Harter and John Lewis Herzinger who opened a mercantile store in the building. Originally a Late 19th Century Commercial style building with high style Late Victorian era details, the Herzinger and Harter Building was extensively renovated in 1930, and renamed the El Centro Building. Designed by architect Robert K. , the revamped building then sported a modern Mission Revival style appearance. Thirteen other buildings in the district predate the turn of the twentieth century. Twenty-four of the district's buildings were constructed between 1902 and 1910, as Loveland experienced a period of tremendous growth following the construction of northern Colorado's first Great Western Sugar Factory in 1901. Commercial development in downtown Loveland then tapered off as only eighteen buildings were built from the early 1910s to the late 1940s.

The district includes one contributing object, the "Loveland Street Clock," installed in 1910 in front of the Brannan Brothers Jewelry Store at 239 East 4th Street. Finally, the district is also home to eight modern sculptures, cast and installed between 1989 and 2010. Notable elements of the district's visual landscape, the sculptures are listed as noncontributing objects because they date from after the district's period of significance.

There are no extant secondary buildings within the district, and there is no visual evidence of archaeological features. However, buried deposits may exist beneath the paved streets, alleys, parking lots, and buildings. Although further research or ground-penetrating radar may reveal additional information regarding buried features, such investigations are not within the scope of this nomination.

***Buildings by Decade of Construction***

<u>Decade</u>	<u>Number of Buildings Constructed</u>
1870-1879	1 (Herzinger and Harter Building (5LR.1054) 1878)
1880-1889	7
1890-1899	6
1900-1909	24
1910-1919	6
1920-1929	7
1930-1939	3
1940-1949	2
1970-1979	1 (1979)
2010-2014	1 (2011)

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### CONTRIBUTING BUILDINGS (45)

Descriptions of contributing buildings are presented under a single heading, organized by street and avenue (West 2nd Street, West 3rd Street, East 4th Street, North Cleveland Avenue, North Jefferson Avenue, and North Lincoln Avenue).

**105, 107, 109 W. 2nd Street** (5LR.6672) (photo no. 29)  
**Historic Name:** Loveland Light Heat and Power Company Building  
**Current Name:** Loveland Light Heat and Power Company Building  
**Construction Date:** 1905

The Loveland Light and Power building is a distinctive single-story, flat-roofed building with walls constructed of dressed and mortared buff-colored sandstone blocks set in a pattern of alternating thin and thick courses. The building is rectangular in plan, measuring approximately 75' wide (E-W) x 60' deep (N-S). The front and east side walls culminate in flat parapets embellished with rough-cut rounded blocks set at intervals below the double-coursed coping in a dentil pattern. Distinctive features include a rounded corner turret on the building's southeast corner, and arched door and window openings surmounted by segmental arched lintels of dressed sandstone. The main entry faces 2nd Street on the south-facing side, and consists of a very large, semi-circular arched opening, above which is a long rectangular sandstone panel framed by a thin dressed sandstone border, and inscribed with block letters: "1905 LOVELAND LIGHT, HEAT AND POWER CO. LEE J. KELIM MANAGER."

Lee J. Kelim, erected the building in 1905 to house a privately owned power plant. Kelim's interest in power generation grew from his involvement with the Big Thompson Milling & Elevator Company, which operated a large mill directly north of this property. In 1896 Kelim acquired a controlling interest in the mill. While serving as its manager, he installed a dynamo that ran the mill's machinery and provided surplus electricity that was sold to the city to light its street lamps, as well as to some homes and nearby merchants to illuminate their downtown Loveland stores. Anticipating the demand for electric power, in 1904, Kelim sold his interest in the mill to build his power plant, complete with a Corliss steam engine to drive the dynamo. Unfortunately, the small power plant could not keep up with demands, and, in November of 1906 Kelim sold out to the Northern Colorado Power Company, which had established a large, coal-fired electric power plant near Louisville. Following the closure of the Loveland Light, Heat & Power Company, this stone building was used by the Crystal Ice and Storage Company between circa 1906 and 1918. That business was succeeded by the Loveland Mercantile & Ice Company which manufactured ice and later operated a fruit canning plant in the building. By 1922 the Loveland Mercantile and Ice Company had evolved into the Loveland Canning Company, managed by T. W. Potter. Elmer Ivers, future mayor of Loveland, took over as manager of the Loveland Canning Company in 1925. The Loveland Canning Company canned locally grown cherries which were marketed throughout the Rocky Mountain and Great Plains region. The business was hard hit by the Great Depression, but survived until the mid-1960s.

By the early 1960s, a portion of the building was utilized by the Saint Supply & Locker Company, a custom meat processing and locker business, followed by Fentiman's Meat House until the late 1980s. The building was severely damaged by an arson-set fire, in 1988, resulting in removal of the upper story. Subsequent to that time the building was briefly used in the early 1990s as a furniture store (Country Concepts Furniture). The building became a sculpture studio in the late 1990s, a use that continues to the present day (2014).

**115 W. 2nd Street** (5LR.13311) (no photo)  
**Historic Name:** Loveland Mercantile and Ice Company Building, Loveland Canning Company  
**Building Current Name:** Loveland Mercantile and Ice Company Building **Construction Date:**  
Circa 1915

This is a single-story rectangular-shaped building with a flat roof. The façade wall, facing W. 2nd Avenue on the south facing side, is made of painted pale beige color brick laid in running bond. A course of bricks laid as rowlocks form the top of the parapet. A wooden panel is situated in the upper façade. The façade wall contains a painted green wood-paneled door, with one upper sash light, two fixed-pane windows, and a four-over-four double-hung sash window.

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The building was erected circa 1915 as part of the Loveland Mercantile & Ice Company which manufactured ice and later operated a fruit canning plant in the building. In earlier years, the business had been known as the Crystal Ice and Storage Company, operated by H. L. Carlton. By 1922 the Loveland Mercantile and Ice Company had evolved into the Loveland Canning Company, managed by T. W. Potter, and later by Elmer Ivers, a future Loveland mayor. The Loveland Canning Company canned locally grown cherries which were marketed throughout the Rocky Mountain and Great Plains region. The business was hard hit by the Great Depression, but survived until the mid-1960s. Ivers was succeeded as manager of the canning company by Hugh Scilley from 1934 until the late 1940s, when Joe Berry took over during its final years of operation.

**117, 119 W. 2nd Street** (5LR.13312) (no photo)

**Historic Name:** Loveland Canning Company Building  
**Current Name:** Lei Shea's Salon  
**Construction Date:** Circa 1922

This is a single-story, rectangular-shaped, flat-roofed, building, of concrete block construction. The façade wall, facing W. 2nd Avenue on the south-facing side, is made of rough-faced, buff color, concrete blocks. The façade contains two painted green metal doors, and two single-light fixed-pane windows, with flanking casement windows. The windows feature painted green wood frames and concrete sills. The building was erected circa 1922 as part of the Loveland Canning Company, successor to the Loveland Mercantile & Ice Company at this location.

**121-133 W. 2nd Street** (5LR.6673) (no photo)

**Historic Name:** Loveland Canning Company Building  
**Current Name:** Loveland Canning Company Building  
**Construction Date:** Circa 1922

This is a single-story, rectangular-shaped flat-roofed, building of concrete block construction. The façade wall, facing W. 2nd Avenue on the south-facing side, features a painted pale beige brick veneer with a symmetrical stepped centered parapet. The façade wall contains a green metal door and three sash windows with brick rowlock sills. The building was erected circa 1922 as part of the Loveland Canning Company, successor to the Loveland Mercantile & Ice Company at this location.

**130 W. 3rd Street** (5LR.6671) (photo nos. 30, 31)

**Historic Name:** Loveland Farmers Milling and Elevator Company Building  
**Current Name:** Loveland Feed and Grain Building  
**Construction Date:** 1892

This feed and grain mill is a major visual landmark of downtown Loveland. Located southwest of the intersection of W. 3rd Street and Railroad Avenue, the elevator complex is an assemblage of (painted) brick, wood frame, and stone structures that served various specialized functions in the milling process. The main portion is a three-story brick-walled structure with a sheet-metal clad Mansard roof, located on the northern side of the complex. This core building is penetrated by a number of arched second story windows with labels over double-hung, multi-light wood sash windows. This window pattern is repeated on the Mansard-roofed third story, which features a series of gabled dormers.

Attached to the back (south) end of the Mansard-roofed building are three-story high gabled wood frame structures facing east and west, clad with horizontal wood siding. Rising atop and between these gabled structures is a narrow, perpendicular gabled wood frame hoist house. Extending rearward from these gabled structures is a tall gabled structure clad with sheet metal. This voluminous portion of the complex is actually composed of two separate but similar joined structures, both of which are topped by sheet metal clad roofs. Affixed to the south end of this windowless structure is a long metal ladder and landing accessing a doorway situated just below the gable peak. A long one-story sheet metal-clad flour storage warehouse wing, with a low-pitched shed roof, extends along the east side of the mill complex close to the



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railroad tracks. This wing is penetrated at intervals by elevated freight doors that presumably facilitated the loading of bagged flour onto railroad boxcars. A similar shed-roofed flour storage wing is affixed to the opposite, west side of the mill's tall gabled rear wing.

The north end of the mill complex is composed of a series of five joined masonry structures, including an office on the northwest corner. The office is a small, one-story, rectangular plan brick building with a flat roof and arched window and door openings. The office is accessed on the west side via an elevated concrete platform with concrete steps and a pipe railing. Adjoining the office to the east is a narrow, two-story, flat-roofed brick structure with two arched upper story windows on the west side and a solitary rectangular upper story window opening on its north end. Attached to the east end of this two-story structure are a low, shed-roofed brick room, a relatively wide brick structure, and on the far east end a small and relatively low room, featuring walls made mostly of crude sandstone masonry. A tall cylindrical metal smokestack rises from the roof of this room, which apparently housed a coal-fired electric power plant. The west side of the mill complex historically provided for truck access, with a recessed, loading dock covered by a fixed canopy. The rear portion of the mill's west side is dominated mainly by a long, shed-roofed and sheet metal-clad flour storage wing similar to that found on the opposite, east side of the mill complex.

The Loveland Farmers Milling and Elevator Company grain elevator and mill complex was constructed in 1891-1892, replacing an earlier (1880) mill on the same site that was destroyed by fire. The Loveland Farmers Milling & Elevator Company was incorporated in 1891 by Henry Spotts, Elza Darrough, and John Westerdoll. The mill initial operating capacity was capable of producing 275 sacks of flour per day, and the elevator adjoining the south end of the mill building had a storage capacity of 50,000 bushels of locally grown wheat. In June of 1898 the mill was sold to J. K. Mullen, and thereafter operated as the Big Thompson Milling & Elevator Company. The mill was substantially enlarged and improved in the first decade of the twentieth century. Under the direction of Lee J. Kelim, manager of the mill from 1896-1904, a small coal-fired power plant was installed in November of 1900 that drove the milling machinery and also provided electricity for illumination of Loveland's streets, businesses, and some residences. By 1906, the elevator was significantly enlarged, and warehouse wings added to accommodate an increase in production of flour that was sold under the brand names of Loveland Patent, Silver Dollar, and Quail. A siding of the Colorado & Southern Railway enabled shipment of flour throughout the western United States.

The mill was operated under a succession of company names over the years. The Big Thompson Milling & Elevator Company was succeeded in 1914 by the Loveland Milling and Elevator Company. In 1917 the mill was acquired by the Colorado Milling & Elevator Company, which operated the mill under the name "Loveland Flour Mills," until circa 1950. In the early 1950s ownership of the mill changed again, as it was taken over by the Denver Elevators Company. Denver Elevators operated the mill, with Otis Scott as manager, until the early 1960s, when it came under the control of the Ranch-Way Feed Company. In 1968 the mill was purchased by a group of local livestock ranchers. It was then operated as the Loveland Feed & Grain Company until the mill's closure shortly after the turn of the twenty-first century.

Over the last ten years the Colorado State Historical Fund (SHF) has provided grant funding to assist the owners in financing a preservation master plan and structural stabilization. These include: a grant for a preservation master plan (04-M1-009); a stabilization grant (08-M2-009); a stabilization grant (10-M1-035); and a structural stabilization and exterior rehabilitation grant (13-01-067).

**103, 111, 117 East 4th Street** (5LR.685) (photo nos. 10, 12)

**Historic Name:** Lovelander Hotel, BPOE Elks Lodge #1051, Plaza Apartments

**Current Name:** Lovelander Hotel Building, BPOE Elks Lodge #1051

**Construction Date:** 1912-1913

The Lovelander Hotel is a large three-story building constructed of buff-colored brick. The building has a flat roof with flat parapets on the south (front) and west sides highlighted by an elaborate projecting boxed cornice. The building consists of two similarly designed sections; the western section is the original (1912-1913) part, and is constructed of slightly darker buff-colored brick from that on the east addition which was constructed in 1919. The façade is divided vertically into two

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functionally distinct layers: the first floor is devoted to storefronts on the east side and the Elks Lodge on the west side, while the upper stories are fenestrated identically on each floor by rows of solitary and paired one-over-one double-hung sash windows. The upper story window bays are framed by a decorative border of projecting brick. The eastern portion of the façade is equipped with a fixed projecting, non-original, flat aluminum awning, and contains two recessed entries flanked by large fixed display windows. The entry to the upper floor apartments is also located on the east side of the façade, as is a substantial painted sheet metal sign affixed perpendicularly that formerly identified the property as the "PLAZA BUILDING." The storefronts are equipped with modern aluminum frame doors and windows as well as with blue tone tile mosaic kick panels and wall panels. The façade's west side is devoted to the Elks Club, and is finished with light brown and marbled black Carrara glass tile; the lower portion is clad with brown tone tile mosaic. The recessed entry to the lodge is framed by a wide Carrara glass-clad surround, and contains double glazed metal frame doors surrounded by frosted and corrugated glass sidelights and transom. Art Deco or Moderne style metal letters spelling "BPOE" are affixed above the lodge entry on the façade.

The west-facing wall, fronting onto Railroad Avenue, consists of a front section fenestrated on the upper floors by identical rows of five small one-over-one windows, behind which is a narrow one-story section with a recessed bay equipped with a fire escape, and a longer rear section containing an aluminum-clad vestibule also accessing the Elks Club lodge. Glass block fills all of the first floor windows on the building's west side, as well as two upper story window openings located directly behind the one-story section. Further back are four large upper story windows each containing four one-over-one windows with transom lights. At intervals near the roof line on the west-facing wall are five small rectangular terra cotta plaques each depicting a circular clock dial flanked by the letters "BP" and "OE." On the opposite, upper east side of the building are the fading remnants of painted advertising signs, including one stating "LOVELANDER HOTEL," and another reading "Moore Auto Supply & Tire Co., Vulcanizing, Tires, Tubes, Accessories."

The west (original) section of the Lovelander was built in 1912-1913, replacing an aging wood frame hotel, named the Loveland Hotel which had occupied the same site near the railroad depot since 1878. The east section was designed by architect Robert K. Fuller and erected in 1919. When it opened in mid-July of 1913, the three-story building featured such modern conveniences as steam heat, telephone service, and hot and cold water piped to each of its forty-two guest rooms. Approximately half of the rooms were equipped with private baths. A variety of businesses and organizations occupied space in the hotel building including the Western Light and Power Company, the Loveland Civic Association, Red Cross, Western Union, A. W. Lawson's Drugstore, and J. A. McClintick's Pharmacy. The hotel suffered a decline in business in the late 1910s, and by 1926 it was up for sale. The Elks Lodge No. 151, purchased the building in 1927 and extensively remodeled the interior, creating a spacious meeting room as well as banquet and billiards rooms. Around the time the Elks moved into the building, a three-story east side addition was constructed that continued to house the Lovelander Hotel and provided ground floor retail space. From the early 1970s to the early 2000s, the name of the residential hotel was changed to the Plaza Apartments. Apart from the perpendicular "PLAZA BUILDING" sign fastened to the south-facing wall, the building was otherwise minimally altered during these years. Currently, in 2014, the building's primary use remains as an Elks Lodge.

**104 E 4th Street** (5LR.1051) (photo no. 32)  
**Historic Name:** Bonnell Buick Building, White's Store  
**Current Name:** Aims Community College  
**Construction Date:** Circa 1905

This two-story commercial building features painted light grey brick walls laid in running bond, a concrete foundation, and a flat roof. Much of the west-facing wall, facing Railroad Avenue is covered by the painted "Where Art and Science Meet" mural, designed by Stephanie Ruelas in 2012. A glass-in-steel-frame entry door is located within a recessed entryway on the façade, facing East 4th Street to the north. Multiple fixed-pane first story windows with transom lights are located on either side of the entryway, including a corner window which wraps around to cover the north end of the west side, facing Railroad Avenue. The entryway and windows are covered by four burgundy color canvas awnings which extend over the sidewalk along Fourth Street. The second story windows, on the north, east, and west sides of the building, were originally one-over-one double-hung sash with stone lugsills and lintels. The original sash windows were replaced with fixed-pane

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windows in the mid-1980s, with the dimensions of the window openings remaining unchanged. Brick corbelling, and a stringcourse of painted red rowlock bricks, appear along the top of the north-facing and west-facing walls.

The building served successively as a farm implements store, an automobile dealership, and as an appliance and hardware store throughout most of its history. W. J. Galligan and G. A. Benson operated the farm implements business in the years prior to 1917. The Bonnell family was in business here under various names from the 1920s through the 1950s. These include B. L. Bonnell Garage, B. L. Bonnell Farm Implements, Bonnell Buick, and Bonnell Buick-Pontiac. White's Appliances and Hardware Store occupied the building from circa 1964 until the mid-1980s. The building has served as the Loveland campus of Aims Community College from the early 1990s to the present (2014). Adapting and changing to accommodate new uses has, thus, been a hallmark of the building's history.

**110, 112, 114 East 4th Street** (5LR.6178) (photo no. 14)

**Historic Name:** Cope Furniture Store  
**Current Name:** Christian Science Reading Room, Downtown Designs, Changes Salon  
**Construction Date:** Circa 1905

This single-story commercial building is primarily of brick masonry construction, with a rectangular plan, and a flat roof. The façade's dominant feature is an applied roof eave, clad with square cut wood shingles, which was constructed in the 1960s. Below the wood shingles there are a series of glass-in-steel-frame, fixed-pane, storefront display windows, outlined with a fretwork motif. Brick end columns are at either end of the façade, while two other brick columns divide the building into three retail spaces respectively addressed as 110, 112, and 114 East Fourth Street. Three glass-in-steel frame entry doors enter the façade, providing access into the three businesses. The door into 110 East Fourth Street, near the west end of the façade, is set within a recessed entryway. The brick columns and other key elements of the façade date from the historic district's period of significance.

The building has been home to numerous retail businesses throughout its history. These include the Loveland Novelty Works (circa 1908-1920), L. H. and L. W. Moon's sporting goods, and Walter McNatt's vulcanization shop (1920s), and J. A. Torrence's restaurant, followed by the Electric Café (1920s and 1930s). Numerous other retailers were located here from the 1930s to the 1980s, including a sewing machine shop, a shoe shiner, a barbershop, a furniture store, a café, and a succession of sporting goods store in the modern era. These were named Bonnell Sporting Goods, Garner's Sporting Goods, Ken's Sporting Goods, and Silver's Sporting Goods. Kirby Vacuum Sales and Service was located at 112 East Fourth Street from circa 1969 through the mid-1990s. In 1999, the building's tenants were Changes Salon / Studio, and J. Buehler Photography, at 110 East Fourth, Funky Monkey Interiors, at 112 East Fourth, and the Christian Science Reading Room, at 114 East Fourth. The current (2014) occupants are Changes Salon (in 110), Downtown Designs (in 112), and the Christian Science Reading Room (in 114).

**116, 118 East 4th Street** (5LR.6179) (photo no. 14)  
**Historic Name:** B. F. Jennings Hardware Store  
**Current Name:** Heart of the Earth, Burk's Tavern  
**Construction Date:** Circa 1905

This single-story commercial building is primarily of brick masonry construction, with an L-shaped plan, and a flat roof. The façade's dominant feature is an applied roof eave with square-cut wood shingles, which was constructed in the 1960s, during the historic district's period of significance. The front, northernmost, 5' of the building is of wood frame construction, while the remainder of the building is of brick construction. The façade's wood frame wall is clad with painted bright green and red vertical wood siding. A glass-in-metal-frame entry door, set within a recessed entryway, provides access into 116 East Fourth Street. A glass-in-wood-frame entry door leads into 118 East Fourth Street. Both entrances are flanked by glass-in-metal-frame storefront display windows. The building's only recent exterior alteration is that the brick wall on the east-facing side was stuccoed in 2004.

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The building has been occupied by retail commercial establishments throughout its history, including the B. F. Jennings Hardware store in the years surrounding 1910. J. A. Torrence established a restaurant here in 1919, before moving it next door to the west in the early 1920s. L. E. McDowell, followed by O. D. Clark, had a barbershop in the building during much of the 1920s. Other businesses in the 1930s and 1940s include the Red Front Shoe Shop, Louis O. Green, seller of stoves, and Randolph Plumbing. The Val Jean Shoppe, a clothing store, was located in one half of the building between circa 1947 and the early 1960s. The other half, meanwhile, was home to the Cope and Anderson Furniture Store from circa 1950 to the early 1960s. Cope and Anderson was then supplanted by Stone's Furniture. Tenants in the building from the 1970s to the 1990s, included Northern Colorado Pipe Line Incorporated, Natural Music Center, Creative Alley, and Pete's Boot & Shoe Repair. At the turn of the twenty-first century, 118 East 4th was occupied by Bears N Things Crafts and Consignments. The building's current (2014) businesses are "The Heart of the Earth a Metaphysical Store" (in 116), and "Burk's Tavern" (in 118).

**120, 122 East 4th Street** (5LR.5065) (photo nos. 14, 15, 27)  
**Historic Name:** Weinberg and Harrison Dry Goods Store  
**Current Name:** Cloz to Home  
**Construction Date:** Circa 1886

This two-story commercial building features a rectangular plan, with painted pale green stuccoed brick masonry walls, and a flat roof. The stucco was applied many years ago during the historic district's period of significance. There are no additions, and only minimal exterior alterations, to the historic building. The façade faces East 4th Street to the north. The facade's dominant feature is a wood cornice with decorative brackets with star-shaped reliefs. Below the cornice, the upper façade wall is clad with pale green color stucco over brick masonry construction. A wide horizontal wooden band is located below the second story windows, and above the entryway and first story windows. This painted white, red and green band has decorative panels. A recessed entryway on the façade features a glass-in-metal-frame door with transom and sidelights. The entry is flanked on either side by fixed-pane storefront windows with transom lights. A doorway at the east end of the façade accesses an interior stairway. The façade contains three one-over-one double-hung sash second story windows, with concrete lugsills and a distinctive hood molding with star motifs.

The building has served as a retail commercial establishment throughout its history. In the late 1880s, a dry goods store occupied the first floor, while a hand printing shop was located upstairs. Other early uses include a billiards parlor, a bakery, and a general store. The H. A Gooch Dry Goods Company, followed by Weinberg and Harrison Dry Goods, was located in the building during the early 1900s. Loveland Hardware, owned by the Moon Brothers, was in business here during the 1920s. Uses from the 1930s to the 1970s include another billiards parlor, a sheet metal works shop, and a series of restaurants. The Green Lantern Café was in business here circa 1936-1937, followed by the Windsor Café from the early 1940s to the early 1950s. Circa 1954, the name of the establishment was changed to Betty's Café, followed by the Double D Café and Cocktail Lounge in the 1960s, in turn, succeeded by the Top Hat Café and Lounge, from the late 1960s to the late 1970s. A retail store named the Cat's Pajamas was located in the building in the 1980s, followed, in the 1990s by a store named Feathers. Currently (in 2014) the building is home to a retail store called "Cloz To Home." The upstairs has primarily served as office space through the years.

**121 East 4th Street** (5LR.6176) (photo no. 10)  
**Historic Name:** Bond and Marshall Dry Goods Store, Quick Print Shop  
**Current Name:** Kitchen Alley  
**Construction Date:** Circa 1903

This single-story commercial building features a rectangular plan, with brick wall construction and a flat roof. The façade is symmetrical, with a deeply recessed entryway flanked on either side by large storefront windows. A painted cream color glass-in-wood-frame door opens onto a tiled floor within the recessed entryway. The entryway is flanked on either side by large single-light fixed-pane display windows with painted beige wood frames and wood-paneled kick plates. A horizontal band of seven large nine-light clerestory windows is located above the recessed entryway and storefront display windows,

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visually dividing the upper and lower facades. The upper façade wall features brown brick laid in running bond, with brick corbelling just below the top of the flat parapet. Two brick panels are located below the brick corbelling.

The building was erected circa 1903, with substantial renovations to the façade occurring prior to 1950, circa 1976, and in 2002. The 2002 renovation substantially returned the façade to its pre 1950 appearance. The building was originally home to the Bond & Marshall Dry Goods store, owned by partners C. H. Bond and F. L. Marshall. By 1908, the Palace Clothing Company was located at this address, followed in the early 1910s by the Economy Store. Weinberg and Harrison's dry goods store, and the Loveland Fruit Growers' Association shared space in the building in the late 1910s. The Quick Print Shop was the building's sole business tenant between circa 1922 and the early 1940s. The Loveland Liquor store opened for business here during the World War II years. It became a fixture in downtown Loveland for the next three decades until it finally closed in the mid-1970s. The building then housed a series of relatively short-term retail shops between circa 1977 and 1999. These included Preston Brothers Little Boot, Miller's Old Time Emporium Special Gifts, The Locker Room, Raggedy Ann's Collection, and the Wilderness Art Gallery. The building then became part of the popular Cactus Grille restaurant which also occupied the building next door to the east at 125 East 4th Street. The Cactus Grille moved to 119 E. 4th Street circa 2001. The building has been home to a retail store named Kitchen Alley from that time to the present (2014).

