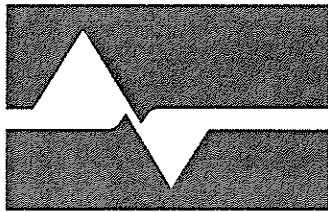


Loveland Historic Register

Nomination Packet



City of Loveland

City of Loveland

Community & Strategic Planning

500 E. Third Street

Loveland, CO 80537

Tel. 970-962-2579

This packet includes the instructions and forms necessary to nominate a building, site, or district to the Loveland Historic Register.

City of Loveland Historic Preservation Commission

**Process and Procedures for Nomination and
Designation
of
Historic Landmarks &
Historic Districts**

The Historic Preservation Commission thanks you for becoming involved in the important process of protecting the Loveland community's historical built environment. The following steps will guide you through the nomination process and designation procedures. *If you have any questions, please call the historic preservation staff. Our staff is here to help!*

Please refer to the Loveland Municipal Code, Chapter 15.56 Historic Preservation for the formal procedures and requirements regarding the nomination and designation of historic structures, sites, or districts. If you do not have a copy of this information, staff will provide you with one.

STEP 1. Pre-Application Conference

- Schedule a time to meet with the City Staff to determine the property's significance, review the designation process, and learn how to research your historic structure, site or district. City Staff will also outline the privileges, obligations, and restrictions that apply to designated landmarks and districts.

STEP 2. Formal Application

- Complete the form *Application for Designation of a Historic Landmark* (FORM A, attached) or *Application for Designation of a Historic District* (Form B, attached)
- Forms must be completed in their entirety.
- Obtain a copy of an officially recorded document containing the legal description of the property. This could be an abstract of title, warranty deed, quit claim deed, etc. If you do not possess one of these documents, contact the Larimer County Clerk for assistance. For nominations of a District, officially recorded documents containing a legal description of all properties must be provided.
- Send or deliver all items to the Loveland Historic Preservation Commission via Loveland Development Center at the Loveland Municipal Building 500 E. Third St. Loveland, CO 80537.

STEP 3 Notification, Scheduling, and Posting

- The Commission shall hold a public hearing on the designation application not more than sixty (60) days after the filing of a complete application.
- The Community Services Department shall provide notice of the time, date and place of such public hearing, and a brief summary or explanation of the subject matter of the hearing, by at least one (1) publication in a newspaper of general circulation within the City not less than fifteen (15) days prior to the date of the hearing.
- In addition, at least fifteen (15) days prior to the hearing date, the Department shall post the property in the application so as to indicate that a landmark or historic district designation has been applied for and mail written notice of the hearing to the record owners, as reflected by the records of the county assessor, of all property included in the proposed designation. Such written notice shall be sent by both first class regular mail and certified mail return receipt requested. Failure of the property owner to sign and return the certified mail receipt shall not invalidate any proceedings in connection with the proposed designation. Failure to send notice by mail to any such property owner where the address of such owner is unknown and not a matter of public record shall not invalidate any proceedings in connection with the proposed designation.

STEP 4 Public Hearing

Historic Preservation Commission

- The Historic Preservation Commission will provide a formal hearing to consider the *Application for Designation of a Historic Landmark Form A, or Application for Designation of a Historic District Form B* and that public hearing will follow a format that has been adopted by the Commission.
- The Historic Preservation Commission will consider the criteria at 15.56.091 when reviewing proposed landmarks for designation.
- Within thirty (30) days after the conclusion of the public hearing, but in no event more than (60) days after the hearing date first set, unless otherwise mutually agreed by the Historic Preservation Commission and applicant, the Commission shall either recommend approval, modification and approval, or disapproval of the proposal. The Commission may recommend approval conditions upon the voluntary execution of certain easements, covenants, or licenses.
- The Historic Preservation Commission will forward its recommendation, in writing, to the City Council concerning a designation and further state any recommendations as to easement, covenants, or licenses that must be met by the property owner to receive and/or maintain the designation. The Historic Preservation Commission will also notify the City Council, in writing, of any decision disapproving a designation initiated by the City Council.
- For applications for designation as a landmark that have gone to a public hearing before the Commission without the owner's consent, such consent shall be required, in writing, prior to review of the application by the City Council*. If the owner(s) do not consent to the proposed designation, the application will not move forward.