**125 East 4th Street** (5LR.5077) (photo nos. 10, 11)  
**Historic Name:** C. S. Swanson Cigar Shop  
**Current Name:** Fourth Street Chop House  
**Construction Date:** Circa 1895

This single-story commercial building features a symmetrical façade, with a set of paired glass-in-wood-frame doors set within a centered, recessed, entryway. The doors are topped by transom lights, with two additional fixed-pane clerestory windows. The entryway is flanked by two large storefront windows, set in painted black wood frames. Large transom windows are located above the storefront windows, while the kick plate area below is clad with a stone veneer. A steel channel extends across the façade visually dividing the storefront and transom windows. A non-historic fixed canopy apparatus consisting of steel channels extends out over the sidewalk above the centered entryway, supporting an illuminated sign advertising "CHOP HOUSE" in red letters. The upper façade wall is composed of brown brick with a flat parapet with corbelled brick courses. Beneath the corbelled brick courses, there are two distinctive brick panels, outlined by projecting painted black brick courses. The building, overall, features a rectangular plan, with brick wall construction and a flat roof. The façade's door and window arrangement has remained much the same over the years, while signage and decorative elements such as paint color has changed over the years to adapt to the needs of different businesses. The fixed canopy apparatus and signage for the CHOP HOUSE were installed in 2002.

The building has housed numerous small retail businesses. A shoemaker, and a stationary shop were its earliest known tenants. By 1905, the Coffman and Jones Barber Shop had moved into one half of the building while the other half was occupied by W. J. Crosby's jewelry store. A barbershop, existed here intermittently through the early 1970s, under the names of several proprietors, including Breuckner, Chipman, Johnson, Hunn, Jones, and Wilson. Other early retail tenants include Charles Swanson's cigar store, the Columbine Café, Jacob Horst's Shoe Repair, Gale Hunn's sign shop, and the Snappy Shoe Service. Wilson's Barber Shop was in business here until the early 1970s, while the Snappy Shoe Service existed into the 1960s. A variety of businesses occupied the building during the 1970s and 1980s, including Roots & Shoots, Realty World, Casey's Sandwich Shop, Alvord's Clockroom, the Loveland Food Co-op, and the Just Desserts Bakery. The Cactus Grille restaurant was then located in the building from the late 1980s until circa 2001. The Cactus Grille then moved two doors west to 119 East 4th Street where it remains a popular Loveland eatery. This building, meanwhile, has been home to another restaurant, the Fourth Street Chop House, from 2002 to 2014.

**128 East 4th Street** (5LR.6182) (photo nos. 16, 27, 28)  
**Historic Name:** Lee Hays Bakery and Grocery  
**Current Name:** Chillers Bar and Grill  
**Construction Date:** Circa 1885

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This single-story commercial building features a rectangular plan, with brick wall construction and a flat roof. The façade is symmetrical, and its dominant feature is the use of glass block which forms nearly the entire wall surface on either side of a centered doorway. The glass block walls are set between silver chrome end columns, while the kick plate area below the glass block is made of painted blue concrete. The entrance is slightly recessed, with a blue glass-in-steel-frame door. Two fixed-pane windows, set in wood frames, penetrate the glass block wall, on either side of the entrance. The upper façade wall is made of brick, with corbelled brickwork and a recessed brick panel below a flat parapet. There are no additions to the original building. The glass block and other elements of the façade date from the 1950s or early 1960s.

The building housed a variety store, a millinery shop, and a confectionery, prior to the turn of the twentieth century. It was then used as a bakery, and later as a tavern, through the end of the twentieth century. Between circa 1908 and the 1930s, the bakery was operated by Lee Hays followed by W. A. Waddell and Joseph Chalfan. A tavern named Shorty's Place existed here in the late 1930s and early 1940s. Shorty's was replaced by John Deines' Tavern, which in turn was succeeded by the Buckhorn Tavern, circa 1950. The Buckhorn then became a fixture in downtown Loveland for nearly four decades, until it closed in the late 1980s. The building then sat vacant for a time in the early 1990s. Juan's Mexican Food and Cantina was located in the building from the late 1990s to the early 2000s, followed by the building's current (2014) tenant, Chillers Bar & Grill.

**133, 135 East 4th Street** (5LR.5075) (photo nos. 10, 11)  
**Historic Name:** Loveland Building and Loan Association, Anderson Shoe Store, Dunning Shoe Store  
**Current Name:** Hart Gallery  
**Construction Date:** Circa 1928

This single-story commercial building features a rectangular plan with a flat roof. The façade is constructed of buff-colored brick set in running bond. The facade culminates in a stepped parapet embellished with terra cotta coping and details including a stringcourse decorated with floral elements, square tiles containing quatrefoil elements, and a distinctive shield plaque featuring a relief image of an eagle clutching a cluster of arrows mounted at the top center of the parapet. A burgundy color canvas awning projects over the sidewalk above the lower façade. Beneath the awning, the façade is divided into two storefronts: a narrow space on the west side, and a wider space on the east side. Both storefronts feature recessed entries and large display windows, and are surrounded by aluminum and colored enameled panels and kick plates. The eastern storefront is accessed via a modern glazed metal-framed door set between a large canted window and a glazed display box. An attached garage addition was built onto the rear of the building in 1980. The building is otherwise minimally altered from how it appeared during the period of significance.

The building was erected circa 1928, replacing an earlier two-story brick commercial building that had occupied the site since the 1880s. The two storefronts were originally occupied by the Loveland Building & Loan Association and by a shoe store operated by Emil J. Anderson. The Loveland Building & Loan Association remained at this location until the mid-1950s. By 1933, Emil Anderson's shoe store was succeeded by the Dunning Shoe Store, which was located in the building until the late 1930s. McCauley's Jewelry moved into the larger eastern storefront in the 1940s. McCauley sold jewelry from this downtown Loveland location for approximately forty years, until the mid-to-late 1980s. Other retailers in the western storefront include Lesser Accordion Studios, Farmers Union Insurance Services, Sweetheart Realty, and the Mel Norby Agency. Reuben J. Stroh, Auctioneer and Realtor, occupied space in the building from circa 1960 to the late 1970s. Other, more recent businesses in the building include Rags N Rollers (early 1980s), Annie's Beauty Supply (mid-1980s), Loveland Gold and Silver (early 1990s), and Harts of Loveland Framing Shop (early 1990s to the present.) The building is currently owned by John W. Hart & Maureen J. Hart, with the Hart Gallery ("Hart of Loveland") continuing to occupy the retail space at 135 East 4th Street.

**134 East 4th Street** (5LR.6183) (photo nos. 16, 27, 28)  
**Historic Name:** Daley's Barber Shop  
**Current Name:** Green Ivy Hair and Nail Studio  
**Construction Date:** Circa 1885

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This single-story commercial building features a rectangular plan with brick wall construction and a flat roof. The façade is asymmetrically arranged, and its dominant feature is the use of glass block which forms nearly the entire wall surface around an offset entryway. The glass block walls are set between silver chrome end columns, and above a chrome kick plate area. The entrance is slightly recessed, with a glass-in-wood-frame entry door. A large fixed-pane window, set in a painted white wood frame, is located in the glass block wall toward the east end of the façade. Two smaller two-light windows penetrate the glass block higher up on the façade wall. Above the glass block, the building's original brick wall is exposed. The brick here is laid in common bond and painted red. The glass block and other elements of the façade date from the 1950s or early 1960s.

The building served as a barbershop in downtown Loveland for nearly a century, from when it was built in the mid-1880s until the early 1980s. W. E. Daley's Barber Shop was located here from prior to 1908 until the late 1940s. The Aumiller Barber Shop was in business in this building in the 1950s and early 1960s, followed by Ike's Barber Shop in the mid-1960s, and by Bower's Barber Shop which existed into the 1980s. A business known as Curtis Place was located in the building in the mid-to-late 1980s. After a period of vacancy, the building's use was as a small café until the early 2000s. The Coffee Tree café was located here in the mid-1990s, followed by Not Just Gyros, in the late 1990s and early 2000s. The building's current (2014) retail tenant is the Green Ivey Hair & Nail Studio, an appropriate business given the building's long initial use as a barbershop.

**136, 138, 140 East 4th Street** (5LR.1056) (photo nos. 16, 27, 28)

**Historic Name:** Allen and Bartholf Building, Bartholf Opera House, Arcadia Hotel

**Current Name:** Arcadia Hotel Building

**Construction Date:** Circa 1884

This two-story brick commercial building features a rectangular plan which measures 80' N-S x 50' E-W. The brick walls are clad with stucco on the sides of the building which face 4th Street and Cleveland Avenue. The façade faces East 4th Street to the north, and contains three entrances including a corner storefront entry, respectively addressed as 136, 138, and 140 East 4th Street. The entry into 138, near the center of the façade, accesses an interior staircase. This entry contains a glass-in-steel-frame door, with a sidelight and transom light. The entry into 136 contains a glass-in-steel-frame door with a sidelight set within a recessed entryway. The corner entrance at 140 contains a glass-in-steel-frame door with glass block sidelights. In addition to the three entrances, the façade and corner entry also feature five fixed-pane storefront display windows, red Carrara glass panels, and the extensive use of glass block. The second story façade wall is of brick construction, covered with painted cream yellow stucco. Six one-over-one double-hung windows, with segmental brick arches and concrete sills, penetrate the second story wall on the façade. Another similar window is located directly above the corner entry at the building's front northeast corner. An aluminum canopy extends over the sidewalk at the entrance to 138 East Fourth Street, and above the canopy, a neon sign advertising the **ARCADIA HOTEL**, hangs perpendicular to the façade wall. The building's east-facing wall is of red brick construction, covered with painted cream yellow stucco with a painted red belt course between the first and second stories. Seven one-over-one double hung sash windows, with segmental brick arches and concrete sills, are located on the east-facing wall's second story. Two ninety-nine-light glass block windows flank a glass-in-steel-frame door within a recessed entryway, near the south end of the east-facing side.

Known originally as the Allen and Bartholf Building, and as the Bartholf Opera House, this building was constructed in 1884 at the behest of its owners Edwin Allen and Frank Bartholf. John M Cunningham, a local architect and builder, is credited with designing the building. In *History of Larimer County, 1911*, Ansel Watrous wrote of Cunningham: "Many of Loveland's early pretentious structures were the work of his brain and hand, the Bartholf opera house being the most conspicuous." When completed, the building's first story housed three stores and an office. W & T Pharmacy was the primary retail tenant, occupying the corner storefront space. The building's claim to fame, though, was the opera house which occupied nearly all of the second story. A grand ball opening was held on the Fourth of July 1884, and on September 27th of that year, the opera house debuted with a performance by the *Boston Double Uncle Tom's Cabin Troupe*. As related by the *Loveland Reporter*, the troupe played "...to a house packed almost to suffocation." The opera

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house was Loveland's social and cultural center until the 1910s, serving not only as a theater and performance hall, but also as a town assembly room, and in other capacities. The building was extensively remodeled in 1925, and again in 1938, after which it became known as the Arcadia Hotel building. There are no additions, and no notable exterior alterations subsequent to the late 1930s.

Numerous retail businesses have occupied the first story retail spaces. W & T Pharmacy held the corner storefront space for nearly one hundred years, from 1884 until the early 1980s. L. H. Skelly's stationery and bookstore was located at 136 East 4th Street from the early 1910s until circa 1926. Other businesses in that space include: The Gift Shop (1927); Abraham Ackerman, Men's Furnishings (1929); Lewis O. Green, Shoe Repair (1933); Green Lantern Café (1936); Charles S. Swanson, Cigars (1938-1940); Bunt's Paint and Drapery Store (1954); the Sellback Agency (circa 1954-1960); Town and Country Realty followed by Sennett's Realty (circa 1965-1969). Dr. Warren M. Green maintained a medical office in the building's second story from the late 1950s to the early 1970s. In 1999, the two retail spaces were occupied by Nostalgia Corner Antiques Collectibles, and by Country Shed Antiques. In 2014, the retail space at 136 East Fourth is home to Splurge Antiques, while the corner storefront space at 140 East Fourth is vacant.

**137, 141 East 4th Street** (5LR.1054) (photo nos. 9, 11)  
**Historic Name:** Herzinger and Harter Building, El Centro Building  
**Current Name:** Herzinger and Harter Building, El Centro Building  
**Construction Dates:** 1878, 1930

This two-story locally landmarked building measures 80' N-S x 50' E-W. With its current appearance dating from an early 1930s renovation, the building features painted beige color stuccoed brick masonry walls. Two businesses located on the building's first floor have storefronts which face toward East 4th Street. The façade's dominant architectural feature is a Mission Revival style parapet, with an oculus window, outlined by a seven-point terra cotta star motif. A complementary Mission Revival style parapet appears at the north end of the east-facing side, overlooking Cleveland Avenue. The façade's first story contains two glass-in-steel-frame entry doors, set within recessed entryways. The doors are flanked by large fixed-pane storefront display windows, with buff red tile kick plates and sidewalls. A large flat metal awning projects out over the sidewalk. A belt course, consisting of a course of red bricks laid as soldiers, separates the first and second stories on the façade and on the east-facing side. Two sets of four sash windows penetrate the façade's second story wall. These windows feature painted blue wood frames, red brick slip sills and lintels, exterior screens, and metal awnings. Thin horizontal bands of red clay tiles project from the wall surface above the second story windows on the façade as well as on the east-facing side. The east-facing wall is clad with beige color stucco, with the lower wall surface exhibiting a veneer of red brick. An architecturally distinctive entryway is located at the north end of the east-facing side. Paired, painted red, wood-paneled doors, with a transom light are set within a rounded arch doorway outlined with terra cotta. A painted blue terra cotta sign above the doorway proclaims "EL CENTRO." Two wood-paneled doors, and two fixed-pane display windows, also appear on the first story on the east-facing side. There are five sets of paired, and one single, one-over-one or six-over-nine, single-hung sash windows located on the second story on the east-facing side. These windows exhibit the same features as the second story windows on the façade.

Completed in the spring of 1878, the Herzinger & Harter Building is Loveland's first brick commercial building. German immigrant John Lewis Herzinger came of age in what was to become West Virginia. He traveled to California in the years following the 1849 gold rush, and became a scout during the Civil War, before moving to Fredricktown, Missouri in the late 1860s. Herzinger traveled to Denver in 1871 where he met Samuel B. Harter who would soon become his business partner. Herzinger and Harter operated a mercantile business in Caribou, a bustling mining camp above Nederland. Realizing that Caribou was a transient mining camp rather than a permanent settlement, Herzinger and Harter cashed out of Caribou, and moved to Loveland. Arriving in the fall of 1877, the two businessmen purchased a corner lot in the middle of the newly-platted town, where they then constructed Loveland's first brick commercial building. The Herzinger & Harter Mercantile Store open in the building's first story in the spring of 1878, while the second floor served as a grange hall for many years. Herzinger's and Harter's store was a great business success. They sold the business to Beckfield and Galligan in the early 1890s, who expanded the enterprise to include a wholesale grocery. By circa 1907, the business was known as W. J. Galligan and Company, dealing in such items as farm implements, wagons, and buggies.



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The Herzinger & Harter Building housed numerous retail businesses through the early decades of the twentieth century. Some of these include: Swan and Hill Grocery (1908); the Loveland National Bank (circa 1908-1926); Bengough Grocery (circa 1921-1926); Thedes Women's Furnishings (circa 1927-1932); and Rose Brothers Sporting Goods, also known as Rose's Sports Shop, (circa 1936-1941). In 1930, the building's owners commissioned architect Robert K. Fuller to redesign the Late 19th Century Commercial style building with a more streamlined up-to-date modern appearance. Fuller dramatically altered the original building's appearance, executing a new Mission Revival style edifice with stuccoed exterior walls, Mission Revival style parapets, an oculus window, and terra cotta accents

The building primarily served as a hardware store and as a shoe store during the middle decades of the twentieth century. McConnell Hardware opened in the building at 137 East Fourth Street, in the mid-1940s. Remaining here until the late 1960s, the hardware store was subsequently known as Jacobsen's Hardware, Ellis Hardware, and Vieth Hardware. Mock's Shoe Store, meanwhile, was located next door in the building at 141 East Fourth Street from the early 1950s until circa 1968. More recent, post 1970, retail tenants include Loom & Leather, C & L Bootery, The Shoe Tree, Diamonds & Toads Collectibles & Antiques, Larry's 4th Street Antiques, and Angelo's Brooklyn Italian Deli / Restaurant. The building's current (2014) businesses are Nostalgia Corner Antiques & Collectibles and Mo'Betta Gumbo restaurant.

**201 East 4th Street** (5LR.1055) (photo nos. 6, 8, 52)  
**Historic Name:** First National Bank  
**Current Name:** First National Bank Building  
**Construction Date:** 1928

The Classical Revival style First National Bank building features a two-story rectangular-shaped plan, composed of two parts: a taller main front block, (approximately 80' long), and a lower rear block (approximately 55' long). The walls are primarily constructed of buff-colored brick. The symmetrical facade features a large, centered, rounded arch entryway framed by glazed terra cotta-clad tapered pilasters with ornate Corinthian capitals that culminate at an entablature bearing the Roman block-lettered words "FIRST NATIONAL BANK" inscribed in cast concrete, surmounted by a parapet. The pilasters framing the entry each consist of a flat and a curved column intended to create an illusion of depth. The facade is embellished with glazed terra cotta belt courses, medallions, and cornice trim, while the base is clad with a water table of darker glazed terra cotta. The facade is fenestrated with modern tinted windows set in dark burnished metal frames. The main entry is recessed, and is surmounted by a complex, multi-part arched window. Flanking the main entry are narrow single-light sidelights. On the upper story above the main entry is a triple window unit. The building's west side (facing Cleveland Avenue) is symmetrically fenestrated with very large first floor windows set beneath smaller multi-light upper story windows, all of which contain modern tinted glass panes set in dark burnished metal frames. The light-colored glazed terra cotta string course and cornice trim found on the facade wrap around onto the west-facing side. The west facing side of the rear wing is divided into four recessed bays framed by pilasters, with each bay containing a recessed entry with a transom as well as a pair of large modern fixed/tinted windows. Dark green-black polished marble kick panels are placed in each of these bays. The upper story level of the rear wing's west side features two large separate fixed, tinted, windows in each bay, above which are disks of glazed white terra cotta. The roofline of this portion of the building is finished with projecting glazed white terra cotta coping with dentils. There are no additions to the original building; however, the original windows were replaced with modern tinted frame windows, probably in the 1970s or 1980s. No other notable exterior alterations are in evidence.

The stately First National Bank was erected in 1928. It replaced an earlier brick bank building erected circa 1905. The First National Bank was organized in March of 1905 and initially occupied space in the Bartholf Opera House building at the southwest corner of Fourth Street and Cleveland Avenue. The bank prospered over the next two decades, and in 1928 this prominent new bank building was designed by the St. Louis Bank Building & Equipment Company. When it opened its doors on November 10th of that year, the bank was managed by President Hugh Scilley and Vice Presidents D.T. Pulliam and Adolph Donath. The bank also leased professional office space in the building, occupied over the years by lawyers, dentists, accountants, and others. The First National Bank weathered the economic depression of the 1930s, and served its customers from this downtown Loveland location for thirty-five years, before moving to new quarters at 235

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East Sixth Street in November of 1963. After it was vacated by the bank, the building was occupied by Larimer County administrative offices, between 1963 and 1990. During these years it was known as the Larimer County Building. The county offices were moved out of the building in 1990, and beginning in July of that year the former bank building was occupied by Interweave Press.

**202, 204, 206, 210 East 4th Street** (5LR.1057) (no photo)  
**Historic Name:** State Mercantile Building, Masonic Temple  
**Current Name:** State Mercantile Building  
**Construction Date:** 1910

The State Mercantile / Masonic Temple Building features a large two-story rectangular-shaped plan. The building's walls are made of historic pressed white brick, and of a newer red brick veneer. Where it exists, the red brick veneer has primarily replaced large expanses of original fixed-pane windows. The walls culminate with flat parapets on the front and west sides embellished with a distinctive pattern of arcaded corbelling. The parapets have been extended vertically above the corbelling by bands of corrugated fiberglass panels. Other distinctive features include a canted corner entry, with a square-sided column supporting the roof overhang, and modern second story fenestration on the building's facade that wraps around onto the west side. Modern, twenty-first century, storefronts with recessed entryways occupy the first floor level, and are equipped with tinted doors and display windows set in dark burnished metal frames, and with rough textured painted sheet metal kick panels. There are three entryways on the façade, addressed respectively as 202 (the corner entry), 204/206, and 210 East Fourth Street. The façade's second story displays two metal balconies, one located above the recessed entry to 204/206 East Fourth, and the other located at the east end of the façade. Cream color glass-in-metal-frame doors, with transom and sidelights, open from the second story onto the two balconies. The façade's second story also contains three multi-light windows with sandstone lugsills. The west-facing side's second story is fenestrated with four sets of historic tripled one-over-one sash windows set above dressed sandstone lugsills. These historic windows openings are located toward the south end of the west-facing side, and above seven fixed-pane first story windows. Near the south end of the west-facing side a storefront features a recessed entry door below a four-light transom, and an expanse of four large fixed display windows, each with a four-light transom. The west-facing wall contains two other storefront entryways. The north (front) end of the west-facing side reflects a continuation of the wall material, and door and window fenestration that exists on the façade.

The extant building displays elements of its original construction in 1910, as well as renovation efforts which occurred circa 1960, in 1973-1974, and from 2005 to 2008. The original cornice was replaced with corrugated plastic panels circa 1960. Elements dating from 1973-1974 include a canted corner entry, with a square-sided column supporting the roof overhang, modern second story fenestration on the building's facade and west side, modern storefronts with recessed entries, and a wide stuccoed band on the second story. Elements dating from 2005-2008, have to a limited extent helped return the building to its pre-1960 appearance.

The State Mercantile Company opened for business in Loveland, in the Union Block / Lincoln Hotel Building at the southwest corner of 4th Avenue and Lincoln Street, in 1905. P. N. Frame, the store's first manager, presided over a grand opening ceremony held with much fanfare in November 1905. As business boomed, the company soon expanded into the building's second floor, where the clothing, carpets, and ladies suits sections were located, and into the third floor which housed the furniture department. George H. Riker was appointed manager of the Loveland State Mercantile store in August 1909, and he quickly endeavored that the store should be housed in a new, prominent, company-owned building. With the blessing of company officials, Riker purchased the old Johnson Brothers' livery property one block west of the existing store. C. A. Williamson, a Loveland architect, designed the building, and construction began in early April 1910. The new store opened for business with a grand opening held on September 24, 1910. Advertisements which appeared in the *Loveland Herald* on that date described the store's stock, and inquired of prospective customers: "Have you seen the new State Mercantile Company Store? Dry goods, notions, shoes, furniture, ladies suits and coats, hosiery, and underwear, boys and men, our rugs are the talk of the town."

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As its fortunes declined in the late 1910s, the State Mercantile Company began to share retail space on the first floor with the C. C. Doty Mercantile Company and with the Foster and Kruse furniture store. In February 1919, the building was sold to the Masonic Lodge, which then utilized a portion of the second floor as its meeting hall, while leasing the remainder out as professional office space. The building then became known as the Masonic Temple. In 1921, Doty Mercantile gave way to the Kumleh-Sears-Sampson Company, a clothing retailer, which continued in operation for several years. The Foster and Kruse's furniture store remained at this location until the late 1920s, when it was succeeded by the Irvin-Kumleh furniture store. In 1926 the New York Store Mercantile Company moved into the building where it remained until 1934. Subsequent retailers include George Stoddard's grocery store, Fred & Fred's Food Market, a Gambles hardware store, and Frank W. Hart's furniture store. Hart's was succeeded by the Knox furniture store which existed through the mid-1950s. A succession of other furniture stores followed, including the Batie Henderson Furniture Company, the Loveland Furniture Company, and the Johnson Furniture Company which existed into the late 1970s. The Masons (AF & AM #53) continued to use a portion of the building through at least the mid-1980s. A variety of other organizational and commercial tenants occupied the building in the 1970s, 1980s and 1990s, including Job's Daughters, Rainbow Girls, DeMolay, Eastern Star Orient Chapter #23, a photography studio, beauty salons, a dance studio, and others.

**212, 214 East 4th Street** (5LR.5067) (no photo)  
**Historic Name:** Russell Billiards Hall, Lightner Billiards Hall, Bartholf Office Building  
**Current Name:** Valentine Apartments Building  
**Construction Date:** Circa 1903

This two-story brick commercial building has a rectangular plan and a flat roof. The façade contains two glass-in-steel frame entry doors, with transom lights. One door, within an angled recessed entryway at the east end of the façade, leads into the ground floor retail space. The other door, at the west end of the façade, accesses an interior stairway to the Valentine Apartments located in the building's second story. Between the doors, there are two large single-light, fixed pane, storefront display windows, set in steel frames. Brick columns, at either end of the facade, and the kick plate area below the storefront windows, are covered with dark red Carrara glass panels. A wide band of dark red Carrara glass panels, extends the full length of the facade, above the first story windows. Above the panels, the building's original blond brick wall is exposed. Corbelled brickwork appears at the top of the parapet. Two second story windows, with stone lugsills and windows, are set within recessed brick panels. The top of the façade wall features four levels of corbelling, with the brick side columns extending above the parapet. There are no additions to the original building, and the upper façade is also unaltered from its original appearance. Elements of the lower façade predate 1963.

The building has served as a commercial establishment, with offices or apartments on the second floor, throughout its history. The earliest known businesses, circa 1906, were plumbing and bicycle shops. From circa 1908 until the mid-1930s, the building's first floor retail space housed a billiard hall. In the late 1930s, the Loveland Hardware Company, followed by McCarty's Electric Shop, were located in the building. In the 1940s and 1950s, the building was home to a bowling alley, known variously as Loveland Bowling Lanes, and the W & D Bowling Alley. Retail tenants, from the 1960s to the 1990s included Ritchey's Toys and Hobbies (1965), Ruth's Quality Women's Wear (circa 1969-1975), Merle Norman Cosmetics (1977), Lady Bee Fashions (1985), Loveland Clock Shop (1994-95), and Grandma's Attic (1998). A business called Game Castle was the retail tenant in 1999. The ground floor retail space is currently vacant.

The building's second floor was originally known as the Bartholf Office Building, presumably owned or occupied by Loveland businessman Frank G. Bartholf. The second floor was eventually converted into apartments. They have been known as the Valentine Apartments since the early 1970s, an appropriate name in the Sweetheart City, as Loveland is informally known.

**213, 217 East 4th Street** (5LR.5074) (photo nos. 6, 7, 52)  
**Historic Name:** F. W. Woolworth Building  
**Current Name:** F. W. Woolworth Building  
**Construction Date:** Circa 1903

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The F. W. Woolworth Building has a single-story rectangular-shaped plan which measures 140' N-S x 79' E-W. The building features brick wall construction and a flat roof. Facing East 4th Street to the south, the façade has an early 1960s appearance. Two sets of paired glass-in-steel-frame entry doors, with transom and sidelights, enter into separate businesses at 213 and 217 East 4th Street. Large expanses of fixed-pane storefront display windows, set in metal frames, flank both entrances. The kick plate area, below the windows, is composed of brick. A flat metal awning projects over the sidewalk along the full length of the facade. An applied parapet wall covers the upper facade above the metal awning. The parapet wall's west end is composed of pale green, possibly ceramic tiles, in a trapezoid pattern, while the east end is made of white aluminum panels.

Loveland's F.W. Woolworth Company store was located in this building from the late 1920s until the late 1980s. In earlier years, from circa 1906 to 1927, several locally-owned retailers were in business here. B. E. Gephart ran a saddlery shop in the building's west end from about 1906 to 1918, while during the same time period, Copeland and Nesbit's Barber Shop occupied the east end. Other businesses here in the 1910s and 1920s, included Meyer's Store, Breuckner and Mather, C. E. Sears notions, and a store called Noah's Ark. The Model Lunch Room, a downtown cafe that began as an ice cream parlor, was at this location from 1922 to 1930. In the early 1930s, in addition to Woolworth's, part of the building was occupied by Knievel's Food Store Grocery. Following Woolworth's long run, the building sat vacant for a brief time, circa 1989-1990. R & R Cookie Junction was in business here from 1991 to 1998. Milli's 4th Street Grill, and the Mary Constantine Nelson Dance Centre were the building's retail tenants in the early 2000s.

**225 East 4th Street** (5LR.9614) (photo nos. 6, 7, 52)  
**Historic Name:** J. M. McDonald & Company Building  
**Current Name:** City of Loveland Building  
**Construction Date:** Circa 1893, Circa 1950

This single-story, flat-roofed, brick commercial building occupies portions of two lots. The facade exhibits an early 1960s appearance, features a glazed storefront beneath a flat painted sheet metal parapet. A substantial flat wood and sheet metal awning extends across the width of the facade, projecting over the sidewalk. The storefront beneath the awning is asymmetrically arranged. A wide recessed entry equipped with double, modern glazed metal frame doors is offset to the west. Above the doors is a large transom light, and the entry is flanked by large sidelights. The west entry is flanked by a large metal frame display windows. The display window to the west is angled. The end columns and kick panels are clad with a coursed ashlar red sandstone veneer.

This property was initially developed in the 1890s with the construction of two single-story brick commercial buildings. The two buildings primarily housed jewelry and drug stores through the 1930s. The jewelry store occupied the westernmost space, and was operated in 1908 by the Brannan Brothers. (By 1910, the Brannan Brothers Jewelry Store had moved to 239 East 4th Street.) At this location, Brannan Brothers Jewelry was succeeded by Melia & Iseman Jewelers which existed until circa 1937. The jewelry store was then briefly replaced by a beer bar known as The Burgemaster. In 1940 the buildings housed the Nellie Rae Shop and the Palace Inn. In the 1940s, the Jo-Ann Shop, a ladies clothing store, was in business at this location. Circa 1950, the two originally separate buildings were renovated with a unified façade. The building was then home to the J. M. McDonald and Company store for the next thirty-one years. A store called Portwood's occupied the building in the mid-1980s, followed by a Mister Neat's Tux Shop, from the mid-1990s until the early 2000s. The building is presently owned by the City of Loveland and utilized as an art gallery.

**228 East 4th Street** (5LR.1058; NRIS.87002213) (photo nos. 17, 19)  
**Historic Name:** Rialto Theater  
**Current Name:** Rialto Theater  
**Construction Date:** 1920

The restored Rialto Theater is a visually impressive Classical Revival style edifice located in the heart of downtown Loveland. It was individually listed in the National Register of Historic Places on February 17, 1988. The building

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measures 140' N-S x 59' (E-W), with a flat roof, plain brick rear and side walls, and an elaborate Classical Revival style façade. The theater was built originally in 1919-1920, and restored in the 1990s. William C. Vorrieter was the Rialto's original owner. A native of Keokuk, Iowa, Vorrieter came of age in Chicago before coming west to Colorado prior to the turn of the twentieth century. He established a mercantile store in Silver Cliff, in Custer County, before moving to Loveland in 1901. The Vorrieter Cash Store, a small but thriving mercantile, opened at 119 East 4th Street in 1901. Vorrieter later became an officer with Bank of Loveland, and eventually became president of its successor, the Loveland National Bank. Envisioning a need for a first-run motion picture house, Vorrieter acquired this property and arranged for construction of the Rialto Theater in 1919-1920. The Classical Revival style building was designed by Robert K. Fuller, a prominent Denver architect, who had grown up in nearby Fort Collins. Held in May of 1920, the Rialto's grand opening featured a premier showing of Zane Grey's *The Desert of Wheat*, paired with a second billing comedy, *The Dew Drop Inn*. Vorrieter owned the Rialto until the early 1930s when he sold out to Fox Theaters. The Rialto was soon sold again to a consortium of regional theater owners, which continued it in operation as Loveland's premier downtown theater. Ted and Mabel Thompson (who would gain fame as Loveland's "Sweetheart Couple," as key proponents of Loveland's valentine remailing program) managed the Rialto from 1935 to 1947. Evergreen Theatres acquired the Rialto in 1964 and operated it until the theater's closure in 1977.

In the 1990s, the Loveland Downtown Development Authority received three Colorado State Historical Fund grants to restore the Rialto's facade and ticket lobby to their original 1920 appearance.

**233 East 4th Street** (5LR.6172) (photo nos. 6, 26)  
**Historic Name:** Wycoff Drug Company Building  
**Current Name:** Muhlestein Building  
**Construction Date:** 1941

This one-story commercial building features a rectangular-shaped plan, with overall dimensions of 122' N-S x 20' E-W. The facade features a distinctive Art Moderne style appearance. The lower facade is clad with cream color vertical wood siding, while the upper facade is covered with cream color stucco. A glass-in-steel-frame door enters the west end of the facade. Two large fixed-pane storefront display windows, one of which has curved glass, and one round oculus window, penetrate the façade wall, east of the doorway. A flat metal awning extends the full length of the facade, projecting out over the sidewalk.

The Moderne style building was erected in 1941, replacing an earlier commercial building which had existed since the 1880s. Huston's Men's Shop, owned by H. Dale Huston, was in business at this location in the early 1940s, and later at 243 East 4th Street, until the mid-1960s. The Quick Print Shop was then in business here in the late 1940s and early 1950s. A stationery and gift store, known over the years as Hahn's Stationery, Phillip's Stationery and Gifts, Peery's Stationery and Gifts, and as the Gift Box, was located in this building from the early 1950s through the late 1970s. Retail tenants in the 1980s and 1990s included The Printer, and the Friendly Pawn Shop. Blair Muhlestein has had a sculpture studio and showroom in the building from at least the late 1990s to the present.

**234 East 4th Street** (5LR.5069) (photo nos. 17, 19)  
**Historic Name:** Meyer Building  
**Current Name:** Henry's Pub  
**Construction Date:** Circa 1920

This distinctive two-story brick commercial building features a symmetrical facade. The ends of the storefront as well as the facade's upper story are constructed of dark-speckled buff-colored brick. The top of the facade culminates in a peaked parapet set between vertically projecting end piers. The upper story is decorated with elements of contrasting orange yellow square bricks including a large rectangular panel above the second story windows, and smaller vertical elements surmounted by diamond-shaped elements placed near the tops of the end piers. The façade's second story contains a multi-light, fixed-pane window arrangement, with a painted green wood frame and a continuous brick rowlock sill. This symmetrically arranged window arrangement consists of four single-light fixed-pane windows, topped by a horizontal band

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of divided transom lights. The inner two single-light fixed-pane windows are each topped by seven horizontal transom lights, while the outer two single-light fixed-pane windows (which are somewhat narrower), are each topped by three horizontal transom lights. The storefront consists of a wide deeply recessed entry bay flanked by single-light fixed-pane windows. The entryway's floor is paved with white ceramic tiles, and it contains a painted green glass-in-wood-frame door, with a transom light and sidelights. The entry door is flanked on both sides by large, full-height windows. The clerestory above the storefront displays a band of four fixed-pane windows with leaded glass lights. A concrete block rear addition dates from between 1950 and 1969.

The McCluskey Mercantile Company was located in this building's first floor retail space in the early 1920s. The Meyer Store, a local dry goods, was in business here by 1925. Epley's Cash Store, a grocery, replaced the Meyer Store between circa 1935 and 1939. For the next six decades, from circa 1940 to 2000, this building was utilized as a shoe store, first by the Loveland Shoe Store in the 1940s, followed by Wallack's Loveland Shoe Store, and Kirk's Shoe Store in the early 1950s. By 1957 the building was occupied by the Brown's Shoe Fit Company, which then served customers from this downtown Loveland location for more than four decades. The building's façade was restored, and the interior remodeled, between 2003 and 2005. Henry's Pub, a popular restaurant and tavern, has occupied the building from that time to the present. The second story has served as professional office space throughout the building's history.

**236, 238, 248 East 4th Street** (5LR.1059) (photo nos. 17, 20)

**Historic Name:** Union Block, Lincoln Hotel

**Current Name:** Union Block, Lincoln Hotel

**Construction Date:** 1905

The Union Block is a large three-story commercial building at the southwest corner of East 4th Street and North Lincoln Avenue. Three businesses are located in the first story, with entrances along East 4th Street. The building measures 90' N-S x 75' E-W, and features restored red brick walls, laid in running bond. An elaborate cornice, featuring modillions and decorative scrollwork, extends across the top of the facade, and wrapping around to the north end of the east-facing side. Storefronts along 4th Street feature fixed-pane display windows, with metal and brick kick plate areas, and are separated by brick columns. A steel channel, with tie rods with rosette ends, divides the building's first and second stories. The façade wall contains nine second story one-over-one double-hung sash windows, and nine third story one-over-one double-hung sash windows, all with stone lugsills and lintels. Seventeen similar windows are located on the east-facing side, eight on the second story, and nine on the third story. There are also two single-light fixed-pane windows, with stone lugsills and lintels, located on the second and third stories on the east-facing side. The building's exterior was restored beginning in 2003, funded, in part, by two State Historical Fund grants. One (03-HA-078) for a Historic Structure Assessment, and the other (05-01-030) for the actual exterior restoration.

This property was initially developed in 1878 with the construction of Loveland's first United Presbyterian Church. In 1905, the church was razed to make way for the Union Block, an imposing three-story edifice, built under the direction of Loveland contractor W. J. McCord. The State Mercantile Company was the building's first retail tenant. P. N. Frame, the store manager, presided over the State Mercantile Company's grand opening, held with much fanfare in November 1905. Business was so good that the Mercantile Company soon expanded into the building's second and third floors. The second floor housed clothing, carpets, and ladies suits, while the furniture department was located on the third floor. The State Mercantile Company existed at this location until 1910 when it moved into a new building one block west. The Union Block was then purchased by F. Emery Freeman who hired Denver architect Frank S. Snell, to develop plans to remodel the second and third floors into an elegant hotel. The building was then newly named the Lincoln Hotel. The hotel business lasted into the 1950s, while numerous retail businesses occupied the ground floor retail space. A drugstore was located in one of the building's retail spaces from the 1910s through the 1960s, known successively as the Columbine Drug Company, the Mutual Drug Company, the Scholtz-Mutual Drug Company, A. W. Lawson Drugs, Gaeth Pharmacy, Macy Rexall Drug, and Dan-Y Rexall Drug.

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**237, 239 East 4th Street** (5LR.9615) (photo no. 6)  
**Historic Name:** Brannan's Jewelry Store, Herrick's Jewelry Store, Rydquist Fine Jewelry Store  
**Current Name:** Scotty Obrien's Pub, Fred's Used Websites  
**Construction Date:** 1886

This one-story commercial building contains two storefronts. The building features stuccoed brick wall construction and a flat roof. The entry into 239 East 4th Street exhibits ceramic tile flooring. A wood-paneled door enters into 237 East 4th Street, and is flanked by a single fixed-pane window. The facade here is clad with stained natural brown horizontal wood siding. A stained natural brown glass-in-wood-frame door enters 239 East 4th Street, and it is flanked by projecting former jewelry display case windows. Canvas awnings extend the full length of the facade, projecting out over the sidewalk. The "Loveland Street Clock" is located on the sidewalk outside the jewelry store. It was installed in 1910, manufactured by the Brown Street Clock Company of Monessen, Pennsylvania.

Erected prior to 1886, the one-story commercial building has been divided into two retail stores throughout its history. Early uses include a drugstore, and grocery. Throughout much of the twentieth century, 239 East 4th Street served as a jewelry store, while 237 East 4th Street housed a shoe store, a cigar store, and from circa 1935 to the 1990s a tavern. In 1910, the jewelry store was owned by brothers W. L. and Bonnie L. Brannan. Brannan Brothers Jewelry was succeeded by Herrick's Jewelry, Tyler Jewelry, Leazer's Jewelry, and Rydquist Fine Jewelry which was in business until the early 2000s. The building's facade has been modified from time to time over the years, to accommodate new retail tenants. The facade of 239 East 4th Street remains especially intact, with the jewelry display cases from when that part of the building housed a jewelry store still in place

**241, 243 East 4th Street** (5LR.5073) (photo no. 25)  
**Historic Name:** J. T. Bogle Furniture Store, Novelty Theater  
**Current Name:** Rabbask Designs  
**Construction Date:** Circa 1886, remodeled circa 1927

This two-story rectangular-shaped commercial building measures 134' N-S x 25' E-W. Facing onto East 4th Street, the facade features a narrow flat parapet constructed of dark red, rough-textured brick embellished with contrasting yellow brick details including a roof line coping of soldier bricks, a recessed rectangular panel above the second story windows, and a belt course that extends to and around the tops of the upper story windows. The upper facade is fenestrated with two large fixed rectangular windows with two-light transoms and yellow brick rowlock lugsills. The lower facade is dominated by a storefront featuring a deeply recessed entry, containing a modern glazed metal frame door flanked by identically canted display areas equipped with multi-light, metal frame display windows above painted sheet metal kick panels. The west end of the facade contains a metal-framed entry door which accesses an interior staircase. A wide clerestory spans the facade above the storefront, and contains large panels of textured, semi-translucent glass.

The building was erected prior to 1886, and by 1911, several rear additions had been constructed. The facade was likely remodeled in 1927, at the same time that the adjoining Larimer County Bank (Stroh) Building (247 E. 4th Street) was extensively remodeled. The building's earliest known retail use was a furniture store, successively named the J. T. Bogle Furniture Store and the Baer's Furniture Company. In the 1910s, the Novelty Theatre was located here. The Novelty was among Loveland's early theaters which preceded construction of the Rialto Theater in 1919-1920. By 1922, the Red Front Variety Store shared space in the building with a business named A. W. Lamm & Company. From circa 1931 to 1937, Weisberg's clothing store was located here, followed from the 1940s to the 1960s by Tam Vick Realty & Insurance, Mylar's Shoe Store, and Huston's Men's Shop. Huston's was replaced, as of 1965, by McMullin's Men's Wear, in turn succeeded by the Hibbs Clothing Company, by 1969. Hibbs Clothing Company occupied the building from the late 1960s until at least until 1985. In the late 1990s, the building provided retail space for Coming Home Antiques, while also serving as the studio of local artist Don South. Rabbask Designs is the building's current retail business.

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**247 East 4th Street** (5LR.1060) (no photo)  
**Historic Name:** Larimer County Bank and Trust, Stroh Building  
**Current Name:** Stroh Building  
**Construction Date:** 1891, 1927

This two-story building is of brick masonry construction and features a rectangular plan, measuring 140' N-S x 26' E-W. Dating to a 1927 renovation, the building's exterior walls are composed of dark red brick, laid in common bond, with projecting header courses at irregular intervals. Distinctive parapets, with recessed blond brick panels, are located along the top of the south-facing and east-facing sides. The parapets, along with the use of blond and red brick in belt courses and in panels form notable architectural elements which help define the building's distinct style, and give it a horizontal emphasis. A stained natural brown wood-paneled door, with transom and sidelights, is located within a recessed entryway, near the west end of the facade. Above the entrance, a burgundy color canvas awning, emblazoned with the Stroh & Co. logo, extends out over the sidewalk. A sign with neon lights projects over the sidewalks at the building's southeast corner, and advertises: "STROH & CO. REALTY & AUCTIONS SINCE 1954." Two fixed-pane storefront windows penetrate the façade's first story, and three single-hung sash second story windows penetrate the façade's second story, all with burgundy color canvas awnings.

The east-facing side contains five historic entrances, leading into businesses along North Lincoln Avenue. These include a wood-paneled door, a set of paired glass-in-wood-frame doors, another glass-in-wood-frame door, and two glass-in steel-frame doors. First story windows on the east-facing side include ten single-light fixed-pane storefront display windows, with a continuous brick sill, broken by the doorways, and with burgundy color metal awnings. The east-facing side's second story contains thirteen single-hung sash windows, with flanking sidelights and with a continuous brick sill. On the building's north-facing side, there are two painted burgundy color steel service doors, each with a transom light. Two single-hung sash windows, with flanking sidelights, penetrate the second story wall on the north-facing side. Another sign band here advertises: "Stroh & Co. REALTY & AUCTIONS SINCE 1954."

The building was constructed as the Larimer County Bank and Trust Company in 1891. The bank was built with a corner entry with a rounded arch doorway, faced with pressed brick and outlined with red sandstone. An ornate cornice extended from the corner, along the top of the building's south-facing and east-facing sides. A 1902 addition extended the building to the alley. The building was extensively renovated in 1927. The original stone and brick exterior walls were replaced with a new brick veneer and the corner entrance was filled in, as the bank's entrance was moved to the 4th Street side. The building was home to the Larimer County Bank and Trust Company until the early 1930s. The bank closed its doors in 1931, a victim of the 1929 stock market crash and the deepening economic depression. Another bank, the Loveland State Bank, operated here for a time in the mid-1930s. Numerous stores and offices were located in the building from the late 1930s through the 1950s. These include Hards (insurance) Agency, William C. Moore's real estate agency, the Dunning Shoe Store, and Mock's Shoe Store. The Homestate Bank occupied space in the building from the early 1950s to the mid-1960s. Circa 1970, the building was acquired by Roy D. and Daniel G. Stroh. In business as auctioneers and realtors, the Stroh family has owned the building from that time to the present. Businesses located in the building in 1999 included Stroh and Company, Empire Sales Company, Fine Line General Contractors, Colorado Interior Concepts, and Bob's Barber Shop. Businesses located in the building in 2014 include Stroh and Company, Premier Solutionz, A. L. Skin Care Company, Copper Leaf Creations, Sugar Mill Photography, and Spektrum Full Service Salon.

**314 East 4th Street** (5LR.5070) (no photo)  
**Historic Name:** Martin Furniture Company Building  
**Current Name:** Morgan Brothers Rental Building  
**Construction Date:** Circa 1907

This two-story, rectangular-shaped, commercial building features red brick walls, laid in common bond, although a portion of the south (rear) wall is made of painted concrete block. The side walls on the east and west, have stepped parapets. The façade displays several distinctive architectural features. These include brick end columns with stone caps between the first and second story levels, corbelled brickwork along the parapet, and a large recessed brick panel above the



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second story windows. The façade's first story windows include four fixed-pane storefront display windows with transom lights. The façade's second story contains four fixed-pane windows, which were historically one-over-one double-hung sash. A glass-in-steel-frame door enters into a foyer from a recessed entryway. Within the foyer, interior doors lead left and right, into the building's two businesses. The west-facing wall contains five first story and six second story one-over-one double-hung sash windows with wood frames. The west-facing wall also contains a set of paired glass-in-steel-frame doors set within what was once a much larger doorway now filled with concrete blocks, and a non-historic glass-in-metal frame door at the south end. Twelve historic window openings on the east-facing side - six each on the first and second stories - have been filled in with concrete blocks.

Constructed circa 1907, the building replaced an earlier structure that had been used as a warehouse and wagon shed. In 1910, the building housed Andrew A. Ferguson and Son hardware store, selling hardware, stoves, implements, buggies, wagons, and harness. In 1927, the building was home to the Munsell Nu Wae Shoe Company, owned by William C. Munsell, and managed by P. E. Hannan. Two years later, the Standard Furniture Company was located in the building, giving way to the Fogleman and Vert Furniture Company in 1933, and the Edward P. Pendergrass Furniture Company by 1936. The Loveland Bowling Alley was located in the building during the early 1940s, before it again became a furniture store circa 1947, this time under the name Martin Furniture Store. Owned by Benjamin C. Martin, the Martin Furniture Store remained at this location for the next thirty years. In 1978, the property was home to Sundance Printing. From this time forward, the building housed multiple businesses. In the early 1980s, these included Sundance Printing, Granny's Arts and Crafts, and TMA. In the early 1990s, the Loveland Clock Shoppe, Sky-Way Publications, Total Travel, and the Institute for Alcohol Awareness were all housed in the building. At the turn of the twenty-first century, the building was occupied by Dave's Pawn and Everybody's Flea Market.

**315, 319 East 4th Street** (5LR.5091) (photo nos. 2, 4)  
**Historic Name:** Majestic Theatre, I. O. O. F. Building, J. C. Penney Store  
**Current Name:** I. O. O. F. Building  
**Construction Date:** 1903

The Majestic Theatre / I. O. O. F. Building is three stories tall, with a rectangular plan measuring 116' N-S x 32' E-W. The walls are of made of red brick and the roof is flat. The primary entry on the façade contains a set of recessed glass-in steel frame doors, with transom and sidelights. A set of paired stained natural brown wood-paneled doors, each with an upper sash light and with a transom light are located at the east end of the façade, providing access to an interior staircase. The primary entry is flanked by large expanses of partially angled fixed-pane storefront windows, set in metal frames. The lower façade is topped by a band of horizontally-oriented fixed-pane windows surrounded by a veneer of either white metal or vinyl siding. The façade's original second story and third story walls are fully visible, after having been covered by an applied metal veneer, of alternating olive green and white panels, between circa 1960 and 2005. With the metal panels removed, the original upper façade wall is exposed to reveal it is of red brick construction laid in common bond, with sandstone details. The façade's second and third stories are symmetrically arranged, each with a narrow center bay, flanked by wider bays at either end. The bays are divided by four brick columns with sandstone caps. The columns project slightly above the flat parapet which also features a sandstone cap above brick corbelling. The façade's second story contains nine one-over-one double-hung sash windows, with sandstone sills and lintels. The second story windows are symmetrically arranged with four in the west bay, one in the narrow center bay, and four in the east bay. The façade's third story contains five distinctive rounded arch windows with sandstone lintels. These are also symmetrically arranged, with two windows in the west bay, a more slender window in the narrow center bay, and two windows in the east bay. An original plaque which displays the building's year of construction: "1903" is situated above the centered third story window just below the corbelled parapet.

Constructed as the Majestic Theatre in 1903, this building, has served as a retail commercial building, and as an International Order of Odd Fellows (I. O. O. F.) hall, throughout its history. The I. O. O. F., Loveland Lodge No. 36, is the present owner and has maintained a presence in the building since the early 1920s. The building's longest running store was the J. C. Penney Company, in business at this location from 1915 to 1959. The Penny's store then moved next door into the building at 325, 333 East 4th Street, where it continued in business until the mid-1980s. While occupied by J. C.

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Penney, the building's upper façade sported a green and white applied metal façade, while a flat metal awning extended over the sidewalk. These elements were removed and the original upper façade restored beginning in June of 2005. The restoration work was funded, in part, by State Historical Fund grant monies, including: a Historic Structure Assessment grant (09-HA-009), and an exterior rehabilitation and restoration grant (11-01-17).

**325, 333 East 4th Street** (5LR.5090) (photo no. 2)

**Historic Name:** Moore & Gray Grocery Store, Wagner & Son Meat Market, Miller Mercantile, J. C. Penney Store  
**Current Name:** Hausman Building, Unique Recognition  
**Construction Date:** 1908

This two-story commercial building features red brick walls and a flat roof. The facade culminates in a flat parapet embellished by corbelling. Brick columns rise above the parapet in the center and at the ends of the façade, and are capped with blocks of white dressed sandstone. The central brick column divides the facade into nearly identical bays, each containing four tall, narrow one-over-one double-hung second story windows. Pale sandstone is used for base blocks and trim blocks incorporated at intervals on the first story level of these brick columns, as well as for continuous sills and lintels for the second story windows. A set of paired, stained natural brown, glass-in-wood frame doors are located within a recessed entryway near the center of the façade. Another stained natural brown glass-in-wood-frame door accesses an interior staircase at the west end of the façade. The entry doors are flanked by expanses of fixed-pane display windows beneath canvas awnings. The building's original upper facade was obscured by an applied opaque facade during its occupancy by the J.C. Penney Co. from circa 1960-1984. The opaque façade was removed prior to 1999, exposing the original upper façade wall and windows.

Completed in 1908, this building was originally occupied by the Moore & McMullen real estate company, and by the Moore & Gray Grocery Store. Numerous retailers followed into the 1930s, including jewelers, grocers, barbers, and butchers. The upstairs served as professional office space as well as apartments. A Safeway grocery store was located in the building circa 1940, followed by the Phinneys for Men clothing store, the Gentry Shoe Store, King's Men Store, and King's Ladies Wear. Circa 1960, J.C. Penney moved its Loveland department store into the building. J. C. Penney had been in Loveland since 1915, and after relocating to this building, continued serving Loveland customers from this location for approximately twenty-five years, until 1985. The building was briefly occupied by the Loveland Community YMCA, in 1986, and in the 1990s it was home to such businesses as Aunt Bea's Catering, Colorado Heirloom, Incorporated, J. T. Photography, and Ideal Planners, as well as the homes and studios of artists N. N. Bertelsen and Dee Clements.

**330 East 4th Street** (5LR.6187) (photo nos. 21, 22)

**Historic Name:** Combs-Bishop Appliances and Electrical Building  
**Current Name:** Downtown Sound Building  
**Construction Date:** 1948

This single-story, rectangular-shaped building is of brick construction with a flat roof. The asymmetrical façade features a large fixed-pane storefront display window, accentuated by black Carrara glass panels. A glass-in-wood-frame entry door is located within a recessed entryway, at the west end of the facade. The building's blond brick wall is exposed in the upper facade. A row of bricks, laid as soldiers, is located just above the Carrara glass tiles, while a projecting course of bricks, laid as rowlocks, is located along the roofline. The building's west-facing side features a stuccoed wall with a stepped parapet. The south-facing (rear) wall is also stuccoed. There are no additions to the original building. The black Carrara glass panels and stuccoed west elevation wall are original.