City Council

- Within thirty (30) days after the date of any referral from the Historic Preservation Commission, the City Council shall hold a public hearing on the designation application.
- The City Council will review the application for conformance with the established criteria for designation. Due consideration will also be given to the written view of owners of affected property. The Council shall approve, modify and approve, or disapprove of the proposed designation.
- When a historic landmark or district has been designated by the City Council, the City Clerk shall promptly notify the owner(s) of the property include therein and shall cause a copy of the designating ordinance to be recorded with the County Clerk and Recorder.
- Whenever the City Council disapproves a proposed designation, no person shall submit an application that is the same or substantially the same for at least one (1) year from the effective date of the final action on the denied application.

***Note:** Landmarks and Districts can be nominated without the consent of the property owner by the Historic Preservation Commission or City Council. Nominations by either of these two groups requires a majority vote of a quorum or more, of the members. Commission or Council designees will be required to file an *Application for Designation of a Historic Landmark Form A, or Application for Designation of a Historic District Form B* with the Community Services Department.

Landmark Designations

Steps 1 through 4 above shall apply to the nomination of a Landmark.

A landmark is an individual property of historical, architectural, archaeological, or cultural interest. Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social/cultural, or geographic/environmental significance. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

1. Historic sites shall meet one (1) or more of the following:
 - a) Architectural.
 - (1) Exemplifies specific elements of an architectural style or period;
 - (2) Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
 - (3) Demonstrates superior craftsmanship or high artistic value;
 - (4) Represents an innovation in construction, materials, or design;
 - (5) Represents a built environment of a group of people in an era of history;
 - (6) Exhibits a pattern or grouping of elements

representing at least one of the above criteria; or
(7) Is a significant historic remodel.

b) Social/cultural.

- (1) Is a site of an historic event that had an effect upon society;
- (2) Exemplifies the cultural, political, economic, or social heritage of the community; or
- (3) Is associated with a notable person(s) or the work of a notable person(s).

c) Geographic/environmental.

- (1) Enhances sense of identity of the community; or
- (2) Is an established and familiar natural setting or visual feature of the community.

2. Prehistoric and historic archaeological sites shall meet one (1) or more of the following:

a) Architectural.

- (1) Exhibits distinctive characteristics of a type, period, or manner of construction; or
- (2) Is a unique example of structure.

b) Social/cultural.

- (1) Has the potential to make an important contribution to the knowledge of the area's history or prehistory;
- (2) Is associated with an important event in the area's development;
- (3) Is associated with a notable person(s) or the work of a notable person(s);
- (4) Is a typical example/association with a particular ethnic or other community group; or
- (5) Is a unique example of an event in local history.\

c) Geographic/Environmental.

- (1) Is geographically or regionally important.

3. Each property will also be evaluated based on physical integrity using the following criteria (a property need not meet all the following criteria):

- a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;
- b) Retains original design features, materials, and/or character;
- c) Is the original location or same historic context if it has been moved; or
- d) Has been accurately reconstructed or restored based on documentation.

See the Loveland Municipal Code 15.56.020 for exact language dealing with the designation of historic structures, sites, or districts.

District Designations

Steps 1 through 4 above shall apply to the nomination of a District.

Definition of a Historic District

A Historic District is a geographically definable area including a concentration, linkage, or continuity of subsurface or surface sites, buildings, structures, and/or objects. The historic district is related by a pattern of either physical elements or social activities.

Determining the significance of a Historic District

The historic significance of a district is determined by applying criteria to the pattern(s) and unifying elements(s). Properties that do not contribute to the significance of the historic district may be included within the boundaries as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements will be evaluated for their magnitude of impact by considering their size, scale, design, location, and/or information potential.

Historic District Boundaries

District boundaries will be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey. When districts are designated, applicable design guidelines and other appropriate restrictions may be included as part of the designation.