Constructed in 1947-1948, the building was originally owned by R. N. Bishopp. It was occupied by Combs-Bishopp Appliances and Electrical Contracting for eight years, followed by Western Auto Association, an auto supply company, for ten years. Holks Fabrics was located in the building in the late 1960s, followed by a similar shop named Fabrique, in the early 1970s. Owned by Ron Mathews, Fabrique sold fabric, new and used sewing machines, and also offered sewing machine repair. By 1974, the store's name had been changed once again, this time to Fashion Fabrics. By 1982, the Boyd Frame and Art Company was located here, followed by Loveland Pawn in the mid-1980s. A hair salon named "A

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Stylin' Studio, Ltd." occupied the building in the late 1990s. Currently (in 2014), the building is home to Downtown Sound, dealing in vinyl records, hi-fi gear, guitars, and amps," as well as offering school band and orchestra instrument rentals.

**336 East 4th Street** (5LR.6188) (photo no. 22)  
**Historic Name:** Loveland Electric Company  
**Current Name:** Awards Unlimited  
**Construction Date:** Circa 1935

This single-story rectangular-shaped building measures 25' N-S x 140' E-W. The building is of concrete block construction, with the upper facade wall clad with a red brick veneer. Large fixed-pane storefront windows, and a storefront display window box flank a recessed entryway. The entryway contains a glass-in-steel-frame door, with a transom and sidelight. A horizontal steel channel, incorporated into the brick veneer, visually divides the upper and lower facade. The building's east, west, and south walls are painted pale yellow, with stepped parapets on the east and west. Additions to the rear of the building date to 1959, and circa 1970. The facade has been modified periodically over the years as the building adapted to changing retail uses.

This building was constructed in the mid-1930s, and appears to have originally served as office and storage space for the Vert Furniture Store which was located across the street at 337 E. 4th Street. In the early 1940a, the building was home to the Ideal Pop-Corn Stand. By the mid-1940s, however, the building was occupied by Kelley's Loveland Electric Company. Partners Clarence Kelley and Elton K. Kelley purchased the property from Donald Phillip Newby and Hazel Marie Knighton, circa 1950. As of 1960, the Kelleys' store sold furniture, appliances, and jewelry; by the early 1970s, however, the store's focus had narrowed to primarily home appliances, hearing aids and televisions. In the late 1970s, a vacuum sales and service store occupied the building. The property was sold by the Kelleys in March 1980 to Gerald and Annabell Hornbaker. Douglas Bernhardt has owned the property from the 1990s to the present (2014), during which time the building has been occupied by the trophy and ribbon company, Awards Unlimited.

**337 East 4th Street** (5LR.5089) (photo nos. 2, 3)  
**Historic Name:** Larson's Furniture and Appliance Store  
**Current Name:** Lynch Building  
**Construction Date:** Circa 1908

This single-story commercial building displays a rectangular-shaped plan, with brick wall construction and a flat roof. The facade contains two storefronts. Two sets of paired glass-in-steel frame entry doors, both with transom lights, lead into the storefronts. Both sets of doors are flanked by four large single-light fixed-pane storefront windows, set in steel frames, which extend from floor to ceiling. The doors and windows are covered by a red canvas awning. Two painted black recessed brick panels appear in the upper facade where the building's original brown brick wall is exposed. Corbelled brickwork appears along the top of the parapet. The brick facade also features brick end columns, and one brick center column. There are no additions to the original building, and its facade is unaltered in recent decades.

Erected circa 1908, the building has served as a retail establishment throughout its history. Throughout most of the twentieth century, the building's primary use has been as a furniture store. Its longest running commercial establishment by far was Larson's Furniture and Appliance Store, in business at this location from 1950 to the late 1990s. In earlier years, the building was home to the Teske-Skow Furniture Store in the 1940s, preceded by the Fogleman Furniture Store, and the Fogleman & Vert Furniture Store in the late 1920s and 1930s.

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**341, 343 East 4th Street** (5LR.5088) (photo nos. 3, 23)  
**Historic Name:** Goerner's Bakery & Grocery, Vienna Bakery  
**Current Name:** Artisan You Creative Works Studio, Loveland Music  
**Construction Dates:** Circa 1910, Circa 1920

This building's façade consists of two single-story storefronts, built at separate times, circa 1910 and 1920. There are no additions to the original building, and the façades of both storefronts are unaltered in recent decades. The earlier west storefront features a brown brick facade, with recessed brick panels and corbelled brickwork along the upper facade wall. A glazed storefront entrance, containing a glass-in-steel-frame entry door, is flanked by large fixed-pane display windows, set in metal frames. A band of three clerestory area above the windows has been stuccoed. The windows are set between brick end columns, with dressed sandstone bases blocks. The brick end columns project slightly above the parapet. A green canvas awning extends out over the sidewalk, above the entrance and windows.

The circa 1920 east storefront features similar construction. Its upper facade wall also features two recessed brick panels, with corbelled brickwork at the top of the parapet. The façade contains two large single-light fixed-pane storefront windows, with transom lights, and with decorative, colored, stone-faced concrete block kick plates. These windows are set in painted green wood frames. Paired glass-in-wood-frame entry doors, with a single transom light, are located between the two windows. A third brick column, with a dressed stone base, is located at the building's east end, and like the other two brick columns, it also projects slightly above the building's parapet wall.

William O. Goerner maintained a bakery and grocery in one half of the building from circa 1910 until he retired in the late 1940s. Retail businesses in the building's other half, through the early 1960s included a plumbing shop, a café, a furniture store, a shoe repair, and a dairy. The Mode O'Day Dress Shop, owned by Ruth Johnson, then occupied the building from circa 1962 to 1983. Mode O'Day then moved to 218 East 4th Street, while a portion of this building was taken up by Denise Hesseltine's Studio of Dance, between circa 1985 and 1995. At the turn of the twenty-first century, the building's tenants were Rose Leaves Gallery & Custom Framing, and Daggett Glass Studio (at 341 E. 4th Street), and Kenney Associates Urban Designers, Architects, and Landscape Architects (at 343 E. 4th Street). Currently (in 2014), 341 E. 4th Street is home to Artisan You Creative Works Studio, while 341 E. 4th Street is occupied by Loveland Music.

**342, 344, 356 East 4th Street** (5LR.5071) (photo no. 22)  
**Historic Name:** Lyric Theatre, Loveland Theatre, Bechtel Hotel, Montgomery Ward  
**Current Name:** Lundeen Building  
**Construction Date:** 1907

This two-story corner commercial building features a rectangular-shaped plan, with a single-story rear addition. The walls are made of painted beige brick set in common bond, with the front and side walls culminating in flat parapets. The symmetrical facade is divided into two bays framed by projecting end columns and a central column that rises above a centrally located entry. The parapet on the facade is embellished with corbelled brickwork. The centrally located entry is set between projecting stuccoed brick piers that rise to the height of the second story window sills. This entry provides access to an interior staircase, and contains a glazed wooden door with one large rectangular light surmounted by a glass block transom. Modern fabric awnings are affixed over the entry and adjacent display windows. Two storefronts flank the central entry on the facade's lower story. The upper story of the facade is fenestrated with a series of eight identical one over-one double-hung windows with dressed sandstone lintels and a continuous stone sill. The east wall, facing North Jefferson Avenue, consists of a plain, stepped, parapet wall. The east-facing wall's first story lacks fenestration; however, the upper story is penetrated by nine one-over-one double-hung windows with dressed sandstone lintels and lugsills. An entry with a pair of glazed wooden doors enters the rear addition near the south end of the east-facing side.

The west half of the building housed the Lyric Theatre as early as 1908, while the second floor served as the Bechtel Hotel. The east half meanwhile, served as the Loveland Grocery Store, and later as the People's Market. By 1917, the Lyric had moved to 226 East 4th Street, replaced here by a billiard hall operated by F. W. Pomranka. The Loveland Grocery, meanwhile, had given way to the Nettleton Garage. Circa 1919, Rose Brothers Agricultural Implements, owned

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by A. H. and C. H. Rose, opened for business in the west half of the building. By 1922, the Loveland Theatre had opened in the building's east half, opposite from where the Lyric had been. With a capacity of 361 seats, the Loveland Theatre showed movies here until the mid-1950s. The building's east half was then home to a Montgomery Ward store for the next thirty years, followed by an Ace Hardware store in the mid-1980s. The building's west side, meanwhile, was occupied by a greater variety of retail tenants. These include Teska Tire Service, the Valley Farm Dairy Bar, and the Pink Lady Ice Cream Shop, selling milkshakes, malteds and candy next door to the Loveland Theatre. Cleon Wilson's Batter Bowl was then located in the building in the early 1960s. The west side then apparently sat vacant for a period of years. From circa 1990 to the present, the building has been owned by the Lundeen family. It is currently utilized as the Lundeen's sculpture studio and manufacturing facility.

The first story underwent remodeling at various times to accommodate new commercial uses, including transformation of the movie theater space in the east side of the building into a department store in 1955. The rear addition was constructed in 1937.

**345 East 4th Street** (5LR.5087) (no photo)  
**Historic Name:** Philip Walter's Confectionery  
**Current Name:** Loveland Music  
**Construction Date:** Circa 1920

This small, one-story commercial building features a rectangular-shaped plan measuring 20' E-W x 60' N-S. Its walls are made of concrete blocks, with flat parapet walls on the south-facing and east-facing sides. The lower walls are rusticated concrete blocks, while the upper walls are smooth and stuccoed concrete blocks. The main entry is offset to the east end of the facade, and contains a glazed and painted wood door with one large light. A large two-light display window is east of the entry door. The east wall, facing Jefferson Avenue, is fenestrated with six nearly square, wood frame fixed-pane or hopper windows, as well as one smaller fixed-pane window. The original circa 1920 building was nearly doubled in size with the construction of a concrete block rear addition sometime after August of 1937. The façade has been modified periodically over the years as the building adapted to changing retail uses.

Built circa 1920, the building was home to a succession of confectioners and cafes through the end of the twentieth century. The earliest of these was a candy store operated by Philip Walter in the 1920s. Eateries at this location over the years were known as the Hamburger Inn, the Quick Lunch Café, Shank's Ice Cream and Sandwich Shop, the Gingham Inn Café, and the Dinner Bell Café. The building apparently sat vacant in the late 1980s and early 1990s. In 1996 it housed a bike store called Never Ending Cycle. It was then home to a gift shop called Almosta Mercantile for a period of years beginning circa 1999. This building, along with 343 E. 4th Street next door to the west, is currently home to Loveland Music.

**419, 425 East 4th Street** (5LR.9749) (photo no. 1)  
**Historic Name:** Loveland Buggy Top Building  
**Current Name:** MOCA LLC Building, "B" Sweet Cupcakes & Ice Cream  
**Construction Date:** 1907

The two-story Loveland Buggy Top Building rests on a rusticated stone foundation. It is of red brick construction covered by a flat roof. The façade wall is made of red face brick, while the side and rear walls are made of softer red brick laid in running bond. On the façade, four brick pilasters visually separate two storefronts. A decorative brick corbelling graces the cornice line. Four one-over-one double-hung second story windows are symmetrically placed, defined by thin continuous sandstone sills and lintels. A doorway which accesses an interior staircase is located between double pilasters in the center of façade. The first floor historically consisted of two commercial store fronts, addressed as 419 and 425 East 4th Street. The entry door at 419 East Fourth Street has been replaced with large storefront windows.

Dozens of businesses have held space in the building over the years, beginning with the Loveland Buggy Top Company. Other tenants prior to 1930 include the Christian Science Society, Traulsen Auto Painting Shop, W. E. Grubb and Son,

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auto painters, Casady and Powell Produce Company, Heickes and Harbridge Produce Company, Stricklin Produce Company, H.J. Salzman Shoe Repair, A. O. Chadwick, Harness, W. H. McMurty, furniture, Miller Motor Company, and the Cash Produce Company. In the 1930s and 1940s one part of the building served as the Livengood Barber Shop, while another part was home to William Wagner's harness and shoe repair business. In the 1940s, the building was converted into an automobile sales and service facility. The Tom White Motor Company, followed by the Williamson and Severson Motor Company, were in business at this location in the 1950s. This use was followed by the United Home Improvement Company, and the Builders' Specialty Company, located in the building in the late 1950s and early 1960s. The Salvation Army Thrift Store began to occupy space in the building beginning circa 1962. In June 1980, the Salvation Army purchased the building from the Robert W. Vine family. The Salvation Army and The Peaks café occupied the building in the late 1990s and early 2000s. The east end of the building is presently home to "B" Sweet Cupcakes & Ice Cream.

There are no additions to the original building. Some interior spaces were damaged by a fire in the early 1970s, and subsequently renovated. The lower façade has been modified periodically over the years as the building adapted to changing retail uses. The historic upper façade remains relatively intact.

**325, 329 N. Cleveland Avenue** (5LR.5060) (no photo)

**Historic Name:** American Railway Express Building  
**Current Name:** Loveland Pools and Spas Building  
**Construction Date:** 1910

This two-story building features a rectangular-shaped plan covered by a flat roof. The facade contains two glass-in-steel frame doors, with transom and sidelights, set within recessed entryways. Four single-light, fixed-pane, storefront display windows, set in metal frames, flank the entryways. These windows have brick slipsills, laid as rowlocks, and brick kick plate areas. The façade's second story wall is made of painted pale yellow brick, with tie rods with a star motif, and with corbelled brickwork along the top of the parapet. The façade's second story contains four one-over-one double-hung sash windows, with painted black wood frames, stone lug sills, and lintels. The facade's first and second stories are separated by a wide band of painted pale yellow and red horizontal weatherboard siding, below two horizontal steel channels, with tie rods and broken by a central brick column. This brick center column, along with two brick end columns, are set on dressed stone bases, and feature additional dressed stones between the first and second stories. There are no additions to the original building. The façade has been modified periodically over the years as the building adapted to changing retail uses.

The American Railway Express Company was located in this building during the 1920s and 1930s. Other businesses and entities associated with the building include the Oxford Restaurant, the Larimer County Fair Association, the Loveland Chamber of Commerce, the City Cleaning Works, Paul W. Hinds, electrician, the Gateway Oil Company, C. S. Moon Auto Tires, Frank Lowe Tire Service, Floyd M. Sealock, Barber, Loveland Cleaners and Tailors, Clarence Walters' Shoe Repair, and Hull Cleaners. The building was also home to numerous real estate offices. Loveland Pools and Spas has occupied a portion of the building from the 1990s to the present.

**331, 333 N. Cleveland Avenue** (5LR.5061) (no photo)

**Historic Name:** Bon Ton Restaurant, Loveland Furniture Exchange, Ballard Furniture Store  
**Current Name:** Rip Club Sewing Building  
**Construction Date:** Circa 1910

This two-story brick commercial building features a rectangular-shaped plan with approximate dimensions of 25' N-S x 45' E-W. The facade is stuccoed and culminates with a flat parapet. A painted blue stuccoed band visually separates the façade's first and second stories. The façade's asymmetrical first story contains a recessed entry, offset to the north end that accesses the first floor commercial space. The entry has a modern glazed, burnished metal frame door with a narrow transom and sidelight. Another non-recessed door is at the south end of the façade. This entry has a modern glazed metal frame door with a large transom. This southern entry accesses an interior staircase leading to the upper floor apartments. Two large fixed windows are situated between the two entries. The upper facade is symmetrically fenestrated with four

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one-over-one double-hung wood sash windows with wood sills. There are no additions to the original building. The façade has been modified periodically over the years as the building adapted to changing retail uses.

The building's ground floor space has housed numerous businesses, while the upper floor served initially as meeting hall for the Fraternal Order of Eagles, and then later as apartments throughout the twentieth century. The Bon Ton Restaurant was located here in the early 1910s, followed by a succession of other eateries and furniture stores until the late 1940s. The retail space's use, from 1947 to the early 1970s, was then entirely as a furniture store, The Loveland Furniture Exchange was located here in the late 1940s and early 1950s, followed by the Ballard Furniture Store which existed until the early 1970s. More recent retail tenants include the Furniture and Pawn Shop, and a store known as The Cottage, dealing in vintage clothing and costume rentals.

**415, 423 N. Cleveland Avenue** (5LR.5062) (no photo)

**Historic Name:** Landrum Confectionery, J. F. Spotts Plumbing Shop, Leslie the Cleaner  
**Current Name:** Loveland Pawn Building  
**Construction Date:** Circa 1905

This single-story commercial building features a rectangular-shaped plan which measures approximately 60' N-S x 48' EW. It features cream color stuccoed brick walls and a flat roof. The facade contains two recessed entry doors and one other entry door, flanked by steel-framed, single-light, fixed-pane storefront display windows. The lower wall surface, below the windows, is clad with a glazed red brick. A large, painted beige plywood and metal frame awning projects over the sidewalk above the entry doors and display windows, extending over the northern two-thirds of the facade. There are no additions to the original building. Alterations, including stucco applied to original brick walls, and the closing in of some historic door and window openings, date from the historic district's period of significance.

Numerous businesses have been located in the building over the years. The building was originally divided into five small retail spaces, occupied early on by a jeweler, a cobbler, a plumber, a candy store, and an office. Subsequent uses into the 1930s include a small restaurant, a cigar store, a grocery store, and a barbershop, among others. Leslie the Cleaner, a dry cleaning business owned originally by Emil P. Leslie, existed at this location from circa 1936 until the late 1970s. Leslie the Cleaner then moved into a former gas station at 301 North Lincoln Avenue where it remained in business until the early 2000s. Other retail tenants at this location include Rottman Brothers Sporting Goods & Cafe, Mac's Sporting Goods, Brock's Sporting Goods and Coffee Shop, and the Loveland Vacuum Center.

**419 N. Jefferson Avenue** (5LR.9636) (no photo)

**Historic Name:** Philip Walter's Blacksmith Shop, Standard Brands of California Building  
**Current Name:** Ackerman Management Building  
**Construction Date:** Circa 1920

This small painted brick commercial building is located on the west side of North Jefferson Avenue, south of East 4th Street. The flat-roofed building has an L-shaped plan, composed of a rectangular main section, measuring 33' N-S x 40' E-W, and a recessed southern wing, measuring 13' x 23'. The building features flat parapet walls on its front-facing and south-facing walls. The front of the building faces east, and contains a recessed entry with canted sides equipped with a historic glazed and painted wood door, covered by a painted wood screen door. Display windows set above stuccoed kick panels flank the entry. The north wall faces the alley, and contains a former garage opening that has been in-filled with a modern glazed combination window and door set in dark burnished metal frames. The north-facing wall also contains three brick-sealed rectangular window openings with wood lintels. Modest additions and alterations to the original building date to the historic district's period of significance.

The building was constructed between 1918 and 1927. It served as a blacksmith shop until the early 1930s, operated successively by William Hunt and Philip Walter. The building then housed a yeast manufacturing plant, operated by Standard Brands of California, in the late 1930s and early 1940s. It was then intermittently vacant during much of the late

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1940s and 1950s. Carl C. Bauer operated his Appliances & TV Service Center business out of the building in the early 1960s. After another period of vacancy the building was utilized as a warehouse in the late 1960s and early 1970s. Roy's Appliance Repair occupied the building in the early 1980s, before relocating to 375 E. Eisenhower Blvd by 1986. Circa 1995, the building became home to Larson's Furniture & Appliances. Two businesses were located in the building in 1999, Loveland Blueprint, and IDS Construction.

**365 N. Lincoln Avenue** (5LR.9612) (photo no. 24)

**Historic Name:** Mrs. Ellen Dimick's Beauty Shop, Cornell's Barber Shop, Continental Trailways Bus Stop, Lincoln Hotel Coffee Shop

**Current Name:** Lincoln Hotel / Apartments LLC Building

**Construction Date:** Circa 1936

This modest, single-story commercial building measures approximately 33' N-S x 40' E-W. It features concrete block wall construction, and has a flat roof. The facade fronts onto North Lincoln Avenue, to the east, and features a pressed brick face concrete wall surface. Walls on the south-facing and west-facing (rear) sides are of painted pale yellow concrete block construction. A stepped parapet on the south-facing wall represent a modest architectural element. The building abuts the Union Block / Lincoln Hotel Building at 236-248 East Fourth Street, to the north. The façade contains two entrances. The south entrance is a glass-in-wood-frame door, with a transom light; the north entrance is a glass-in-steel frame door, with a transom light. A low pressed brick concrete planter, located between the two doors, provides a decorative touch and a small element of nature. The facade also features two large fixed-pane storefront display windows, set in steel frames. There are no additions and no notable exterior alterations to the historic building.

The building has been associated with the Union Block / Lincoln Hotel, adjacent to the north, throughout much of its history. It has served variously as a beauty shop, a barbershop, a coffee shop, and as a Continental Trailways bus station.

**409-427 N. Railroad Avenue** (5LR.488; NRIS.82002303) (photo no. 13)

**Historic Name:** Colorado and Southern Railway Depot

**Current Name:** Colorado and Southern Railway Depot

**Construction Date:** 1902

Loveland's Colorado and Southern Railway Depot is a one-story, irregular plan, hip-roofed building with walls constructed of buff-colored brick. The roof features broad overhanging eaves with eyebrow dormers on all four roof slopes. The depot's overall dimensions are 175' N-S x 37' E-W. It is composed of three separate sections, which historically were a passenger depot at the southern end, a narrower freight depot at the northern end, and a large formerly open porch in the center. The southernmost section (passenger depot) features a narrower projecting hip-roofed vestibule with a large semicircular arched entry. Above this main south entry a rectangular signboard identifies the depot's location: "LOVELAND." A large semi-cylindrical fabric canopy projects from the south end of the vestibule. The building's southern section also features slightly projecting window bays on the east and west sides, covered by intersecting hipped roofs each embellished with an eyebrow dormer. On the east-facing side, directly north of the window bay, is another large semicircular arched entry. A brick chimney rises from the east slope of the roof near the depot's southeast corner. The formerly open porch between the passenger and freight depots has been sealed on both sides with expansive tinted glazing. The northern, freight depot portion of the building has been converted to retail spaces, accessed by two east side entries equipped with modern tinted metal frame doors and windows. Metal scuppers are affixed at intervals along the perimeter of the building. A plaque adjacent to the entry on the south-facing side reads: "COLORADO & SOUTHERN RAILWAY DEPOT BUILT IN 1902 NATIONAL REGISTER OF HISTORIC PLACES."

The depot was built in 1902 by the Colorado and Southern Railway Company, successor, in 1898, to the Colorado Central Railroad which originally laid tracks through Loveland in 1877. The 1902 depot replaced a smaller red brick depot, built in 1878, that sat west of the tracks and slightly farther south, closer to 4th Street. The depot's construction immediately followed that of the 1901 Great Western Sugar Company beet processing plant in Loveland, which precipitated an economic boom. Designed by architect Charles B. Martin, the new depot was completed in November of 1902 at a



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reported cost of \$19,949.00. It then served as a passenger terminal and freight transfer station for the next seventy-eight years. The Loveland Depot closed in 1980, and plans were then developed to convert the building to commercial use. Since that time the building has housed a variety of businesses, including restaurants, shops, and professional offices. The depot was individually listed in the National Register of Historic Places on June 14, 1982.

### NONCONTRIBUTING BUILDINGS (13)

**119 East 4th Street** (5LR.5076) (photo no. 10)  
**Historic Name:** Vorrieter's Cash Store  
**Current Name:** Cactus Grille  
**Construction Date:** Circa 1895

This is a single-story brick commercial building with a flat roof. The upper façade features an exposed brick wall, with a flat parapet, corbelled brick courses, and three brick panels. The lower façade is symmetrically arranged, with a centered recessed entryway and flanking fixed-pane display windows in silver metal frames. Below the display windows, the lower façade wall is clad with a sandstone veneer. Above the display windows and recessed entryway, there is a non-historic applied green metal awning which projects slightly over an outdoor dining area. The green metal awning wraps around to the south end of the east-facing side where the outdoor dining area continues along that side of the building. The building's east side faces onto a north-south running pedestrian walkway, and features painted yellow stuccoed brick walls, laid in running bond, and with stepped parapets.

This building has housed numerous businesses throughout its history. In its early years (circa 1895-1905), the building housed a general merchandise store, followed by a grocery store. Vorrieter's Cash Store, a dry goods business, was located here from 1901 to circa 1918. By 1920, the building was home to Loveland Hardware, owned for some time by the Moon brothers. Between circa 1922 and 1924, E. D. Epley, meats, and W. B. McPherrin, grocer, occupied the premises. The following year, F. F. Green opened a furniture store here which lasted until the early 1930s. Charles Swanson then opened a cigar shop in the building, only to give way to a billiards hall operated by Jesse C. Copsey in the late 1930s. A business known as Van's Shop was located here during much of the 1940s. Christensen Hardware and Appliances occupied the premises during the early 1950s, followed by Crawford's Printing and Office Supplies store in the late 1950s and early 1960s. A tavern known as The Hub was located here from 1962 until the mid-1980s. The building sat vacant for a time during the late 1980s and early 1990s. A restaurant and bar named Juan's Steakhouse and Saloon was then located in the building until circa 2001. The Cactus Grille, a popular Loveland eatery, has occupied the building from that time to the present. The Cactus Grille was previously located at 121 and 125 East Fourth Street.

The building is considered noncontributing to the Downtown Loveland Historic District because its lower façade, including an applied green metal awning, dates from after 2000.

**124 East 4th Street** (5LR.6181) (photo nos. 15, 27)  
**Historic Name:** Western Auto Supply, Gambles  
**Current Name:** Pour House  
**Construction Date:** Circa 1935

This single-story, rectangular-shaped, building presents a modern asymmetrical facade. The façade contains an angled recessed entryway, flanked by two large single-light fixed-pane windows to the east, and by one narrower single-light fixed-pane window to the west. The recessed entryway contains a stained glass-in-wood-frame door, as well as a stained brown glass-in-wood frame revolving door. The façade wall, adjacent to the entryway and windows, is made of painted black wood, with wood-paneled kick plates below the windows, and a flat parapet. Six lights fixtures, with metal shades, are fastened to the upper façade wall near the top of the parapet. A sign advertising the building's current business "pour house" is situated over the recessed entryway.