Age Criteria

Within a district, the designated contributing sites and structures must be at least fifty (50) years old. The district could be exempt from the age standard if the resources are found to be exceptionally important in other significant criteria.

Non-Contributing Structures

Properties that do not contribute to the significance of the historic district may be included within the boundaries as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements will be evaluated for their magnitude of impact by considering their size, scale, design, location and/or information potential.

Historic Districts shall meet one (1) or more of the following:

a) Architectural.

- (1) Exemplifies specific elements of an architectural style or period;
- (2) Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally;
- (3) Demonstrates superior craftsmanship or high artistic value;
- (4) Represents an innovation in construction, materials, or design;
- (5) Represents a built environment of a group of people in an era of history;
- (6) Is a pattern or a group of elements representing at least one of the above criteria; or
- (7) Is a significant historic remodel.

- b) Social/cultural.
 - (1) Is the site of an historical event that had an effect upon society;
 - (2) Exemplifies cultural, political, economic or social heritage of the community; or
 - (3) Is associated with a notable person(s) or the work of a notable person(s).

- c) Geographic/environmental.
 - (1) Enhances sense of identity of the community; or
 - (2) Is an established and familiar natural setting or visual feature of the community.

- d) Archaeology/subsurface.
 - (1) Has the potential to make an important contribution to the area's history or prehistory;
 - (2) Is associated with an important event in the area's development;
 - (3) Is associated with a notable person(s) or the work of a notable person(s);
 - (4) Has distinctive characteristics of a type, period or manner of construction;
 - (5) Is of geographic importance;
 - (6) Is a typical example/association with a particular ethnic group;
 - (7) Is a typical example/association with a local cultural or economic activity; or
 - (8) Is a unique example of an event or structure

See the Loveland Municipal Code 15.56.020 for exact language dealing with the designation of historic structures, sites, or districts.



FORM A

Application for Designation of a Historic Landmark

Please Type or Print Legibly

One property only per Application Form.
If more than one Applicant, please attach additional sheet.

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	Janet Wells
Applicant:	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> City Council (attach meeting minutes initiating action) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Preservation Commission (attach meeting minutes initiating action) <i>Please check one.</i>
Address:	105 E. 1st St., Loveland, CO 80537
Telephone:	970.988.8788

PROPOSED LANDMARK INFORMATION	
Property Name:	Loveland Substation
Address:	105 E. 1st St., Loveland, CO 80537
Historic Use:	electric power substation
Current and Proposed Use	residential
Legal Description	Lot L10-14 BLK B23 LOV
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i> Brick + Cement Building erected in 1924 as the Loveland Substation for the Public Service Co of Colorado. See attached Architectural Inventory Form



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION	
Historic Property Name:	Loveland Substation for the Public Service Company of Colorado
Current Property Name:	Loveland Substation
Address:	105 E. 1st St., Loveland, CO 80537
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> Lot L10-14 BLK B23 LOV
Owner Name & Address:	Janet Wells 8237 Surrey St., Greeley, CO 80634
Style:	Modern Movements
Building Materials:	Brick, Cement, Asphalt Roof
Additions to main structure(s), and year(s) built.	2 story stucco addition built on the north facade in 1998
Is the structure(s) on its original site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, Date Moved _____
What is the historic use of the property?	electric power substation
What is the present use of the property?	residence
What is the date of construction?	Estimated: _____ Actual: <u>1924</u> Original: _____ Source: Sanborn Insurance maps; Stitzel, Robin



FORM A

Application for Designation of a Historic Landmark

<p>DETAILED PROPERTY INFORMATION continued</p>	
<p>Describe the condition of the property.</p>	<p>Good to Excellent</p>
<p>Who was the original architect?</p>	<p>Unknown Source:</p>
<p>Who was the original Builder/Contractor?</p>	<p>Unknown Source:</p>
<p>Who was the original Owner(s)?</p>	<p>Public Service Company of Colorado Source: Stitzel, Robin. "The Fort Collins Public Service Company Power Station."</p>
<p>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</p>	<p>No</p>
<p>Detailed description of the architectural characteristics of the property.</p>	<p>Please attach additional sheets if necessary. 2502 sq. ft. rectangular plan 2 story brick, laid in common bond supported by low concrete foundation flat roof 2 story stucco addition on the north facade</p>



FORM A

Application for Designation of a Historic Landmark

The Historic Preservation Commission and City Council will consider the following criteria when reviewing nominations of properties for designation.