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The building was constructed in the 1930s, replacing an earlier brick commercial building built circa 1890. The older building housed a meat market, operated for many years by the Loveland Packing Company. The meat market closed during the early years of the Great Depression, and by 1937, the original building was replaced by a new or substantially remodeled storefront. Western Auto Supply Company was in business here until the 1940s. It was supplanted by a Gambles hardware store which then became a fixture at this location in downtown Loveland for the next thirty years.

The building is considered noncontributing to the Downtown Loveland Historic District because all elements of the current façade are less than ten years old. Evidence of the original façade, and of an earlier façade arrangement dating from the 1950s or 1960s, is no longer in evidence.

**129 East 4th Street** (5LR.6175) (photo nos. 10, 11)  
**Historic Name:** Bonnell Mercantile Building  
**Current Name:** Bonnell Mercantile Building  
**Construction Date:** Circa 1888

This is a two-story brick building with a large single-story rear addition. The façade is divided into a ground floor storefront and a residential upper story. The storefront is asymmetrically arranged and features a deeply recessed entry and display area. A modern, glazed door, with leaded glass lights, is flanked on the left (west) by three large display windows, and on the right by a single display window. The kick panel area and sides of the storefront feature recessed wood panels. The historic red brick wall is exposed in the upper façade. Two brick courses laid as soldiers, and a non-historic painted burgundy color horizontal band with simulated star tie rod ends, visually separate the façade's first and second stories. A non-historic symmetrical wood cornice appears at the top of the parapet on the façade, with a dentil course, and a raised center section which displays the date "1887."

The building was constructed in the late 1880s to house Benton R. Bonnell's general merchandise store. Bonnell came to Loveland in 1881. He gained employment with the Herzinger and Harter mercantile store, before opening his own general store in 1882. Bonnell arranged for the construction of this building some years later, and achieved financial success as a merchant. In time the business passed to his son, B. Lee Bonnell who continued it in operation until circa 1928. B. Lee Bonnell then opened a Buick automobile dealership across the street at 104 East 4th Street. This building was next occupied by Sunshine Cleaners, from circa 1929 to 1961. During these years, the upstairs space was leased by a variety of businesses including Harris Electric and the Rube Seilback Agency. Mock's Fashions, a women's clothing shop owned and operated by Opal Mock, was in business at this location from circa 1965 to the late 1990s.

The building is considered noncontributing to the Downtown Loveland Historic District because the extant façade is the result of a 2003 renovation effort, and because the rear of the building dates from 2009. The building's physical appearance is substantially changed from how it appeared during the historic district's period of significance.

**209 East 4th Street** (5LR.6173) (photo nos. 6, 7, 52)  
**Historic Name:** J. W. Jones Clothing Company  
**Current Name:** Kenney Building  
**Construction Date:** Circa 1903

This two-story brick commercial building features a rectangular plan which measures 132' N-S x 25' E-W. The façade's second story walls are made of brown brick and the roof is flat. The lower façade was remodeled in 2002. It features an asymmetrical plan, with red brick columns, two modern glass-in-metal-or-synthetic frame entry doors, vertically-oriented fixed-pane windows, and clerestory windows. One entry door is angled within a recessed entry, and is topped by a transom light. The other entry door, is located within a recessed entryway at the west end of the façade. This door provides access to an interior stairway leading to the second story. The entry doors are flanked by vertically-oriented, tinted, fixed-pane windows. The kick plate area below the windows, and panels at either end of the lower façade, are faced with a pale red brick veneer. A steel I-beam, joined by tie rods, adorned with rosette motif ends, visually separates the modern lower façade from the intact historic upper facade. Three large fixed-pane clerestory windows penetrate the

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center portion of the lower façade, above a steel channel. Two additional steel channels extend out over the sidewalk at an angle forming a triangular-shaped structure which is bolted to the I-beam between the upper and lower facades. The upper facade's historic brown brick wall, containing three one-over-one double-hung sash windows, remains intact. The top of the façade wall features a corbelled parapet above a brick panel.

Constructed during the early 1900s, this building served as a retail establishment in downtown Loveland through the end of the twentieth century. The J. W. Jones Clothing Company, the building's first retail store, was in business here until the mid-1930s. The Cook-Young Clothing store was here in 1936, followed by Fred & Fred's Grocery and Market in 1938. The building's first floor was vacant for a time during the 1940s, before Sennett's Hardware and Furniture Store opened in the early 1950s. By the early 1960s, this business had become Davenport Hardware and Furniture, and in the late 1960s, the name was shortened to Davenport Hardware. This business, in turn, gave way to Sooy Hardware, followed by Sooy Hardware and Gifts, in the early-to-mid 1970s. The Loom and Leather Store occupied the building in the early 1980s. In more recent years, the building has served primarily as professional office space. "Hach Technical Training Center" was located here in the years surrounding 2000. The ground floor space is presently occupied by "Real Estate Solutions," while the second floor space serves as offices for the "Kenney Lee Architecture Group."

The building is considered noncontributing to the Downtown Loveland Historic District because building's lower façade was redesigned in 2002, and because a rear roof deck and elements of the rear of the building were constructed in 2007. The building's physical appearance is dramatically altered from how it appeared during the historic district's period of significance.

**222 East 4th Street** (5LR.5068) (photo no. 18)  
**Historic Name:** N/A  
**Current Name:** Next Door Food and Drink Building  
**Construction Date:** 2011

This modern building features a rectangular plan, with a poured concrete foundation and a flat roof. It is three stories in height, with the third story stepped back from the façade (north side). The façade wall, at the west end, and a wide band at the top of the second story, is made of beige color concrete blocks. The remainder of the façade's first and second stories primarily features large expanses of tinted fixed-pane windows. A set of paired glass-in-metal frame doors, with sidelights, and an arrangement of two tall transom lights, enter into a foyer from within a recessed entryway at the east end of the façade. A glass-in-metal-frame door at the west end of the façade opens onto an outdoor dining area adjacent to the sidewalk along East 4th Street. Outside the east entry, there is an ornamental segmental arch of steel channel construction. A large sign above the west end of the arch advertises "NEXT DOOR food & drink." A large sign at the top east end of the stepped back third story advertises "MAD WIRE media." The first story walls on the south-facing end (rear), and at the south end of the west-facing side, are clad with a red brick veneer. The upper two stories on the south facing wall, and on the south end of the west-facing wall, are clad with synthetic panels.

This building was constructed in 2011, replacing two historic one-story commercial buildings which were razed to make way for the new construction. These were the Foster & Irvin Furniture Store, at 218 East Fourth Street, and the C. E. Lightner Billiards Hall, at 224 East Fourth Street.

The building is considered noncontributing to the Downtown Loveland Historic District because it has existed for just three years. Consequently it had no historical associations with downtown Loveland during the historic district's period of significance.

**301 East 4th Street** (5LR.5072) (no photo)  
**Historic Name:** Quality Store, Anderson Clothing Company, Draper Drugstore, Walgreens  
**Current Name:** Heartland Cafe  
**Construction Date:** Circa 1896

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This single-story, stuccoed brick commercial building features a rectangular-shaped plan which measures 25' E-W x 70' N-S. Attached to its north end is another one-story brick building, which now functions as a rear addition to this building. Distinctive features include a canted corner entry, a flat parapet wall embellished with stepped vertical elements placed above the canted corner, and a stucco finish. A broad, modern fabric canopy wraps around the canted corner, and identifies the building as the "HEARTLAND CAFE." The cornice is accentuated by a raised stuccoed stringcourse, while another, parallel raised horizontal stuccoed band extends along the west side of the building approximately eight feet below the cornice. The canted corner and a portion of the adjoining south and west sides are clad with red brick veneer. The building is equipped with modern doors and tinted windows.

This corner commercial building was erected in the mid to late 1890s. It may have originally served as an office for the Orvis and Corbin Lumber Yard. Early retail tenants include the Quality Store, a grocery, and the Anderson Clothing Store. From the 1920s to the 1980s, the building's primary use was as a pharmacy. Paul H. Draper opened a drugstore here circa 1936 which then existed for the next half century. During the 1950s or very early 1960s, the building was remodeled with a new facade and enlarged to incorporate the adjacent building to the east. Draper Drugs became a Walgreens affiliated store, and by the early 1960s had expanded to also carry a line of groceries. A soda fountain was installed in the early 1960s. A prominent sign band which wrapped around the west-facing and south-facing sides, as well as above the corner entry, advertised "DRAPER," "fine FOODS," "Self Service DRUGS," "Walgreens," and "S & H Green Stamps." Circa 1981, the drugstore consolidated into a portion of the building, while the remaining space became home to Chuck's Dinner Bell, a local restaurant. The drugstore closed permanently circa 1986, while in 1984, the Dinner Bell was replaced by another eatery named the Heartland Cafe. The Heartland Café remains in business as of 2014, now occupying the entire building, as well as that of an adjacent building to the north.

The building is considered noncontributing to the Downtown Loveland Historic District because it was substantially remodeled in the mid-1980s when it was converted into the Heartland Café. The building's physical appearance is dramatically altered from when it was a pharmacy during the historic district's period of significance.

**309 East 4th Street** (5LR.5093) (no photo)  
**Historic Name:** Clyde E. Karns Grocery Store, Draper Drugstore  
**Current Name:** DJG Commercial LLC Building  
**Construction Date:** Circa 1906

This single-story commercial building features a rectangular plan, and measures 135' N-S x 50' E-W. The building's facade faces East 4th Street on the south side. On August 1, 2011, the façade wall, including a large steel I-beam, collapsed onto the sidewalk and diagonal parking spaces adjacent to East Fourth Street. The façade wall was subsequently covered with sheets of particle board, which are still in place as of September 2014. The building's north (rear) wall fronts onto a paved, east-west running, alley. The north-facing wall is made of painted beige concrete blocks, and contains a metal service door.

The building housed numerous retail businesses during the twentieth century. Boyle and Forrester's Saddlery shop was the building's first tenant, in business here between circa 1906 and 1915. The saddlery shop was succeeded by Charles E. Perry's confectionery business, and by George Scane's second hand furniture store. Clyde E. Karns ran a meat market and grocery store in one half of the building from the early 1920s until the late 1930s. By the 1940s, this business had become known as the Square Deal Grocery and Market. In the early 1920s, meanwhile, the other half of the building was leased to Simon Dubinsky, selling clothing, dry goods, shoes, and millinery. In about 1925, Conrad B. and C. Beryl Snyder established a shoe store where Dubinsky's business had been. By 1930, this had become the Munsell Nu Wae Shoe Company, and in 1936 the shoe store's name changed once again, to Anderson's Shoe Store, when it was taken over by Emil J. Anderson. The Elite Cafe was located in the building in the late 1940s and early 1950s. The building was then incorporated into Draper Drugs and Fine Foods, adjacent to the west, from the mid-1950s until the late 1980s. A Mister Money outlet was located in the building from circa 1989 to the early 2000s, when it became vacant.

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The building is considered noncontributing to the Downtown Loveland Historic District because all elements of its historic façade no longer exist.

**313 East 4th Street** (5LR.5092) (no photo)  
**Historic Name:** Loveland Dry Goods, Duff's Dry Goods  
**Current Name:** Alternatives to Violence Building  
**Construction Date:** Circa 1903

This single-story brick commercial building features a rectangular-shaped plan which measures 25' E-W x 118' N-S. There is also a concrete block-walled rear addition which measures 25' E-W x 17' N-S. The symmetrical facade is defined by a flat parapet framed by vertical red brick end columns embellished with dressed pale sandstone bases and trim blocks. The upper facade is stuccoed and trimmed with stained cornice and side boards, while the lower facade is dominated by a substantial Mansard fixed awning clad with wood shingles. A stained natural brown wood-paneled door is set within a canted recessed entryway. Large single-light fixed display windows flank the recessed entryway. Narrower single-light fixed-pane windows flank the entry door within the angled recessed entryway.

Erected circa 1903, this is one of many downtown Loveland buildings built after Loveland's Great Western Sugar Company plant opened in 1901. The Loveland Dry Goods Company is the first known occupant. That company was followed by Wilson Dry Goods Store, owned by William D. Wilson, and the Ackerman Stores Company, also a dry goods, managed by C. D. Cannon. By 1922 the building housed the J.B. Adam Shoe Company, followed by Frank W. Hart's furniture store, which existed from circa 1925 to 1932. The building was then next home to Wells D. Duff's dry goods store, in business at this location for over 40 years, from circa 1933 to 1975. The building housed a variety of short-lived businesses from the late 1970s to the mid-1990s. These include Sargent's Sport Shops (circa 1975-1976), Tate's gift shop (circa 1977-1983), Suzanne's Hallmark Shop (mid-1980s), the office of Certified Public Accountants Bates & Bates (circa 1990-1994), and the National Hearing Clinic (mid-1990s). The building has served as office space for Alternatives to Violence, a nonprofit social service agency, from the late 1990s to the present.

The building is considered noncontributing to the Downtown Loveland Historic District because all elements of its façade date from the 1970s or 1980s, after the historic district's period of significance.

**338 East 4th Street** (5LR.6186) (photo no. 22)  
**Historic Name:** W. M. Currier & Company Building, Overturf's Shoe Shop  
**Current Name:** Lundeen Building  
**Construction Date:** 1907

This is a two-story rectangular-shaped commercial building, with painted brick walls and a flat roof. The facade is framed on the ends by full-height columns, and the flat parapet is embellished by a projecting stepped cornice constructed of brick courses spanning the end columns. The façade's first story contains a modernized, recessed storefront consisting of large, fixed, tinted display windows set in dark burnished metal frames and a similar glazed door. A modern green fabric awning is installed over the recessed storefront. The facade is partially stuccoed, including a thin layer applied over the upper story brick masonry. The upper story of the facade is fenestrated with a pair of tall, narrow, double-hung, one-over one light wood sash windows. The upper story windows are placed between parallel, continuous sills and lintels of dressed sandstone, that extend between the end columns. A narrow section at the western end of the facade, which contains an entry, has been remodeled, obscuring the original appearance. This section extends the full height of the building, and features an entry allowing access to the building's upper story. Above the entry are four stacked tinted windows set in a dark burnished metal frame.

The W. M. Currier & Company, dealers in hay, coal, and feed, was this building's original owner and commercial enterprise. The building soon became a grocery store, owned or operated successively by Myron Hamilton, Alonzo Wylder, John Kidwell, Fentimen & Williams, and Archie Watts. The upper story served as a rooming house during the 1920s and 1930s. Overturf's Shoe Shop, also selling harness and other horse-related tack, was then in business at this

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location from at least 1947 to 1969. Following the departure of Overturf's, the building was remodeled for use by Associates Financial Service, which remained in business at this location throughout the 1970s. The building was acquired by its current owner, artist George Lundeen, in 1982. Lundeen has utilized it since that date as a sculpture gallery and manufacturing facility.

The building is considered noncontributing to the Downtown Loveland Historic District because elements of its façade date from after the historic district's period of significance. The historic façade, which featured large six-light clerestory windows, glazed wooden doors at either end, and display windows with wood kick panels, was replaced in 1971. The remodeled 1970s façade arrangement included a new door and windows at the west end, set in a dark vertical panel which extended from the ground to the roof line, as well as new dark stained vertical wooden strips extending from the top of the storefront to the roofline. The facade was remodeled again, some years later, when the wood strips were removed, and with the installation of a modern recessed storefront with tinted metal framed windows.

**403 East 4th Street** (5LR.5086) (photo no. 1)  
**Historic Name:** Loveland Steam Laundry Building  
**Current Name:** Loveland Steam Laundry Building  
**Construction Date:** Circa 1909

The Loveland Steam Laundry is composed of two historically separate buildings, joined together by a third building, erected in 1979 on what had been a vacant lot. The single-story commercial building at 403 East 4th Street features a rectangular-shaped plan with brick wall construction and a flat roof. The facade wall is covered with vertical and diagonal wood siding. The primary entry door is set within a recessed entryway, offset toward the west end of the façade, flanked by fixed-pane windows on either side. The front portion of the west-facing wall contains several high placed wood sash windows with sandstone lintels and sills. Two modern service doors are also located on the west-facing side. Several rear additions extend the building to the alley.

This building has been associated with the Loveland Steam Laundry throughout nearly its entire history. In business since 1912, the Loveland Steam Laundry has been at this location from 1918 to the present. Among the region's oldest businesses in continuous operation, it has also been owned by the Wellman / Farnham family, throughout its entire history. In its earliest years, prior to 1918, the building was home to Wild's Grocery store.

The building is considered noncontributing to the Downtown Loveland Historic District because all elements of its façade, including the stained vertical and diagonal wood siding, and the door and window openings, date from after the historic district's period of significance.

**400 Block East 4th Street** (5LR.13320) (photo no. 1)  
**Historic Name:** N/A  
**Current Name:** Loveland Steam Laundry Building  
**Construction Date:** 1979

This one-story rectangular-shaped building was erected in 1979, connecting the two formerly separate buildings on either side. The façade wall is clad with stained brown diagonal and vertical wood siding, and is devoid of any door or window openings.

The building is considered noncontributing to the Downtown Loveland Historic District because it was erected in 1979. It did not exist during the historic district's period of significance which dates from 1878 to 1965.

**415 East 4th Street** (5LR.13321) (photo no. 1)  
**Historic Name:** W. E. Stevens Block  
**Current Name:** Loveland Steam Laundry Building  
**Construction Date:** 1902

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The Loveland Steam Laundry is composed of two historically separate buildings, joined together by a third building, erected in 1979 on what had been a vacant lot. The W.E. Stevens Block, at 415 East 4th Street is a two-story rectangular shaped brick commercial building with a flat roof. The upper facade is covered with an original decorative cast iron facade molded into classical Ionic style pilasters that separate four long vertical one-over-one double-hung sash second story windows. A wide frieze with decorative medallion pattern appears along the parapet as part of the cast iron facade. Nonhistoric vertical wood siding covers the façade's first story. Two modern single-light tinted windows flank a modern glass door. A wood side door entrance near the east end of the façade accesses an interior stairway. The building's north (rear) wall is made of unpainted concrete blocks.

Known historically as the Stevens Block, the building at 415 East 4th Street was built in 1902. It was occupied by Dr. R. D. Miller's Drug Store until the mid-1910s. Numerous businesses then occupied the building's first story retail space until the Loveland Steam Laundry expanded into the building in the 1970s. Historic retailers include E. F. Woodworth, sheet metal works, East Side Rubber Works, Otto C. Jensen, Auto Repair, Hart Wholesale, Loveland Wholesale, Buckley Sign Company, and The Money Stretcher. The building's second story served as a rooming house. Proprietors of the rooming house over the years include Fred Yeager, Mrs. M. E. Venzel, Mrs. M.J. (Lydia) Kinkade, W. E. Allen, and Mrs. Ibbie B. Allen. It was known as the Cozy Rooms rooming house in the 1940s.

The building is considered noncontributing to the Downtown Loveland Historic District because elements of its lower façade, including the stained vertical wood siding, and the door and window openings, date from after the historic district's period of significance.

**414, 420 N. Lincoln Avenue** (5LR.5402) (no photo)  
**Historic Name:** Fred Haines Bakery, New System Bakery  
**Current Name:** Heartland Cafe  
**Construction Date:** Circa 1920

This one-story brick commercial building presently constitutes the rear extension of another one-story commercial building located on the northeast corner of East Fourth Street and Lincoln Avenue (301 East 4th Street, 5LR.5072). The building features a rectangular plan measuring approximately 25' E-W x 65' N-S. Its exterior walls are constructed of painted brick, and it has a flat roof. The facade faces Lincoln Avenue to the west. Two non-historic entry doors, two non-historic fixed pane windows, and a small decorative rounded arch window are located near the south end of the façade. The building is devoid of applied ornamentation or signage.

The building was constructed circa 1920, and was historically divided into three retail spaces. The original tenants were a bakery operated by Fred R. Haines, the real estate office of Adams & McClurkin, and the office of Hiram R. Smith, a justice of the peace. The middle space was occupied by a succession of restaurants from the late 1920s through the early 1970s. City directory listings for 414-420 N. Lincoln Avenue terminate circa 1974, indicating that the building subsequently became a part of the adjoining commercial building at 301 E. 4th Street. The building presently forms a portion of the Heartland Cafe, a popular downtown Loveland eatery.

The building is considered noncontributing to the Downtown Loveland Historic District because its physical appearance dates from the early 2000s. The building was historically divided into four separate retail spaces, each equipped with a separate entry door. The doors, as well as windows on the façade, were surmounted by large transom lights. The windows also featured brick lugsills and were separated from the adjoining doors and windows by brick columns. These features were still extant in 1999; however, in 2014 the facade is clad with a uniform brick veneer, and new door and window openings.

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### CONTRIBUTING OBJECT (1)

#### **Loveland Street Clock** (photo nos. 5, 48)

The Loveland Street Clock was installed in 1910 in front of the Brannan Brothers Jewelry Store at 239 East 4th Street (5LR.9615). Manufactured by the Brown Street Clock Company of Monessen, Pennsylvania, the clock is termed a "slave" clock because it is connected to a wall clock inside the store.

### NONCONTRIBUTING OBJECTS (8 SCULPTURES)

**"Pondering Chimpanzee"** (photo nos. 33, 34) Southeast corner of East 4th Street and North Railroad Avenue

**"Persistence of Vision."** (photo nos. 26, 27) In front of the Rialto Theater, 228 East 4th Street

**Ben Franklin on bench reading the Preamble to the Constitution** (photo nos. 38, 39) Within recessed entryway in front of 338 East 4th Street

**"Monkey Business"** (photo nos. 40, 41) Southwest corner of East 4th Street and North Jefferson Avenue

**"Factory Worker"** (photo nos. 42, 43) In front of Loveland Steam Laundry Building, 403 East 4th Street

**"Heron Rising"** (photo nos. 44, 45) In front of 425 East 4th Street

**"Dreaming of the Kiss"** (photo no. 47) Frog Sculpture in front of the Majestic Theatre / I. O. O. F. Building, 315, 319 East 4th Street

**"Lovers"** (photo nos. 50, 51) Foxes sculpture in front of Kitchen Alley, 121 East 4th Street

### INTEGRITY

The Downtown Loveland Historic District displays an overall high degree of integrity, relative to the seven aspects of integrity as defined by the National Park Service, location, design, setting, materials, workmanship, feeling, and association. Location: The district's buildings are all on the original lots where they were constructed, and, thus, retain their integrity of location. Design: The buildings' designs are primarily that of rectangular-shaped one-story, two-story, and three-story commercial blocks, each with a unique façade, typically containing one or two storefronts. Many of the façades were periodically altered during the period of significance, to accommodate new commercial uses. These alterations tell the story of the district's commercial history. As a result, the district maintains a strong sense of integrity of design. Setting: The district's setting remains reasonably intact. East 4th Street continues to serve as downtown Loveland's commercial main street, albeit in competition for retail dollars with other regional commercial venues. The widths of East 4th Street, Railroad, Cleveland, Lincoln, and Jefferson Avenues remain unchanged, as do the widths of the alleys and sidewalks. The buildings' spatial relationships, relative to each other, and relative to the streets, alleys, and sidewalks, are also very minimally changed subsequent to the period of significance. The integrity of setting is, therefore, diminished only slightly by the loss of a small number of historic buildings. Materials: Evidence of the buildings' original and historic construction materials remain strongly evident throughout the district. These include stone and poured concrete foundations, brick and stucco wall finishes, terra cotta decorative elements, the use of glass block, glass-in-wood-frame and glass-in-metal-frame doors, and storefront display windows in metal frames. The district, thus, maintains a strong sense of integrity of materials. Workmanship: The skill of the architects and contractors who designed and constructed the district's buildings remains evident. It is on display in such building elements as solid foundations, level horizontal



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surfaces, plumb vertical surfaces, uniform mortar joints, and in the buildings' aesthetic appearances and overall functionality. Quality of workmanship is also evident in decorative elements, and in door and window details, on the buildings' facades. Feeling: The historic district continues to evoke an aesthetic or historic sense of life in Downtown Loveland during the period of significance, and for this reason, it maintains its integrity of feeling. Association: The district continues to maintain a direct link to Loveland's commercial history upon which its significance is based. As a result, the district retains its integrity of association.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

G less than 50 years old or achieving significance within the past 50 years.

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

**Period of Significance (justification)**

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1878-1965  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- Fa commemorative property.

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**Architect/Builder**

John W. Cunningham

Robert K. Fuller

C. A. Williamson

Norton C. Fansler

The period of significance begins in 1878, the year of construction of the oldest building in the district and continues until 1965, in keeping with National Register guidelines. Only two buildings were constructed after 1965, one in 1979 and one in 2011.

**Criteria Considerations (explanation, if necessary) N/A**

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Downtown Loveland Historic District is locally significant in the area of Commerce under Criterion A. Founded in 1877, Loveland developed initially as a railroad town, but soon also as a major agricultural center, and as a regional center of commerce and government. Strategically located in the Big Thompson River Valley, Loveland was established as a key stopping point on the Colorado and Central Railroad line which ran between Golden, Colorado to the south and the Union Pacific Railroad main line at Cheyenne, Wyoming to the north. Loveland, in fact, was named in honor of Colorado and Central's president, William A. H. Loveland. The rail line became part of the Colorado and Southern Railway in 1898, and it continued as a key facet of Loveland's socioeconomic development throughout most of the twentieth century.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

While the railroad spurred early development in downtown Loveland, it was the advent of the sugar beet industry, and construction of the Great Western Sugar factory in 1901, that ensured Loveland's permanence and commercial growth. Sugar beet production quickly evolved as the region's most economically important industry. Loveland's Great Western factory provided a local market for area farmers and provided numerous jobs. It also led to the development of new agricultural practices, spawned related industries, and ushered in a new and sustained era of prosperity. The immediate success of Loveland's Great Western Sugar factory also led to the establishment of other sugar factories throughout northeastern Colorado.

It was from these beginnings, that downtown Loveland evolved, and accordingly, the Downtown Loveland Historic District reflects the progression of city's commercial growth from the late nineteenth century to the mid-1960s. From locally-owned stores and businesses, to the arrival of regional and national chains, the district's buildings relate the story of Loveland's ever changing commercial needs and tastes, and of internal and external influences. The district's forty-five contributing buildings, and its one contributing object, were all built during the period of significance, relate to the theme of commerce, and retain the essential elements of integrity to convey an impression of their significance. By contrast, the district contains only thirteen noncontributing buildings, all but two of which date from the period of significance. Considered as a whole, the district provides a setting that conveys a strong sense of feeling and association with life in downtown Loveland through the first six decades of the twentieth century.

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**Developmental history/additional historic context information** (if appropriate)

*Loveland's Settlement Period*

The first Euro-American settlers to arrive in the Loveland area were the family of Mariano Medina, who in 1858 established a homestead, store, and bridge on the banks of the Big Thompson River near the future site of Loveland. A small settlement grew around what became known as "Mariano's Crossing," "Namaqua," or "Miraville."<sup>2</sup> Settlement of the Big Thompson Valley increased in the 1860s. The Cherokee and Overland Trails which passed through the area were heavily used by emigrant wagon trains as well as by stagecoaches carrying the U.S. mail, first by Ben Holladay's Overland stage Line, followed by Wells, Fargo & Company. Approximately twelve miles north of the future site of Loveland, Fort Collins was established in 1864 along the Cache la Poudre River to protect traffic along the Overland Trail. During the early 1860s Mariano Medina's Namaqua Station served briefly as a stage stop on the Overland Trail, succeeded in 1864 by a stage station and bridge established by John Washburn on his homestead approximately two miles downstream on the Big Thompson River (near where the river presently crosses U. S. Highway 287).<sup>3</sup>

Like Namaqua, Washburn's Station served as a nucleus of settlement, as a small community grew up nearby. In 1867 John Douty constructed a flour mill near the stage station, and the town came to be known variously as Old Saint Louis or Big Thompson. In 1874 a plat was filed for a community called Winona at this location (named for John Washburn's daughter).<sup>4</sup> The importance of both Namaqua and Washburn's Station diminished in 1869 when the Transcontinental Railroad was completed along a route passing north of Colorado through southern Wyoming. Almost overnight, the rail connection obviated the need for long distance overland stagecoach and wagon travel.

The completion of the transcontinental railroad ushered in a new period of settlement and agricultural development on the plains of Colorado and provided the impetus for the founding of numerous communities, including Loveland. In 1877 the Colorado Central Railroad (CCRR) constructed a rail line extending from Golden, Colorado to the Union Pacific main line at Cheyenne.<sup>4</sup> The route of the CCRR bypassed both Namaqua and Old St. Louis; however, a station was required in the general vicinity. In September of 1877, farmer David Barnes laid out a townsite on his wheat field on land lying north of the Big Thompson River and named it Loveland in honor of CCRR's president, William A. H. Loveland. In addition to platting the town, the farsighted Barnes planted cottonwood trees along every street in the town. Remembered fondly as the "Father of Loveland," Barnes and his wife, Sarah (nee Coleman) were both born in Pennsylvania, David circa 1822 and Sarah circa 1827. They married circa 1845, and came west to Rock Island, Illinois. Barnes operated a flour mill for a time and then entered into the lumber business, enjoying some degree of success. Six children were born into the Barnes family in Illinois, between 1846 and 1857: Caroline (born 1846), Samuel (born 1848), Elizabeth (born 1851), Sarah (born 1855), and twins David, Jr., and Lena (born 1857). Another daughter, Alice, was born in Colorado Territory in 1864.

In 1859, David Barnes headed west to the Pikes Peak gold rush. Leaving his family behind in Illinois, Barnes reached Russell Gulch (in what would become Gilpin County) where he built one of the region's first sawmills. Barnes spent the winter of 1859-1860 at Russell Gulch, before returning to Illinois for his family the following spring. The Barnes family traveled west to Omaha by rail, and then overland, following the Platte River, in a caravan of five covered wagons. They reached Denver in two weeks, before settling in Russell Gulch. Barnes operated a sawmill there until 1864 when he and his family settled on land in the Bear Creek Valley, east of present-day Morrison. The Barnes family then moved to Golden the following year, where they built a twelve-room brick house, and established a flour mill.

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<sup>2</sup> Ansel Watrous, *History of Larimer County, Colorado, 1911*, (Fort Collins: The Courier Printing and Publishing Company, 1911), pp. 167, 168.

<sup>3</sup> *Ibid.*, pp. 170, 298.

<sup>4</sup> Kenneth Jessen, *Railroads of Northern Colorado*, (Boulder: Pruett Publishing Company, 1982), pp. 13, 211, 212.

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The Barnes family moved north to the Big Thompson Valley in 1871, settling on 320 acres of land which would become the heart of the City of Loveland. (The Barnes' acreage is today bordered by 1st Street on the south, 14th Street on the north, Monroe Avenue on the east, and Garfield Avenue on the west.) In the early 1880s, Barnes established the S B Ranch along the Cache La Poudre River, a few miles below Rustic. He subsequently divided his time between the ranch and his Loveland home. Barnes died, unexpectedly, at his ranch in 1884, in a freak accident when he fell head first and broke his neck while loading hay onto a wagon.<sup>5</sup>

In addition to David and Sarah Barnes, other settlers who predated Loveland's founding included the Cox, Foote, Hahn, Hershman, and Johnson families. Far from a collection of isolated pioneers, these families forged relationships, worked together, and laid the groundwork for the development of Loveland into a full-fledged city. Even before Loveland was platted or incorporated as a city, they built the area's first houses, established farms and business enterprises, built irrigation works and other infrastructure, and formed early cultural and religious institutions.<sup>6</sup>

Brothers David Hershman arrived in the Big Thompson Valley in 1865, and founded the United Brethren of Christ Church in 1872. In this capacity he is credited with conducting the area's first sermon, at the Washburn family home southeast of present-day Loveland. By 1878, membership in Hershman's growing church had grown sufficiently for the congregation to construct its first church, located at the corner of Third and A Streets (Lincoln Avenue). Apart from his religious undertakings, Hershman established one of the Thompson Valley's earliest irrigated farms. Later, in 1904, Hershman and his son-in-law George Harrison, opened a grocery store at 102 East 3rd Street in downtown Loveland.

A native of Germany, John A. Hahn arrived in the Big Thompson Valley in 1860. He filed one of the region's first homestead patents, a 160-acre quarter section located some three miles southeast of present-day Loveland. John entered into the cattle business, and as one of the area's earliest settlers, he was instrumental in establishing the Thompson Valley's first irrigation works. He continued to expand his land holdings through the next two decades, as he raised stock and grew hay which was sold at Central City and other bustling mining camps. Building on his success, Hahn cofounded the Bank of Loveland (later the Loveland National Bank), and served variously as the institution's director and vice president.

Illinois native Thomas H. Johnson also arrived in the region circa 1860, and as did John Hahn, Johnson also established one of the region's first homesteads. In the late 1860s, Johnson gained greater financial success when he earned a contract from the Union Pacific Railroad to grade and survey a route for the transcontinental railroad between Cheyenne, Wyoming and Ogden, Utah. In 1868, Johnson was married to Miss Eliza M. Rogers. Complementing their agricultural and business affairs, Mr. and Mrs. Johnson became intimately involved in civic and political affairs. Mr. Johnson is credited with establishing the Republican Party in Larimer County, and in 1880 he was elected as a state representative to Colorado's Third General Assembly. Later, between 1894 and 1898, he was appointed Deputy Warden of the State Penitentiary in Canon City, and during the early 1900s, he served as the State Game and Fish Commissioner, appointed by Governor Charles Thomas. An effective and capable leader, Johnson was fondly known as the "Cowboy Statesman," and as the "Cowboy Legislator." Mrs. Johnson was elected to the Loveland Board of Education in the early 1890s, and later served as the Board's president.

George Foote and Robert Cox were instrumental in bringing the Great Western Sugar factory to Loveland just after the turn of the twentieth century. Delaware natives George W. and Sarah A. Foote, with a young daughter named Annie, moved west to Greeley's Union Colony in 1874. A son, James Lindsey, was born two years later. George Foote supported his young family by delivering mail and by operating a stage line between Greeley and St. Louis, southeast of present-day Loveland. He later also ran a stage line between Loveland and Estes Park. The Foote family moved to Loveland in 1881, acquiring land and establishing a farm where the sugar factory would be built in 1901. Foote entered into a partnership

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<sup>5</sup> Information regarding David Barnes and the Barnes family was gleaned from U. S. census records via Ancestry.com, and from two articles located in clipping files at the Loveland Public Library: "Pioneers of Old West Are Passing; David Barnes Was Splendid Character." *Loveland Reporter Herald*, April 7, 1923; Kenneth Jessen, "After Success Elsewhere, Barnes Founded Loveland." *Loveland Daily Reporter Herald*, April 22, 2002. See also, Watrous, p. 204.

<sup>6</sup> Carl McWilliams and Karen McWilliams. "Historic Loveland Residences, Cultural Resource Survey," May 2010.

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with Virgil W. Stoddard forming the Foote-Stoddard Livery. Located at the southeast corner of 4th and B Streets Foote and Stoddard was Loveland's best-known livery, remaining in operation until 1903. In the late 1880s, the Foote family erected a farmhouse and two barns on their land much of which was planted with orchards and small fruits. Foote also bred Galloway cattle, and in time diversified his financial interests by becoming president of the Larimer County Bank and Trust. In 1899, Foote deeded a sizable acreage to the Loveland Sugar Company as a site for the region's first Great Western Sugar factory which opened in the fall of 1901.

Robert S. Cox moved to Loveland circa 1883 and quickly became involved in building irrigation works in the Big Thompson Valley. He played an integral role in the construction of the Home Supply Ditch, serving on the ditch company's board of directors for many years. Along with George Foote and others, Mr. Cox avidly supported the production of sugar beets to support the local economy. He attended the "Beet Sugar Convention" in Denver in 1892, on behalf of area farmers, and he was a tireless campaigner calling for construction of the Great Western Sugar factory.

Loveland's original town plat was typical for a railroad town in the heart of a thriving agricultural region. Streets and avenues were laid out in a grid pattern, oriented north-south and east-west, parallel with and perpendicular to the railroad tracks. Shortly after the town was platted, the pattern of development was influenced by the erection of a substantial two-story brick commercial building in the first block of 4th Street. Owned by John Lewis Herzinger and Samuel B. Harter, the building housed a mercantile business and served to establish East 4th Street as the community's "Main Street." Loveland's early commercial development was also influenced by the construction of the CCRR depot on the west side of the railroad tracks, northwest of the intersection of 4th and "C" Streets. As originally platted, the first four north-south trending streets east of the tracks were respectively designated "C," "B," "A," and "West" Streets. Just after the turn of the twentieth century, these were renamed Railroad, Cleveland, "Lincoln, and Jefferson Avenues. The 1880 U. S. Census counted 256 residents in Loveland and the community was incorporated the following year. The town continued to grow at a steady rate during the last two decades of the nineteenth century. Numerous improvements were added, including a newspaper, bank, a large hotel near the railroad, a grain elevator, flour mills, public schools, a municipal waterworks, and a growing number of homes and businesses.<sup>7</sup>

*Early Commercial Development in Downtown Loveland, 1878 - 1900*

Constructed in 1878, the Herzinger and Harter Building (5LR.1054) was Loveland's first commercial block, and it set the standard for the city's other commercial buildings which soon followed. The building's construction not only instituted East 4th Street as Loveland's "Main Street," it also established a precedent that future commercial buildings would be substantial, nearly all would be built of brick or stone, and set on solid stone foundations. The CCRR Depot, and one other notable building, the Loveland Hotel, were also built within a year or two of when Loveland was platted in 1877. The Herzinger and Harter Building was located at the northwest corner of 4th and B Streets, while the Loveland Hotel was erected at the west end of the same block at the northeast corner of 4th and C Streets, and the depot was just to the west, across C Street and the railroad tracks.<sup>8</sup>

By 1886, East 4th Street boasted several other commercial buildings which housed such businesses as banks, grocers, tailor shops, billiard parlors, drugstores, variety stores, and furniture stores. The Bartholf Opera House was built circa 1884 as Loveland's second substantial two-story commercial building, directly across from the Herzinger and Harter Building, at the southwest corner of 4th and B Streets. Retail stores and businesses were concentrated in the first two blocks of East 4th Street, while lumberyards, liveries, and other agricultural-related enterprises were located toward the east end of downtown. These included the Orvis and Corbin lumberyard (later the Anderson and Cunningham

<sup>7</sup> Jason Marmor and Carl McWilliams, "Loveland Preservation Survey," (report prepared for the City of Loveland Cultural Services Department, December 1999), p. 6.

<sup>8</sup> Sanborn Map Company maps for Loveland, dated June 1886, December 1890, September 1893, November 1900, March 1906, May 1911, April 1918, August 1927, and July 1937. Accessed online via denverlibrary.org.

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Lumberyard), northeast of 4th and A Streets, and the Foote and Stoddard Livery, northeast of 4th and B Streets, neither of which remain today. Downtown Loveland also boasted two churches by 1886, the United Presbyterian Church at the southwest corner of 4th and A Streets, and the Baptist Church at the northwest corner of 4th and West Streets. Construction continued at a steady rate in the 1890s, as buildings were erected to house a growing number of new businesses. These included the 1891 construction of the substantial two-story brick Larimer County Bank and Trust Building (5LR.1060) at the northwest corner of 4th and A Streets, and the Exchange Hotel (later known as the B Street Hotel) at the northeast corner of 4th and B Streets. (The Larimer County Bank and Trust Building was extensively remodeled in 1927, and is presently known as the Stroh Building (LR.1060). The Exchange Hotel was razed circa 1905, and the site where it was located has been occupied by the First National Bank Building (5LR.1055) since 1928.) The early 1890s also saw construction of the Loveland Farmers Milling and Elevator Company facility (5LR.6671), located on the west side of the railroad tracks, southwest of the intersection of 3rd and C Streets.<sup>8</sup>

*Construction of the Great Western Sugar Factory in 1901 and the Economic Boom That Followed*

The Great Western Sugar Company built its first sugar beet processing factory in northeastern Colorado, in Loveland, in 1901. The factory profoundly affected Loveland's socioeconomic development throughout much of the twentieth century. Prior to this time wheat and other cereal grains were the main crops produced by farmers in the Big Thompson Valley. Sugar beet cultivation was introduced into the plains of Colorado in the 1870s and by 1890 this root crop was included among agricultural products grown in the region. In the 1890s a tariff on imported sugar gave rise to large-scale development of the domestic sugar beet processing industry, and the first factory in the state was built at Grand Junction in 1899. Built two years later, Loveland's Great Western Sugar Company facility provided a reliable market for farmers in the region as well as employment for numerous Loveland residents.<sup>9</sup>

Located northeast of downtown, land for the factory had been donated by pioneer citizen George W. Foote. Along with his wife, Sarah, Foote had joined Greeley's Union Colony in the early 1870s. The family soon moved west to Loveland, and in 1881 Foote acquired acreage where the sugar beet factory would be located two decades later. Foote found success in the cattle business. He then established a livery in downtown Loveland, in the early 1880s, in partnership with Virgil W. Stoddard. Building on his success, Foote later ran a stage line between Loveland and Estes Park, and eventually became president of the Larimer County Bank and Trust.<sup>10</sup>

The sugar beet industry impacted not only Loveland, but all of northeastern Colorado. Loveland's 1901 Great Western Sugar factory was soon followed by others, as by 1906 the company had also built factories at Eaton, Greeley, Longmont, Fort Collins, Windsor, Sterling, Fort Morgan, and Brush. In addition to the production of sugar beets and employment at the factory, the industry spawned other development. In 1902, the Great Western Railway, a Great Western Sugar Company subsidiary, was formed to create a rail network to transport sugar beets from agricultural districts to area sugar factories. Yet another subsidiary, the Loveland Construction Company, was created to actually lay the track and build related infrastructure. During the next several years branch rail lines were built from the Loveland sugar plant to Longmont, Windsor, Johnstown, and elsewhere.<sup>11</sup>

Loveland's population more than tripled between 1901 and 1910, along with a corresponding increase in construction throughout the city, all precipitated by construction of the Great Western Sugar factory. Within the downtown district, more than forty percent of the buildings date from that ten year time span. The 1902 Colorado and Southern Railway depot was among the first buildings in downtown Loveland to follow the sugar factory. Successor to the CCRR in 1898, the Colorado

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<sup>9</sup> Carl McWilliams and Karen McWilliams, "Agriculture in the Fort Collins Urban Growth Area, 1862-1994," (Historic context and survey report prepared for the City of Fort Collins Planning Department, March 1995), pp. 70-75.

<sup>10</sup> Carl McWilliams and Karen McWilliams, "Foote House, 840 N. Monroe Avenue (5LR.6000)," (Colorado Cultural Resource Survey Architectural Inventory Form, prepared for the City of Loveland, January 20, 2010.)

<sup>11</sup> Jessen, p. 76.

<sup>12</sup> Jason Marmor and Carl McWilliams, "Colorado and Southern Railway Depot, 405-409 N. Railroad Avenue (5LR.488)," (Colorado Cultural Resource Survey Historic Building Inventory form, prepared for the City of Loveland, November 1999.)

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and Southern recognized the need to place its new depot on the business side of the tracks, at the west end of the burgeoning commercial district which extended east along 4th Street.<sup>12</sup>

In 1905, Loveland visionary Lee J. Kelim erected Loveland's first electric power plant on West 2nd Street, south of the flour mill on West 3rd Street (by then known as the Big Thompson Milling & Elevator Company Mill). Kelim built the power plant to provide electricity for the mill (in which he held a controlling interest), as well as to generate electricity which he sold to the city to light its street lamps, and to nearby merchants to illuminate their downtown Loveland stores. Kelim's power plant utilized a Corliss steam engine to drive the dynamo which soon proved incapable of keeping up with demands. In November of 1906, Kelim sold out to the Northern Colorado Power Company which had established a large, coal-fired electric power plant near Louisville. Kelim later founded the farming town of Kelim several miles east of Loveland, and in 1913 erected a mill into which he moved the Corliss steam engine taken from the old Loveland power plant.<sup>11</sup>

The first decade of the twentieth century also saw the construction of Loveland's first three-story brick commercial buildings, notably the Majestic Theatre building at 315/319 East 4th Street, in 1903, and the Union Block at the southwest corner of East 4th Street and North Lincoln Avenue, in 1905. Known later as the Lincoln Hotel, the Union Block was erected on land formerly occupied by the United Presbyterian Church. The Presbyterians then erected a new church, designed by Fort Collins architect Montezuma Fuller, one block east, at the southeast corner of East 4th Street and North Jefferson Avenue, listed in the National Register in 2004 (NRIS.04000664; 5LR.4413, and outside the district's nomination boundary.

Notable two-story buildings built in downtown Loveland between 1901 and 1910 include: the W. E. Stevens Block at 415 East 4th Street (1902), the J. W. Jones Clothing Company Building at 209 East 4th Street (circa 1903), the Loveland Buggy Top Building at 419/425 East 4th Street (1907), the W. M. Currier and Company (dealers in hay, coal and feed) Building at 338 East 4th Street (1907), the Lyric Theatre at the southwest corner of East 4th Street and North Jefferson Avenue (1907), the Moore and Gray Grocery Building at 325/333 East 4th Street, next door to the Majestic Theatre, (1908), the Bon Ton Restaurant Building at 331/333 N. Cleveland Avenue (circa 1910), and the imposing State Mercantile Building at the southeast corner of East 4th Street and North Cleveland Avenue (1910). Other two-story buildings from this time period were erected at 104, 212/214, and 314 East 4th Street, and at 325/333 North Cleveland Avenue.

Notable and representative one-story buildings in the district erected during the first decade of the twentieth century include: the Bond and Marshall Dry Goods store at 121 East 4th Street (circa 1903), the Loveland Dry Goods store at 313 East 4th Street (circa 1903), and the B. F. Jennings Hardware store at 116/118 East 4th Street (circa 1905). Other single story buildings from the time period were built at 110/112/114, 213/217, 309, 337, and 403 East 4th Street, as well as at 415/423 N. Cleveland Avenue.

*Commercial Development in Downtown Loveland 1910s – 1940s*

Downtown Loveland saw limited construction from the 1910s to the 1940s, in large part because the city's commercial core was for the most part fully developed. Construction during these years at the north and south ends of downtown reflected America's ever-growing fascination with the automobile industry. Part of a national trend, automotive establishments such as gas stations, auto repair garages, and auto showrooms began to appear in the mid-to-late-1910s. Automobile-related businesses, and other enterprises, in part resulted from creation of Rocky Mountain National Park in 1915. The Loveland Chamber of Commerce encouraged the development of motor courts, gas stations, and other facilities catering to tourists bound for the new National Park.

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<sup>11</sup> Jason Marmor and Carl McWilliams, "Loveland Light Heat and Power Company Building, 105/107/109 W. 2nd Street (5LR.6672), (Colorado Cultural Resource Survey Historic Building Inventory form, prepared for the City of Loveland, November 1999.)



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Within the district, one existing building, at 104 East 4th Street, was transformed into an automobile-related business. B. L. Bonnell established a garage in the building prior to 1925, which later became a Buick dealership, and later a Chevrolet dealership. From the 1920s to the early 1960s, the business was known variously as the B. L. Bonnell Garage, Bonnell Buick Company, Kennedy Buick - GMC Company, and Knox Chevrolet. One other business, the Loveland Steam Laundry at 403-415 East 4th Street was directly associated with the tourist industry and Loveland's proximity to Rocky Mountain National Park. Established in 1912, the steam laundry found success by efficiently providing clean linens to hotels and motels in Estes Park, Loveland, and throughout the region. As of 2014, the Loveland Steam Laundry is still in business, at the same location, since 1918.

Notable buildings within the district built during the 1910s include the stately Lovelander Hotel / BPOE Elks Lodge No. 1051, at 103-117 East 4th Street (1912-1913), Goerner's Grocery and Bakery Building at 341/343 East 4th Street (circa 1910 and 1920), and a part of the Loveland Mercantile and Ice Company plant at 115 W. 2nd Street (circa 1912). The stately, three-story, Lovelander replaced the aging, 1878, Loveland Hotel and became the city's largest downtown commercial building located directly across Railroad Avenue from the depot.

The 1920s in downtown Loveland was ushered in by construction of the Rialto Theatre, designed in the Classical Revival style by Denver architect Robert K. Fuller. Other noteworthy buildings erected in the 1920s include the Meyer Building at 234 East 4th Street, Philip Walter's Confectionery at 345 East 4th Street, and the impressive Classical Revival style First National Bank Building, at the northeast corner of East 4th and North Cleveland Avenue. Completed in 1928, this building's construction enabled the bank to move from the Bartholf Opera House Block and into a large new bank building all its own. Extensive renovations of two late nineteenth century commercial buildings also occurred in the late 1920s and very early 1930s. These were the Larimer County Bank and Trust Building at 247 East 4th Street, remodeled in 1927, and the Herzinger and Harter Building at 137/141 East 4th Street, redesigned by architect Robert K. Fuller and renamed the El Centro Building in 1930. The Bartholf Opera House, across from the El Centro at 136-140 East 4th Street was also extensively remodeled, in 1925, and again in 1938, as the building was transformed into the Arcadia Hotel.

Post 1930 buildings within the historic district include: the Loveland Electric Company Building at 336 East 4th Street (circa 1935), the Western Auto Supply Store at 124 East 4th Street (circa 1935), Mrs. Ellen Dimick's Beauty Shop at 365 N. Cleveland Avenue (circa 1936), the Art Moderne style Wycoff Drug Company building at 233 East 4th Street (1941), and the Combs-Bishopp Appliances and Electrical Building at 330 East 4th Street (1948).<sup>12</sup>

*Commercial Development in Downtown Loveland 1950s – 1960s*

Few undeveloped lots remained in downtown Loveland by the end of the 1940s. Accordingly, almost no new construction took place after that time. Several building facades were altered in the 1950s and early 1960s, however, as national retailers, along with some local retailers, sought to modernize their storefronts. Buildings that underwent extensive façade changes during those years include: 110/112/114 East 4th Street (5LR.6178); 116/118 East 4th Street (5LR.6179); 213/217 East 4th Street (5LR.5074); 225 East 4th Street (5LR.9614); and 315/319 East 4th Street (5LR.5091). Mansard style roof eaves were applied to the two adjacent storefronts at 110/112/114 and 116/118 East 4th Street during that time period. The façade of 213/217 East 4th Street was remodeled circa 1961 while the building was home to the F. W. Woolworth Company. The façade next door at 225 East 4th Street, was remodeled circa 1964 when that building was

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<sup>12</sup> Information regarding the construction, history, and use of individual buildings, was obtained primarily from their intensive-level "Colorado Cultural Resource Survey Historic Building Inventory" forms, which were prepared by Jason Marmor and Carl McWilliams in 1999. Information contained in the forms, in turn, was gleaned from Loveland city directory listings, historic Larimer County Assessor cards, Sanborn Insurance maps, historic newspaper articles, oral interviews, building permit files, and other sources. See also, *Loveland's Historic Downtown: A Guide to the Buildings*, published in 2001 by the Loveland Museum/Gallery.

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occupied by the J. M. McDonald and Company clothing store. The façades of 315/319 and 325/333 East 4th Street were remodeled with the application of green and white metal panels, in the 1950s and 1960s, during the years while they were occupied by the J. C. Penney Company. The panels were removed and the original façade exposed in 2005.

No buildings within the district date originally from the 1950s or 1960s, and only two date from after that time period. One of these is part of the Loveland Steam Laundry facility on the north side of the 400 block of East 4th Street (5LR.13320), erected in 1979. The other is the Next Door Food and Drink building at 222 East 4th Street (5LR.5068), constructed in 2011.<sup>13</sup>

#### *Downtown Loveland 1970s – Early 2000s*

In the early 1970s, Loveland's economy began to diversify away from that of an agricultural-based market place. As the importance of agriculture diminished, new industries came to the forefront. The most important of these were computer manufacturing (highlighted by the opening of Hewlett-Packard's 575,000 square foot plant in 1974), and commercial art, particularly bronze sculpture (also beginning in the early 1970s). As Loveland's economy evolved, so too did its demographics and downtown businesses. The end of Loveland's purely agricultural economy was marked in 1985 by the closure of the Great Western Sugar Company factory which had opened in 1901.

Loveland's commercial arts scene has had a particularly notable impact on downtown Loveland from the 1970s to the present. The first Colorado municipality to pass an arts funding ordinance, Loveland's Art in Public Places program has provided a market for the works of local artists, and resulted in the installation of numerous bronze sculptures in parks and public spaces throughout the City. Several casting foundries were established in the downtown area, and a growing number of local artisans set up galleries and studios in the storefronts of buildings of the historic downtown business district. In 2005, the publication "The 100 Best Art Towns In America," ranked Loveland the number two art town in the nation, behind only Santa Fe, New Mexico. Today, Loveland is promoted as "A City with HeART," home to 200 unique sculpture pieces, three major art shows a year, two of North America's largest foundries, and two sculpture parks.<sup>14</sup>

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<sup>13</sup> City of Loveland building permit files.