Landmarks must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, social/cultural, or geographic/environmental significance. A landmark may be less than fifty (50) years old if it is found to be exceptionally important in other criteria.

Age of Site is: 91 yrs

1. Proposed Historic Landmarks. Please check all that apply:

For prehistoric or historic archaeological sites, please go to Form A Section 2, pg. 5.

A) Architectural:

- 1) Exemplifies specific elements of an architectural style or period.
- 2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, or locally.
- 3) Demonstrates superior craftsmanship, or high artistic value.
- 4) Represents innovation in construction, materials, or design.
- 5) Represents a built environment of a group of people in an era of history.
- 6) Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- 7) Is a significant historic remodel.

B) Social/Cultural

- 1) Is a site of an historic event that had an effect upon society.
- 2) Exemplifies the cultural, political, economic, or social heritage of the community.
- 3) Is associated with a notable person(s) or the work of notable person(s).

C) Geographical/Environmental

- 1) Enhances sense of identity of the community.
- 2) Is an established and familiar natural setting or visual feature of the community.



FORM A

Application for Designation of a Historic Landmark

2. Prehistoric and historic archaeological sites shall meet one (1) or more of the following. Complete this section only if the subject property is a prehistoric or historic archaeological site. Please check all that apply.

A) Architectural

- 1) Exhibits distinctive characteristics of a type, period, or manner of construction.
- 2) Is a unique example of a structure.

B) Social/Cultural

- 1) Has the potential to make an important contribution to the knowledge of the area's history or prehistory.
- 2) Is associated with an important event in the area's development.
- 3) Is associated with a notable person(s) or the work of notable person(s).
- 4) Is a typical example/association with a particular ethnic or other community group.
- 5) Is a unique example of an event in local history.

C) Geographical/Environmental

- 1) Is geographically or regionally important.

3. Each property or site will also be evaluated based on physical integrity using the following criteria (*a property need not meet all the following criteria*):

- a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;**
- b) Retains original location or same historic context if it has been removed; or**
- c) Has been accurately reconstructed or restored based on documentation.**



FORM A

Application for Designation of a Historic Landmark

<p>Statement of Significance</p> <p>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</p>	<p><i>Please attach additional sheets if necessary.</i> See attached Architectural Inventory Form prepared by historian Carl McWilliams - Item 42:</p> <p>The building is historically significant for its association with the development of regional power systems designed and operated by the Public Service Company in Northern Colorado beginning in the early 1900s. The building was determined officially ineligible for inclusion in the National Register of Historic Places in April of 2000. The building is eligible for local landmark designation by the City of Loveland.</p>
<p>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <p>See attached</p>
<p>Please identify all references used during the research of the property. Include titles, author, publisher, publication date, ISBN# (when applicable), and location of source such as public library, etc.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Architectural Inventory Form, Carl McWilliams, Historic Loveland Residences Cultural Resource Survey, Jan 10, 2010. Sources - Item 36.</p> <p>Sanborn Insurance Maps; Stitzel, Robin. "The Fort Collins Public Service Company Power Station." December 2000. Unpublished paper. Ft Collins Historic Preservation Office files.</p>



FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Alair Christensen

Signature of Preparer:

Alair Christensen

Date:

June 26, 2015

Phone No.