<sup>14</sup> <http://www.loveland.org/LovelandArt/>

Downtown Loveland Historic District  
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## 9. Major Bibliographical References

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### **Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

"A Guide to Historic Loveland." Loveland: Loveland Museum and Gallery, 1996.

Ball, Clara, editor. *Loveland-Big Thompson Valley Centennial, 1877-1977*. Loveland: Loveland-Big Thompson Valley Centennial Commission, and Johnson Litho, Inc., 1975.

City of Loveland Building Permit files.

"Colorado and Southern Railway Depot." National Register of Historic Places Inventory-Nomination Form, June 1982.

*Colorado State Business Directories*. Denver: J. A. Blake Publisher, James R. Ives and Company Publishers, The Gazetteer Publishing Company, (1882-1915).

Feneis, Jeff and Cindy Feneis. *Exploring Loveland's Hidden Past*. Loveland: Loveland Museum/Gallery, 2007.

Ison, Susan and Tom Katsimpalis, eds. *Loveland's Historic Downtown: A Guide to the Buildings*. Loveland: Loveland Museum/Gallery, 2001.

Jessen, Kenneth. "Before and after; A look at Loveland's historic buildings," *Loveland Reporter-Herald*, August 1979.

Jessen, Kenneth. *Railroads of Northern Colorado*. Boulder: Pruett Publishing Company, 1982.

Sanborn Map Company maps for Loveland, Colorado published June 1886, December 1890, September 1893, November 1900, March 1906, May 1911, April 1918, August 1927, and August 1937.

*Loveland City Directories*, various publishers, published annually or biannually 1908-2014.

Marmor, Jason, and Carl McWilliams. "Loveland Historic Preservation Survey." Report submitted by Retrospect and Cultural Resource Historians, to the City of Loveland Cultural Services Department, December 1999.

McWilliams, Carl. *Historic Loveland Churches*. Loveland: Loveland Museum/Gallery, 2002.

Watrous, Ansel. *History of Larimer County, Colorado, 1911*. Fort Collins: Courier Printing and Publishing Company, 1911.

#### **Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)

Federal agency  Other State agency  
 previously determined eligible by the National Register  
 National Historic Landmark  University

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

#### **Primary location of additional data:**

State Historic Preservation Office  
 previously listed in the National Register

Local government designated a

Other

Name of repository: History Colorado

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Historic Resources Survey Number (if assigned): 5LR.9700

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**10. Geographical Data**

**Acreage of Property** 18

(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

**UTM References**

(Place additional UTM references on a continuation sheet.)

				(NAD 83)	
				<u>493614</u>	<u>4471707</u>
				Easting	Northing
1	<u>13</u>	<u>493543</u>	<u>4471759</u>	3	<u>13</u>
	Zone	Easting	Northing	Zone	<u>494019</u>
					<u>4471707</u>
2	<u>13</u>	<u>493614</u>	<u>4471759</u>	4	<u>13</u>
	Zone	Easting	Northing	Zone	Easting
					Northing
5	<u>13</u>	<u>494019</u>	<u>4471648</u>	6	<u>13</u>
	Zone	Easting	Northing	Zone	<u>493951</u>
					<u>4471648</u>
7	<u>13</u>	<u>493951</u>	<u>4471594</u>	8	<u>13</u>
	Zone	Easting	Northing	Zone	<u>493893</u>
					<u>4471594</u>
9	<u>13</u>	<u>493835</u>	<u>4471594</u>	10	<u>13</u>
	Zone	Easting	Northing	Zone	<u>493618</u>
					<u>4471594</u>
11	<u>13</u>	<u>493618</u>	<u>4471538</u>	12	<u>13</u>
	Zone	Easting	Northing	Zone	<u>493602</u>
					<u>4471533</u>
13	<u>13</u>	<u>493602</u>	<u>4471433</u>	14	<u>13</u>
	Zone	Easting	Northing	Zone	<u>493498</u>
					<u>4471433</u>
15	<u>13</u>	<u>493514</u>	<u>4471541</u>	16	<u>13</u>
	Zone	Easting	Northing	Zone	<u>493543</u>
					<u>4471541</u>

**Verbal Boundary Description** (Describe the boundaries of the property.)

Note: A two-block long section of North Railroad Avenue, between 3rd Street and 5th Street, is separated into two parallel segments, one segment on the west side of the Burlington Northern Santa Fe Railway tracks, and the other segment on the east side of the tracks. Both of these parallel segments are named "North Railroad Avenue." In the following verbal boundary description, for clarity, they are designated as "North Railroad Avenue (east)" and "North Railroad Avenue (west)."

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Beginning at a point on the curb at the southwest corner of West 5th Street and North Railroad Avenue (west) (Point 1). From point 1, proceed east to a point on the curb at the southeast corner of East 5th Street and North Railroad Avenue (east) (Point 2). From point 2, proceed south in a straight line to a point where said line intersects the south line of the east-west trending alley between East 4th Street and East 5th Street (Point 3). From point 3, proceed east in a straight line along the south edge of said alley, proceeding across North Cleveland Avenue, proceeding across North Lincoln Avenue, proceeding across North Jefferson Avenue, to a point 175 feet east of the west line of Block 39, Everett's Addition (Point 4). From point 4, proceed south in a straight line to a point where said line intersects with the curb on the north side of East 4th Street (Point 5). From point 5, proceed west along the north side East 4th Street, proceeding across North Jefferson Avenue, to a point on the curb at the northwest corner of East 4th Street and North Jefferson Avenue (Point 6). From point 6, proceed south, crossing East 4th Street, and along the west curb line of North Jefferson Avenue, to a point 150 feet south of a point on the curb at the southwest corner of East 4th Street and North Jefferson Avenue (Point 7). From point 7, proceed west in a straight line for a distance of 122 feet, then proceed north in a straight line for a distance of 56 feet, then proceed west in a straight line for a distance of 77 feet, then proceed north in a straight line for a distance of 45 feet, then proceed west in a straight line, crossing North Lincoln Avenue, to a point where said line intersects with the curb on the west side of North Lincoln Avenue (Point 8). From point 8, proceed south in a straight line to a point where said line intersects the north line of the east-west trending alley between East 3rd Street and East 4th Street (Point 9). From point 9, proceed west along the north edge of said alley, proceeding across North Cleveland Avenue, and continuing to proceed west in a straight line to a point where said line intersects the curb on the east side of North Railroad Avenue (east) (Point 10). From point 10, proceed south in a straight line to a point where said line intersects with the curb on the south side of East 3rd Street (Point 11). From point 11, proceed west to a point on the curb at the southeast corner of East 3rd Street and North Railroad Avenue (east) (Point 12). From point 12, proceed south in a straight line to a point on the curb at the northeast corner of East 2nd Street and North Railroad Avenue (east) (Point 13). From point 13 proceed west in a straight line, proceeding across North Railroad Avenue (east), and proceeding west along the north curb line of West 2nd Street to a point 210 feet west of the east line of Block 30 in Loveland's original addition (Point 14). From point 14, proceed north in a straight line for a distance of 138 feet, then proceed east in a straight line for a distance of 95 feet, then proceed north in a straight line to a point where said line intersects with the curb on the north side of West 3rd Street (Point 15). From point 15 proceed west in a straight line to a point on the curb at the northwest corner of West 3rd Street and North Railroad Avenue (west) (Point 16). From point 16 proceed north in a straight line, proceeding across West 4th Street, and to the point of beginning (Point 1).

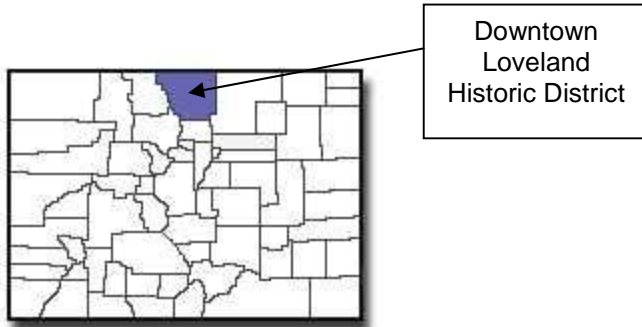
**Boundary Justification** (Explain why the boundaries were selected.)

The district boundary encompasses Loveland's downtown commercial core along East 4th Street, between Railroad and Jefferson Avenues, as well as three architecturally and historically significant properties which comprise the west end of the district. These are the Loveland Light, Heat & Power Company Building (5LR.6672) at 107/109 West 2nd Street, the Loveland Farmers Milling & Elevator Company Mill and Elevator (5LR.6671) at 130 West 3rd Street, and the Colorado & Southern Railway Depot (5LR.488) at 409-427 N. Railroad Avenue. Transitional areas with mixed residential and commercial use and with a greater number of non-historic buildings, and a higher concentration of altered historic buildings were excluded from the district boundaries.

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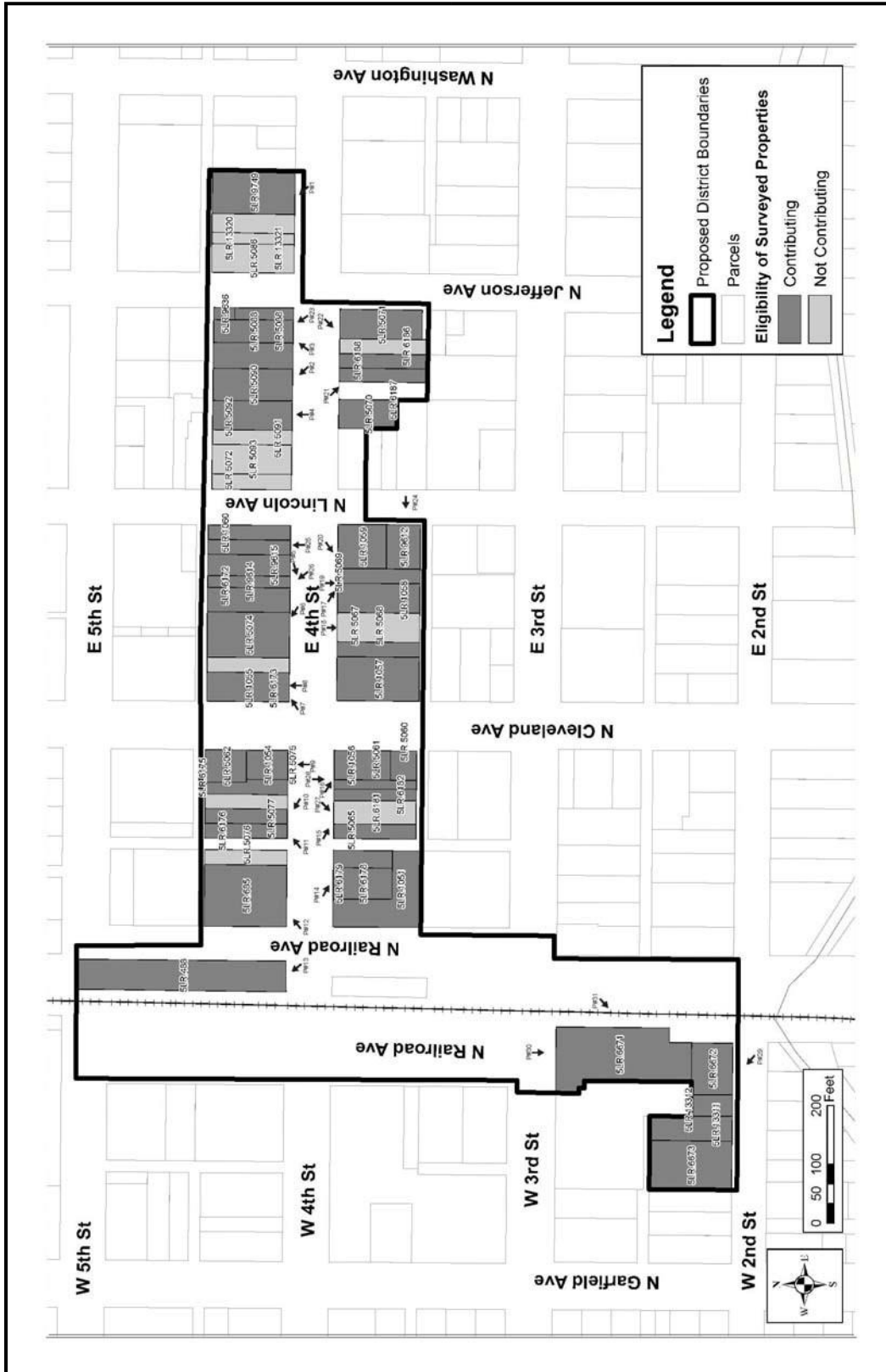
**State perspective**



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Sketch map of district boundary with photograph locations



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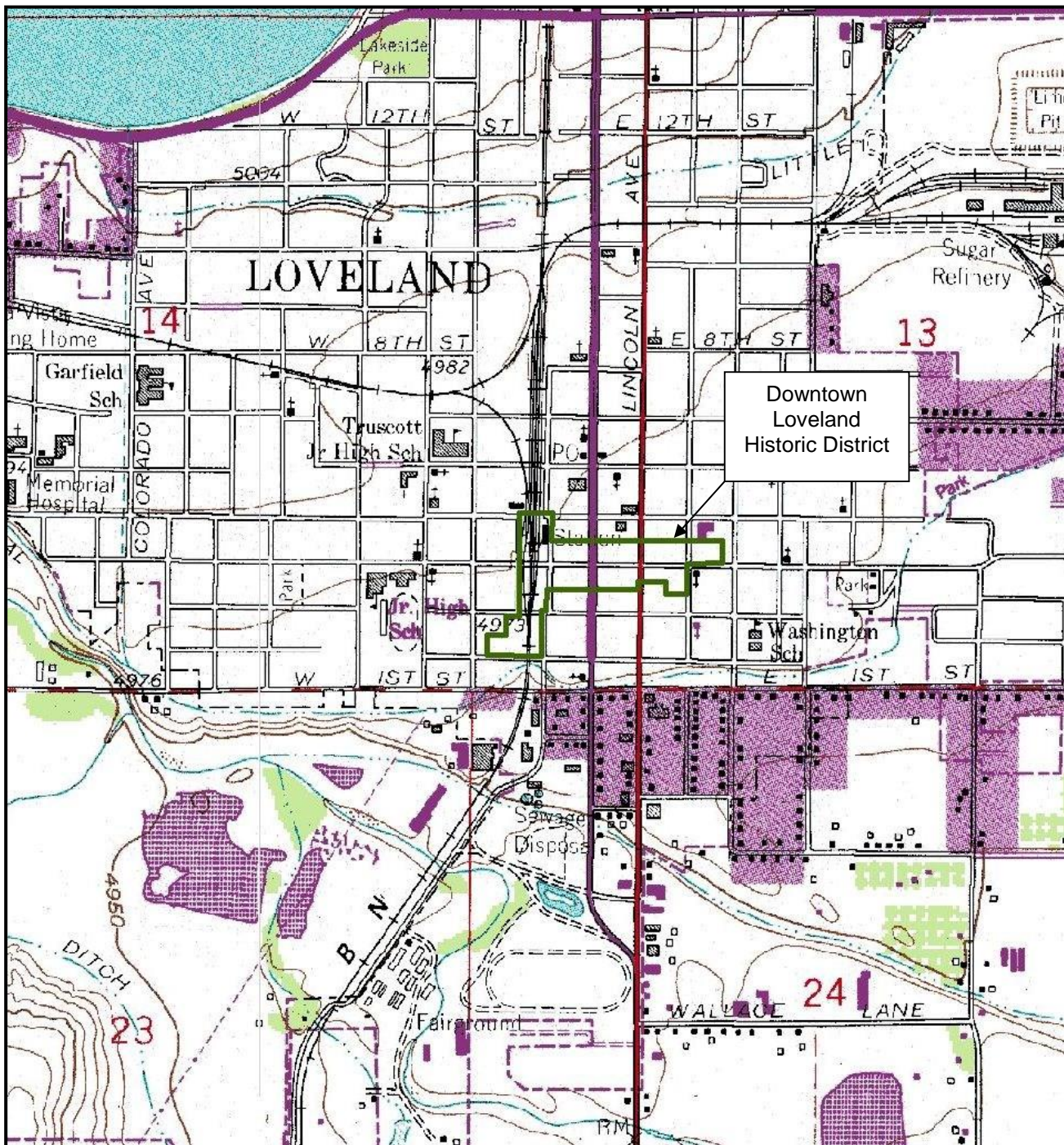
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USGS topographic map section – regional perspective

Loveland Quadrangle

7.5 minute series

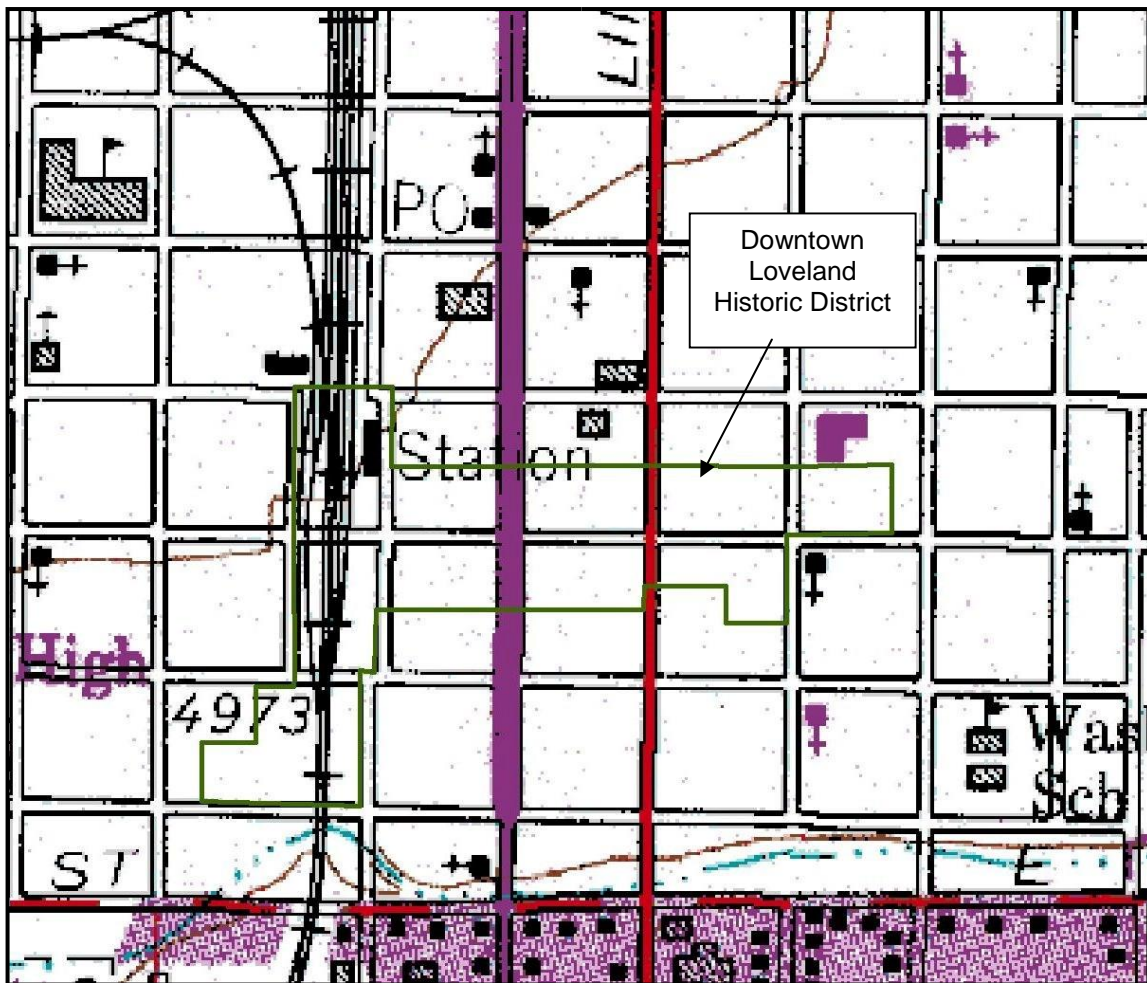


USGS topographic map: close-up perspective



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**11. Form Prepared By**

name/title Carl McWilliams, Manager/Member  
organization Cultural Resource Historians LLC date October 3, 2014  
street & number 1607 Dogwood Court telephone (970) 493-5270  
city or town Fort Collins state CO zip code 80525  
e-mail [historians@frii.com](mailto:historians@frii.com)

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
 A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**PHOTOGRAPH LOG**

**Property Name:** Downtown Loveland Historic District  
**Location:** Loveland, Larimer County, Colorado  
**Photographer:** Carl McWilliams  
**Dates of Photographs:** September 21, 2014  
**Digital CDs stored at:** Tif images on files with the National Register, Washington, D. C.

Photo No.	Site No(s).	Address(es)	View to:
1	5LR.5086 5LR.13320 5LR.13321 5LR.9749	403 East 4th Street ---- - East 4th Street 415 East 4th Street 419/425 East 4th Street	Northwest
2	5LR.5091 5LR.5090 5LR.5089	315/319 East 4th Street 325/333 East 4th Street 337 East 4th Street	Northwest
3	5LR.5089 5LR.5088	337 East 4th Street 341/343 East 4th Street	Northeast
4	5LR.5091	315/319 East 4th Street	North
5	N/A	Loveland Street Clock Street, in front of 237/239 East 4th Street	West-Southwest
6	5LR.1055 5LR.6173 5LR.5074 5LR.9614 5LR.6172 5LR.9615	201 East 4th Street 209 East 4th Street 213/217 East 4th Street 225 East 4th Street 233 East 4th Street 237/239 East 4th Street	Northwest
7	5LR.6173 5LR.5074 5LR.9614	209 East 4th Street 213/217 East 4th Street 225 East 4th Street	Northeast
8	5LR.1055	201 East 4th Street	North

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9	5LR.1055 5LR.6173 5LR.5074 5LR.9614	201 East 4th Street 209 East 4th Street 213/217 East 4th Street 225 East 4th Street	Northeast
10	5LR.1054	137/141 E. 4th Street	North
11	5LR.685 5LR.5076 5LR.6176 5LR.5077 5LR.6175 5LR.5075	103/111/117 East 4th Street 119 East 4th Street 121 East 4th Street 125 East 4th Street 129 East 4th Street 133/135 East 4th Street	Northwest
12	5LR.5077 5LR.6175 5LR.5075 5LR.1054	125 East 4th Street 129 East 4th Street 133/135 East 4th Street 137/141 East 4th Street	Northeast
13	5LR.685	103/111/117 East 4th Street	Northeast
14	5LR.488	409-427 N. Railroad Avenue	Northwest
15	5LR.6178 5LR.6179 5LR.5065	110/112/114 East 4th Street 116/118 East 4th Street 120/122 East 4th Street	Southeast
16	5LR.5065 5LR.6181	120/122 East 4th Street 124 East 4th Street	Southeast
17	5LR.6182 5LR.6183 5LR.1056	128 East 4th Street 134 East 4th Street 136/138/140 East 4th Street	Southeast
18	5LR.1058 5LR.5069 5LR.1059	228 East 4th Street 234 East 4th Street 236/238/248 East 4th Street	Southeast
19	5LR.5068	222 East 4th Street	South
20	5LR.1058 5LR.5069	228 East 4th Street 234 East 4th Street	South
21	5LR.1059	236/238/248 East 4th Street	Southwest
22	5LR.6187	330 East 4th Street	Southeast
23	5LR.6187 5LR.6188 5LR.6186 5LR.5071	330 East 4th Street 336 East 4th Street 338 East 4th Street 342/344/356 East 4th Street	Southwest
24	5LR.5088	341/343 East 4th Street	Northwest
25	5LR.9612	365 N. Lincoln Avenue	West
26	5LR.5073	243 East 4th Street	North
27	5LR.6172	233 East 4th Street	Northwest
28	5LR.5065 5LR.6181 5LR.6182 5LR.6183 5LR.1056	120/122 East 4th Street 124 East 4th Street 128 East 4th Street 134 East 4th Street 136/138/140 East 4th Street	Southwest

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29	5LR.6182 5LR.6183 5LR.1056	128 East 4th Street 134 East 4th Street 136/138/140 East 4th Street	South
30	5LR.6672	105/107/109 W. 2nd Street	Northwest
31	5LR.6671	130 W. 3rd Street	South
32	5LR.6671	130 W. 3rd Street	Southwest
33	5LR.	137/141 E. 4th Street	Northwest
34	5LR.	133/135 E. 4th Street	North
35	5LR.	104 E. 4th Street	Southeast
36	5LR.	116/118 E. 4th Street	South
37	5LR.	136/138/140 E. 4th Street	Southwest
38	5LR.	212/214 E. 4th Street	South
39	5LR.	234 E. 4th Street	South-Southeast
40	5LR.	325/329 N. Cleveland Avenue	West-South West
41	5LR.1051	"Where Art and Science Meet" mural plaque West wall of 104 East 4th Street	East
42	N/A	"Pondering Chimpanzee" sculpture southeast corner East 4th Street and N. Railroad Ave.	Northeast
43	N/A	"Pondering Chimpanzee" sculpture plaque	N/A
44	N/A	"The Historic Barnes Fountain" sidewalk inscription, southwest corner of N. Cleveland Avenue and East 4th Street	N/A
45	N/A	"Persistence of Vision" sculpture, in front of 228 East 4th Street	NNE
46	N/A	"Persistence of Vision" sculpture plaque	N/A
47	N/A	Benjamin Franklin on bench sculpture, in front of 338 East 4th Street	South
48	N/A	"Monkey Business" sculpture, southwest corner of East 4th Street and N. Jefferson Avenue	Northwest
49	N/A	"Monkey Business" sculpture plaque	N/A
50	N/A	"Factory Worker" sculpture, in front of 403 East 4th Street	Northwest
51	N/A	"Factory Worker" sculpture plaque	N/A
52	N/A	"Heron Rising" sculpture, in front of 425 East 4th Street	Northwest
53	N/A	"Heron Rising" sculpture plaque	N/A
54	N/A	"Dreaming of the Kiss" sculpture, in front of 315/319 East 4th Street	Southwest
55	N/A	"Dreaming of the Kiss" sculpture plaque	N/A
56	N/A	Flower Sculpture, in front of 233 East 4th Street	Northwest
57	N/A	"Lovers" sculpture, in front of 121 East 4th Street	Southeast
58	N/A	"Lovers" sculpture plaque	N/A

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**HISTORIC IMAGE LOG**

Figure 1	Foote and Stoddard Livery, view to SE, 1885. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 2	Colorado and Southern Railway Depot, 409-427 N. Railroad Ave., view to NE, ca. 1905. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 3	100 block of E. 4 <sup>th</sup> St., view to NE, 1905. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 4	E. 4 <sup>th</sup> St. at N. Cleveland Ave., view to NE, ca. 1905. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 5	100 block of E. 4 <sup>th</sup> St., view to ENE, ca. 1906. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 6	300 block of E. 4 <sup>th</sup> St., view to West, 1919. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 7	North side of 200 block of E. 4 <sup>th</sup> St., view to NW, 1949. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 8	200 block of E. 4 <sup>th</sup> St., view to E, ca. 1955. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 9	First National Bank, 201 E. 4 <sup>th</sup> St., view to NE, ca. 1955. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 10	100 block of 4 <sup>th</sup> Street, view to E. ca. 1955. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 11	Loveland Hotel, 103-107 E. 4 <sup>th</sup> St., view to NE, ca. 1955. Courtesy Loveland Public Library, Loveland, Colorado.
Figure 12	100 block of E. 4 <sup>th</sup> St., view to WNW, ca. 1968.
Figure 13	4 <sup>th</sup> St. at E. Cleveland Ave. view to NE, ca. 1968. Courtesy Loveland Public Library, Loveland, Colorado.