970.308.8884

Address:

306 Sundance Cir N, Fort Collins, CO 80524

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

Janet R. Wells

Date:

6-26-15

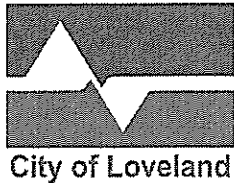
Result Row: ◀ Prev 54 of 66 Next ▶

Instrument # ◀ Prev 20140017817 Next ▶

Document Type:	(QC) QUIT CLAIM DEED
Record Date :	4/10/2014 1:38:03 PM
Grantor:	BUTTON RICHARD L
Grantee:	WELLS JANET R
Book Type:	RE
# of Pages:	1
Consideration:	60,000.00
Legal:	LOT L10-14 BLK B23 LOV

Note: Empty fields are not shown
[Direct External Link to this Document](#)

205 E 6th



COMMUNITY & STRATEGIC PLANNING
Civic Center • 500 East Third Street • Loveland, Colorado 80537
(970) 962-2579 FAX (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

July 12, 2010

Greetings-

I am pleased to inform you that the fifth historic survey of Loveland's historic resources is complete!

As you'll recall in 2009, as part of an ongoing effort to preserve our community's historic character and educate the community about our history, the City of Loveland's historic preservation program identified 60 homes and buildings with high historic value to the community. Each of the sixty buildings chosen for the survey, including many of Loveland's most historic homes, has been intensively surveyed as a Colorado Cultural Resource. Included in this packet is the historic survey (architectural inventory form) of your home or property.

Historian Carl McWilliams has completed all 60 surveys which means it is time to gather to answer any questions you may have about the historic survey and what the survey has revealed about your home or property. This survey is for your information as the property owner. Homeowners have found these surveys to be educational and entertaining; they are of particular interest to those who are interested in the history of their homes or are considering designation of their property as a historic landmark.

Your home or building was chosen based on its historical and architectural significance to the community. We hope that you will find your survey of interest and that it will help make clear the connection that your home has with Loveland's roots. If you have questions about this survey or would like to discuss the possibility of designating your home or building as a landmark on the Loveland Historic Register, please attend the final meeting:

Loveland Historic Resources Survey
Final Meeting
Monday, July 26th, 6:00 PM
Loveland Museum Gallery (basement)

Historian Carl McWilliams, city staff, and a representative of the Historic Preservation Commission will be on hand to answer your questions.

If you are unable to attend the meeting, feel free to phone me at 962-2745 or email me at barnet@ci.loveland.co.us

Sincerely,

Tangier Barnes
Community and Strategic Planning
(970) 962-2745

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|-------------------|
| 1. Resource number: | 5LR.9768 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 9513350006 |
| 3. County: | Larimer | | |
| 4. City: | Loveland | | |
| 5. Historic building name: | Public Service Company of Colorado Loveland Substation | | |
| 6. Current building name: | Wells House | | |
| 7. Building address: | 105 E. 1st Street | | |
| 8. Owner name and address: | Janet R. Wells and Richard L. Button
105 E. 1st Street
Loveland, CO 80537 | | |



National Register field eligibility assessment:	Not Eligible
Loveland Landmark eligibility assessment:	Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 69W
SE ¼ of SW ¼ of SW ¼ of SW ¼ of section 13
10. UTM reference (NAD83)
Zone 13; 493559 mE 4471367 mN
11. USGS quad name: Loveland, Colorado
Year: 1962; Photorevised 1984 Map scale: 7.5
12. Lot(s): Lots 10-14 Block: 23
Addition: Loveland Year of Addition: 1877
13. Boundary Description and Justification: This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: square feet **2502 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**

21. General architectural description:

This two story building is supported by a low concrete foundation which does not extend above grade. Its walls are made of red bricks, laid in common bond. A belt course, composed of four brick stretcher courses and one brick header course visually separates the first and second stories, while a single projecting stretcher course forms the top of the wall. A recessed brick panel is located on the second story on the south elevation. The building is covered by a flat roof. A stained natural brown solid wood door with three vertically oriented upper sash lights enters the east elevation. This door is flanked on either side by a single light side light and is topped by a large single-light transom light. This entry is spanned by a heavy concrete lintel. A painted blue wood-paneled door, with two small upper sash lights, enters the west elevation from a concrete porch. Windows are entirely single and paired 1/1 double hung sash with painted white wood frames. Windows on the first story also have heavy concrete lugsills and lintels

A two story addition is located on the north elevation. The addition's exterior walls are clad with painted grey stucco and it has a flat roof. A set of paired white paneled doors, covered by a set of paired storm doors, enter the northwest corner of the addition. The addition's windows are 1/1 double hung sash.

22. Architectural style/building type: **Modern Movements**

23. Landscaping or special setting features:

This property is located at the northeast corner of 1st Street and Railroad Avenue at the southern periphery of downtown Loveland. The Loveland-Greeley irrigation canal flows behind the property to the north.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1924** Actual:

Source of information: **Sanborn Insurance maps; Stitzel, Robin. "The Fort Collins Public Service Company Power Station." December 2000. Unpublished paper, Fort Collins Historic Preservation Office files.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Public Service Company of Colorado**

Source of information: **Stitzel, Robin. "The Fort Collins Public Service Company Power Station."**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

This building was erected circa 1924 as the Loveland Substation for the Public Service Company of Colorado. In 1998, it was remodeled into a residence with a two-story stuccoed addition to the original north elevation.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Industry/Processing/Extraction / Energy Facility**

32. Intermediate use(s): **Industry/Processing/Extraction / Energy Facility**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single Family Residence / Former Public Service Company Substation**

35. Historical background:

The property at 105 East 1st Street was constructed in the 1920s as an electric power substation, part of a regional power network operated by the Public Service Company. Beginning in the 1920s, the Public Service Company provided electrical power to much of the north Front Range, through a main power plant located near Lafayette, and substations in Berthoud, Loveland, and Fort Collins. Electrical power systems provided vital support for the development of agriculture, industry and transportation in Loveland and its surrounding rural communities, which in turn laid the foundation for the city's continued growth.

Between 1891 and 1900, there were several attempts to provide Loveland with electrical power. All faced two stiff obstacles: the struggle between private and municipal entities for control over ownership, distribution and rates; and the high costs of infrastructure. In 1900, Loveland businessman and entrepreneur Lee Kelim finally took matters into his own hands. Kelim owned the Big Thompson Mill and Elevator Company. In late 1900, Kelim hooked a dynamo to the mill's 85-horsepower steam engine, and strung electrical wire throughout the mill. On the evening of December 22, 1900, he demonstrated his success to the townspeople. Within days, Kelim had extended electric lines to his 4th Street home and several nearby businesses, and, on January 1, 1901, the Loveland Town Board granted Kelim a ten-year franchise to provide the town with electricity. Two weeks later, on January 17, 1901, Kelim's Loveland Light Heat & Power Company was incorporated.

In the beginning, the power plant operated only at night, furnishing a few homes and several businesses with after-dark lighting. It was not long, however, before the true potential of electric generated power was grasped, and demand quickly rose. In 1904, Kelim sold his stake in his mill company, and constructed a building on West 2nd Street to serve as the town's power plant. Unfortunately, Kelim neglected to warn the community about a one-week power outage that would occur as the steam engine and dynamo were moved to the new building. By this time, Loveland's citizens had grown dependent on electricity, and citizens were aghast when the unexpected outage caused much of the town's commerce and manufacturing to cease, and darkened the night skies. Kelim's troubles continued when, despite installing a second steam engine and dynamo, he could not keep up with demand. According to an article in *Exploring Loveland's Hidden Past*, "The town simply consumed more electricity than Kelim could provide." On November 1, 1906, Kelim sold his operations to the Northern Colorado Power Company. In 1907, the Denver-based Northern Colorado Power Company built an electric power generation plant by Lafayette, to serve much of northern Colorado. Kelim's steam power plant was abandoned, and Loveland's electricity was instead provided from the power company's Lafayette station. In 1914, the Northern Colorado Power Company reorganized into Western Light and Power, and in 1923, Western Light and Power was consolidated, along with several other gas and electric utilities, into the Public Service Company of Colorado.

In 1923, the company provided all of the electrical needs of the towns of Lafayette, Boulder, Longmont, Loveland, Berthoud, Fort Collins, Greeley, Fort Lupton, Brighton, and Cheyenne, Wyoming. In

November 1924, work was completed on Valmont Station, a 20,000-kilowatt, five-story steam-electric generating plant located near the coal fields of northern Colorado. When it went on line in 1924, Valmont Station was one of the largest, most modern powdered-fuel generating stations located between the Missouri River and the Pacific Coast.