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### HISTORIC IMAGES



Figure 1: Foote and Stoddard Livery, view to SE, 1885. Courtesy Loveland Public Library, Loveland, Colorado.

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Figure 2: Colorado and Southern Railway Depot, 409-427 N. Railroad Ave. View to NE, ca. 1905. Courtesy Loveland Public Library, Loveland, Colorado.



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Figure 3: 100 block of E. 4 St., view to NE, 1905.  
**Courtesy Loveland Public Library, Loveland, Colorado.**



Figure 4: E. 4<sup>th</sup> St. at N. Cleveland Ave., view to NE, ca. 1905.  
**Courtesy Loveland Public Library, Loveland, Colorado.**



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Figure 5: 100 block of E. 4th St., view to ENE, ca. 1906.  
Courtesy Loveland Public Library, Loveland, Colorado.

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Figure 6: 300 block of E. 4th St., view to West, 1919.  
Courtesy Loveland Public Library, Loveland, Colorado.



Figure 7: North side of 200 block of E. 4th St., view to NW, 1949.  
Courtesy Loveland Public Library, Loveland, Colorado.

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Figure 8: 200 block of E. 4th St., view to E, ca. 1955.  
Courtesy Loveland Public Library, Loveland, Colorado.



Figure 9: First National Bank, 201 E. 4th St., view to NE, ca. 1955.  
Courtesy Loveland Public Library, Loveland, Colorado.

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Figure 10: 100 block of 4th Street, view to E. ca. 1955.  
Courtesy Loveland Public Library, Loveland, Colorado.



Figure 11: Lovelander Hotel, 103-107 E. 4th St., view to NE, ca. 1955.  
Courtesy Loveland Public Library, Loveland, Colorado.

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Figure 12: 100 block of E. 4th St., view to WNW, ca. 1968.  
Courtesy Loveland Public Library, Loveland, Colorado.



Figure 13: 4 St. at E. Cleveland Ave. view to NE, ca. 1968.  
Courtesy Loveland Public Library, Loveland, Colorado.

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Photo 1: Camera facing northwest - 403 East 4th Street ---- East 4th Street, 415 East 4th Street, 419/425 East 4th Street - 5LR.5086 NC, 5LR.13320 NC, 5LR.13321 NC, 5LR.9749 C



Photo 2: Camera facing northwest - 315/319 East 4th Street, 325/333 East 4th Street, 337 East 4th Street – 5LR.5091 C, 5LR.5090 C , 5LR.5089 C

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Photo 3: Camera facing northeast - 337 East 4th Street, 341/343 East 4th Street - 5LR.5089 C, 5LR.5088 C



Photo 4: Camera facing north - 315/319 East 4th Street - 5LR.5091 C

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Photo 5: Camera facing west-southwest - Loveland Street Clock Street, in front of 237/239 East 4th Street - **C** (no site number)



Photo 6: Camera facing northwest - 201 East 4th Street, 209 East 4th Street, 213/217 East 4th Street, 225 East 4th Street, 233 East 4th Street, 237/239 East 4th Street - 5LR.1055 **C**, 5LR.6173 **NC**, 5LR.5074 **C**, 5LR.9614 **C**, 5LR.6172 **C**, 5LR.9615 **C**



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Photo 7: Camera facing northeast - 209 East 4th Street, 213/217 East 4th Street, 225 East 4th Street - 5LR.6173 **NC**, 5LR.5074, 5LR.9614 **C**



Photo 8: Camera facing north - 201 East 4th Street, 5LR.1055 **C**

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Photo 9: Camera facing northeast - 201 East 4th Street, 209 East 4th Street, 213/217 East 4th Street, 225 East 4th

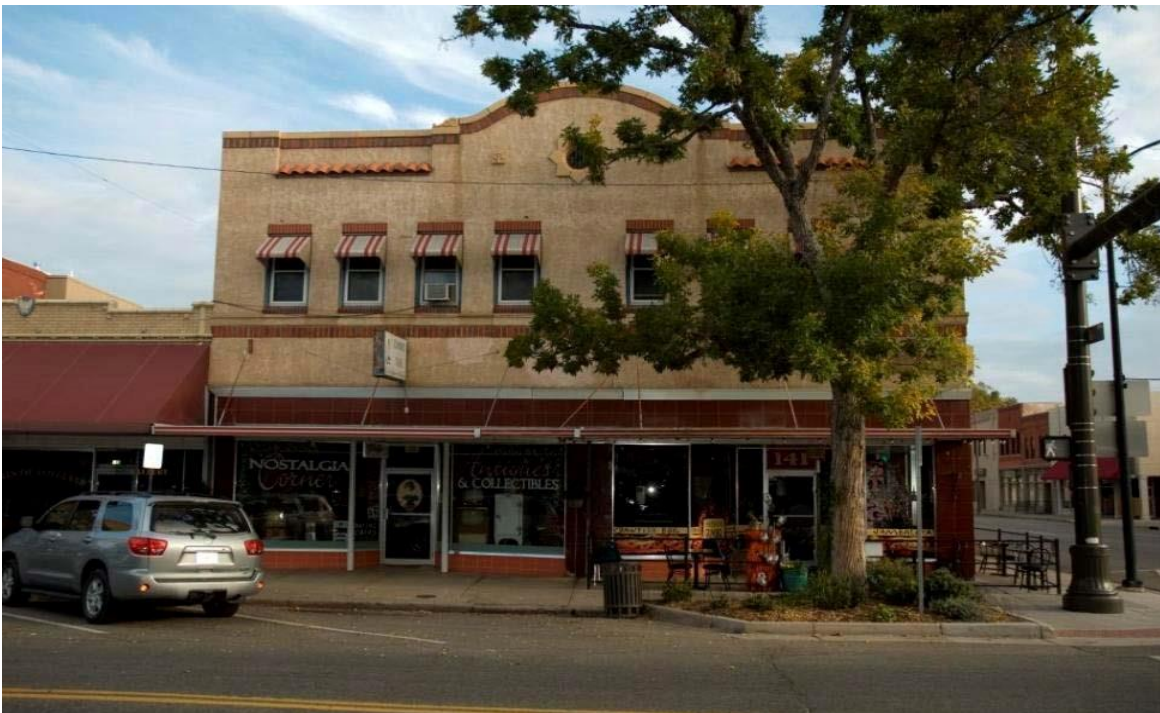


Photo 10: Camera facing north - 137/141 East 4th Street, 5LR.1054 C

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Photo 11: Camera facing northwest -103/111/117 East 4th Street, 119 East 4th Street, 121 East 4th Street, 125 East 4th Street, 129 East 4th Street, 133/135 East 4th Street – 5LR.685 C, 5LR.5076 NC, 5LR.6176 C, 5LR.5077 C, 5LR.6175 NC, 5LR.5075 C



Photo 12: Camera facing northeast - 125 East 4th Street, 129 East 4th Street, 133/135 East 4th Street, 137/141 East 4th Street - 5LR.5077 C, 5LR.6175 NC, 5LR.5075 C, 5LR.1054 C

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Photo 13: Camera facing northeast - 103/111/117 East 4th Street - 5LR.685 C



Photo 14: Camera facing northwest - 409-427 N. Railroad Avenue 5LR.488 C

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Photo 15: Camera facing southeast - 110/112/114 East 4th Street, 116/118 East 4th Street 120/122 East 4th Street - 5LR.6178 C, 5LR.6179 C, 5LR.5065 C



Photo 16: Camera facing southeast - 120/122 East 4th Street, 124 East 4th Street - 5LR.5065 C, 5LR.6181 NC

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Photo 17: Camera facing southeast - 128 East 4th Street, 134 East 4th Street, 136/138/140 East 4th Street - 5LR.6182 C, 5LR.6183 C, 5LR.1056 C



Photo 18: Camera facing southeast - 228 East 4th Street, 234 East 4th Street, 236/238/248 East 4th Street - 5LR.1058, C, 5LR.5069 C, 5LR.1059 C

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Photo 19: Camera facing south - 222 East 4th Street – 5LR.5068 NC



Photo 20: Camera facing south - 228 East 4th Street, 234 East 4th Street - 5LR.1058 C,  
5LR.5069 C

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Photo 21: Camera facing southwest - 236/238/248 East 4th Street - 5LR.1059 C



Photo 22: Camera facing southeast - 330 East 4th Street – 5LR.6187 C



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Photo 23: Camera facing southwest - 330 East 4th Street, 336 East 4th Street, 338 East 4th Street, 342/344/356 East 4th Street - 5LR.6187 C, 5LR.6188 C, 5LR.6186 C, 5LR.5071 C



Photo 24: Camera facing northwest - 341/343 East 4th Street - 5LR.5088 C

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Photo 25: Camera facing west - 365 N. Lincoln Avenue – 5LR.9612 C



Photo 26: Camera facing north - 243 East 4th Street – 5LR.5073 C

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Photo 27: Camera facing northwest - 233 East 4th Street - 5LR.6172 C



Photo 28: Camera facing southwest - 120/122 East 4th Street, 124 East 4th Street, 128 East 4th Street, 134 East 4th Street, 136/138/140 East 4th Street – 5LR.5065 C , 5LR.6181 NC, 5LR.6182 C, 5LR.6183 C, 5LR.1056 C

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Photo 29: Camera facing south - 128 East 4th Street, 134 East 4th Street,  
136/138/140 East 4th Street - 5LR.6182 C, LR.6183 C, 5LR.1056 C

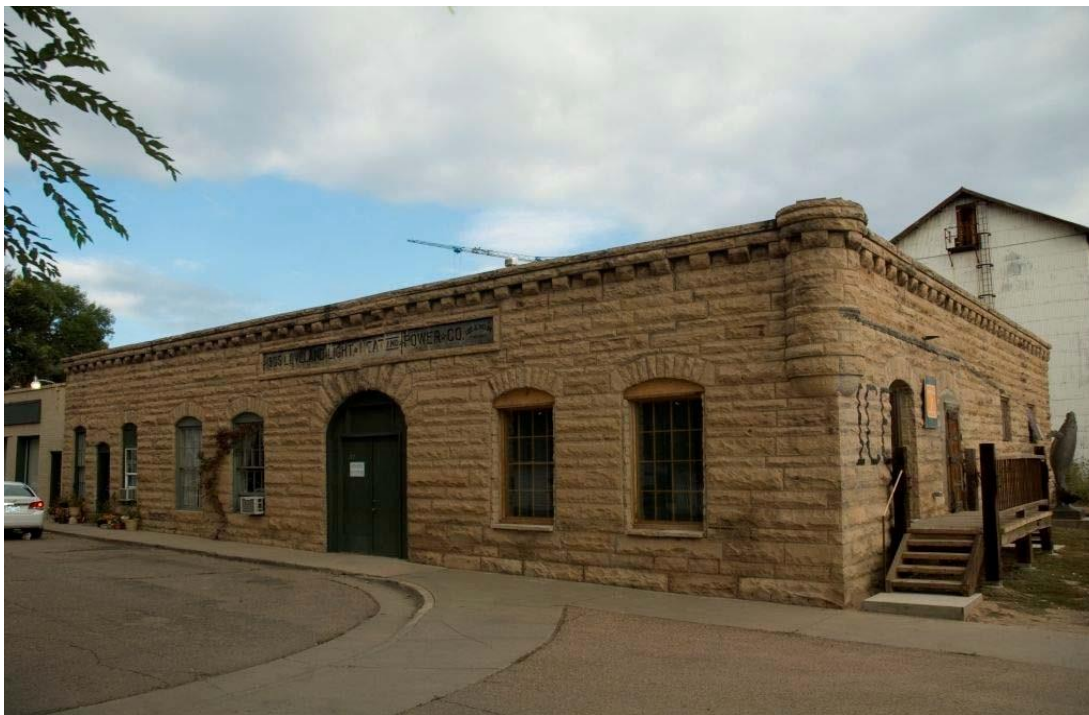


Photo 30: Camera facing northwest - 105/107/109 W. 2nd Street – 5LR.6672 C

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Photo 31: Camera facing south - 130 W. 3rd Street – 5LR.6671 C



Photo 32: Camera facing southwest - 130 W. 3rd Street – 5LR.6671 C

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Photo 33: Camera facing northwest – 137/141 East 4<sup>th</sup> Street, 5LR.1054 C



Photo 34: Camera facing north – 133/135 East 4<sup>th</sup> Street, 5LR.5075 C

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Photo 35: Camera facing southeast – 104 East 4<sup>th</sup> Street, 5LR.1051 C



Photo 36: Camera facing south – 116/118 East 4<sup>th</sup> Street, 5LR.6179 C

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Photo 37: Camera facing southwest – 136, 138, 140 East 4<sup>th</sup> Street, 5LR.1056 C



Photo 38: Camera facing south – 212/214 East 4<sup>th</sup> Street, 5LR.5067 C



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Photo 39: Camera facing south-southeast – 234 East 4<sup>th</sup> Street, 5LR.5069 C



Photo 40: Camera facing west-southwest – 325/329 N. Cleveland Ave., 5LR.5060 C

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Photo 41: Camera facing east –“Where Art and Science Meet” mural plaque West wall of 104 East 4th Street – 5LR.1051 C



Photo 42: Camera facing northeast - “Pondering Chimpanzee” sculpture southeast corner East 4th Street and N. Railroad Ave. – no site number – NC

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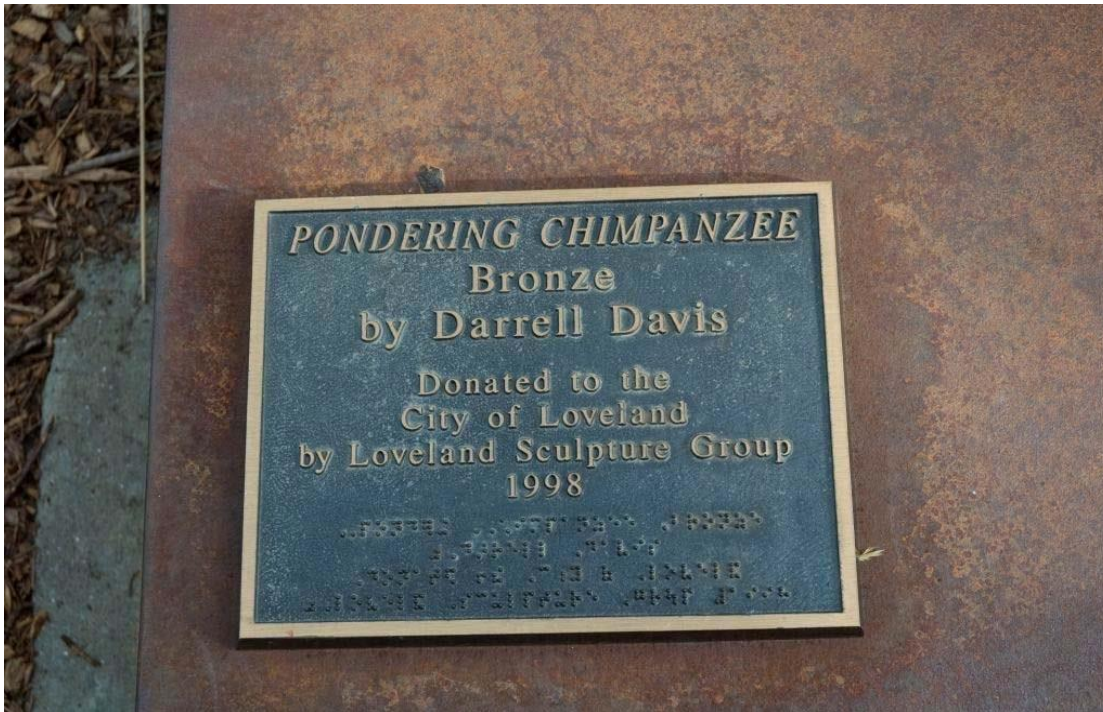


Photo 43: "Pondering Chimpanzee" sculpture plaque - no site number - NC



Photo 44: "The Historic Barnes Fountain" sidewalk inscription, southwest corner of N. Cleveland Avenue and East 4th Street - no site number - NC

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Photo 45: Camera facing north northeast "Persistence of Vision" sculpture, in front of 228 East 4th Street - no site number - **NC**

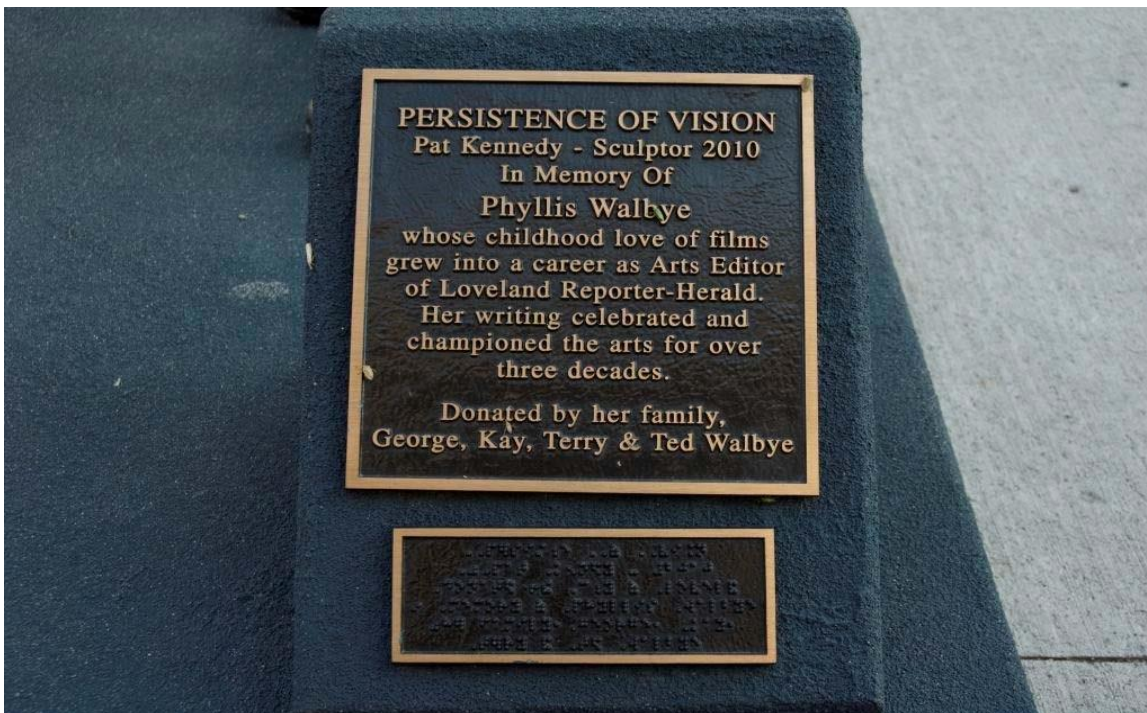


Photo 46: "Persistence of Vision" sculpture plaque - no site number - **NC**

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Photo 47: Camera facing south - Benjamin Franklin on bench sculpture, in front of 338 East 4th Street – no site number - **NC**



Photo 48: Camera facing northwest - "Monkey Business" sculpture, southwest corner of East 4th Street and N. Jefferson Avenue - no site number – **NC**

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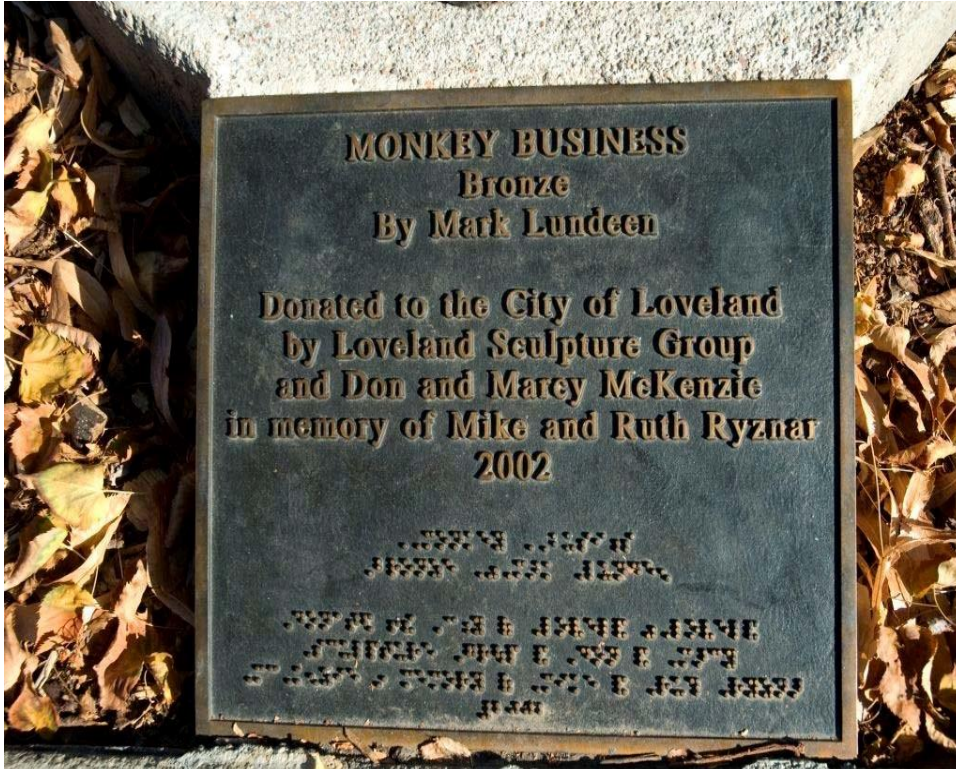


Photo 49: "Monkey Business" sculpture plaque - no site number – **NC**



Photo 50: Camera facing northwest - "Factory Worker" sculpture, in front of 403 East 4th Street - no site number – **NC**

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Photo 51: "Factory Worker" sculpture plaque - no site number – NC



Photo 52: Camera facing northwest - "Heron Rising" sculpture, in front of 425 East 4th Street - no site number – NC

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Photo 53: "Heron Rising" sculpture plaque- no site number - NC



Photo 54: Camera facing southwest - "Dreaming of the Kiss" sculpture, in front of 315/319 East 4th Street - no site number - NC



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Photo 55: "Dreaming of the Kiss" sculpture plaque - no site number – NC



Photo 56: Camera facing northwest - Flower Sculpture, in front of 233 East 4th Street- no site number - NC

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Photo 57: Camera facing southeast - "Lovers" sculpture, in front of 121 East 4th Street - no site number - **NC**

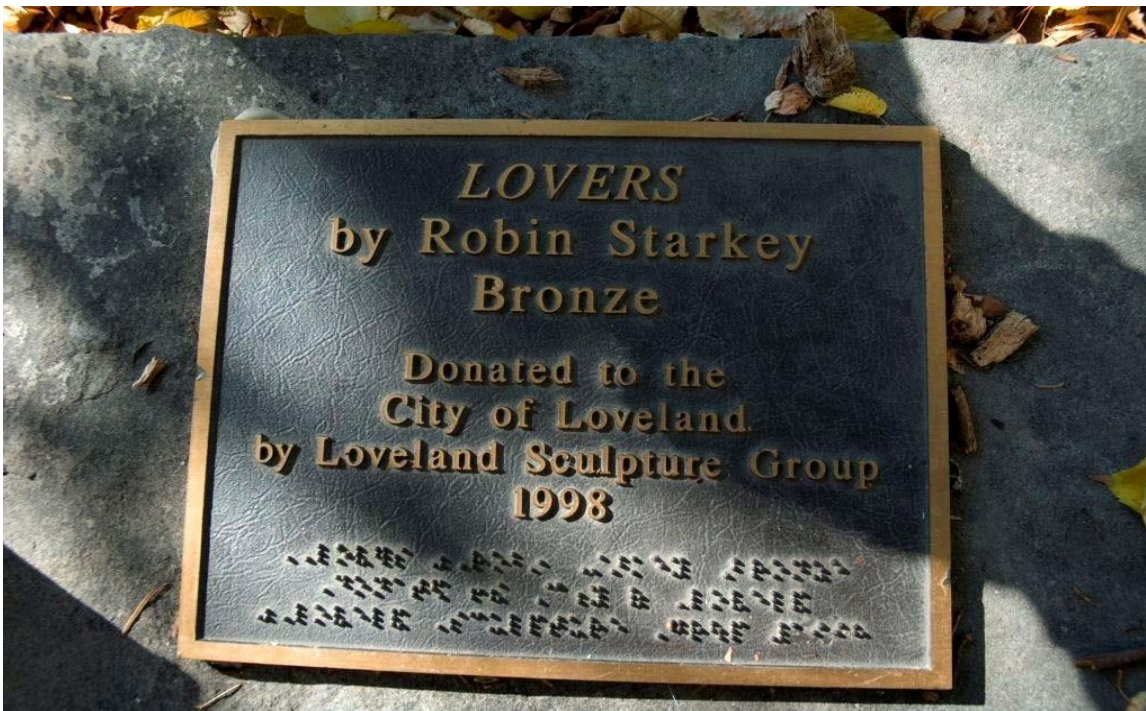


Photo 58: "Lovers" sculpture plaque - no site number - **NC**