About this time, the Public Service Company built a series of substations to augment the electrical power from its main plant in Lafayette. Two of these substations still exist: Loveland's example, and its sister substation in Fort Collins. Substations were often located near industries with a high energy demand, and in more industrial areas of town. Fort Collins' substation, located at 128 West Prospect Road, was built near the Colorado Agricultural College (now Colorado State University) campus, and adjacent to the Colorado and Southern (C&S) Railroad line. Loveland's substation is similarly located next to the historic C&S rail tracks. Each substation was constructed using a standard building plan chosen by the Public Service Company, with each building constructed of similar materials, and with the same size, style, and orientation.

In the 1940s, challenged by a booming Colorado economy and the demand for even more electricity, Public Service Company constructed the Arapahoe Station in Denver, and added units to Valmont Station and to the former Lacombe Electric's Zuni Station. The company's biggest project, however, was the Cherokee Steam Electric Generating Station, a 780,500 kilowatt plant located just north of Denver. The first of the plants' four generators went into service in 1957, and the station was fully operational in 1968. With the last unit, the Cherokee Station became Colorado's largest capacity power plant.

Unfortunately, with construction of the Cherokee Power Station, the electric power substations were rendered obsolete. The Fort Collins substation sat vacant for several years, and is slated for demolition in 2010 to accommodate new development. Loveland's electric power substation, at 105 East 1st Street, has met a better fate. It operated as a substation into the 1960s, and was then sold by the Public Service Company to the City of Loveland. In September 1983, it was acquired by Marlene and Steven Funk. In 1998, it was remodeled into a residence, with a two story stucco addition built on the north façade. Some of the building's brick recesses were replaced with windows, and the brick was sandblasted to remove paint. The building is currently owned by Janet Wells and Richard Button, who purchased the property from the Funks in January, 2002. Today, this brick building stands as a link between Loveland's past and its future.

36. Sources of information:

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

DeHaes, John. *Partners in Power: A History of the Fort Collins Light and Power Utility Company, 1935-1985*. Fort Collins: 1985

Fisher, Ellen Kingman. *One Hundred Years of Energy: Public Service Company of Colorado and Its Predecessors, 1869-1969*. New York: Garland Publishing Inc, 1989

<http://www.fundinguniverse.com/company-histories/PUBLIC-SERVICE-COMPANY-OF-COLORADO-Company-History.html>

Larimer County Assessor's Records. <http://www.larimer.org/assessor/>

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Public Service Company of Colorado: Providing Energy for More Than a Century.

<http://www.fundinguniverse.com/company-histories/PUBLIC-SERVICE-COMPANY-OF-COLORADO-Company-History.html>

Stitzel, Robin. "The Fort Collins Public Service Company Power Station." December 2000.
Unpublished paper, Fort Collins Historic Preservation Office files.

Sanborn Insurance maps.

VI. SIGNIFICANCE

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

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

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

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

Loveland Standards for Designation:

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

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with the development of regional power systems designed and operated by the Public Service Company in northern Colorado beginning in the early 1900s. The building was determined officially ineligible for inclusion in the National Register of Historic Places in April of 2000. The building is eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building's integrity was somewhat diminished when it was converted into a residence, with an addition to the north elevation, in 1998. The addition is quite well executed, however, and is to the rear of the historic building. A sense of time and place relative to this building's historic use as a substation by the Public Service Company of Colorado remains clearly in evidence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local Landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

Discuss: This building is located at the southern edge of downtown Loveland in a mixed residential and commercial neighborhood, with more industrial-use properties across 1st Street to the south. Historic buildings in this specific area do not appear collectively to possess sufficient significance and integrity to comprise a National Register district.

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

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

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #2; Images 1-4**

CD filed at: **City of Loveland, Community and Strategic Planning Department, 500 E. 3rd Street, Loveland, CO 80537**

48. Report title: **Historic Loveland Residences Cultural Resource Survey**

49. Date(s): **January 20, 2010**

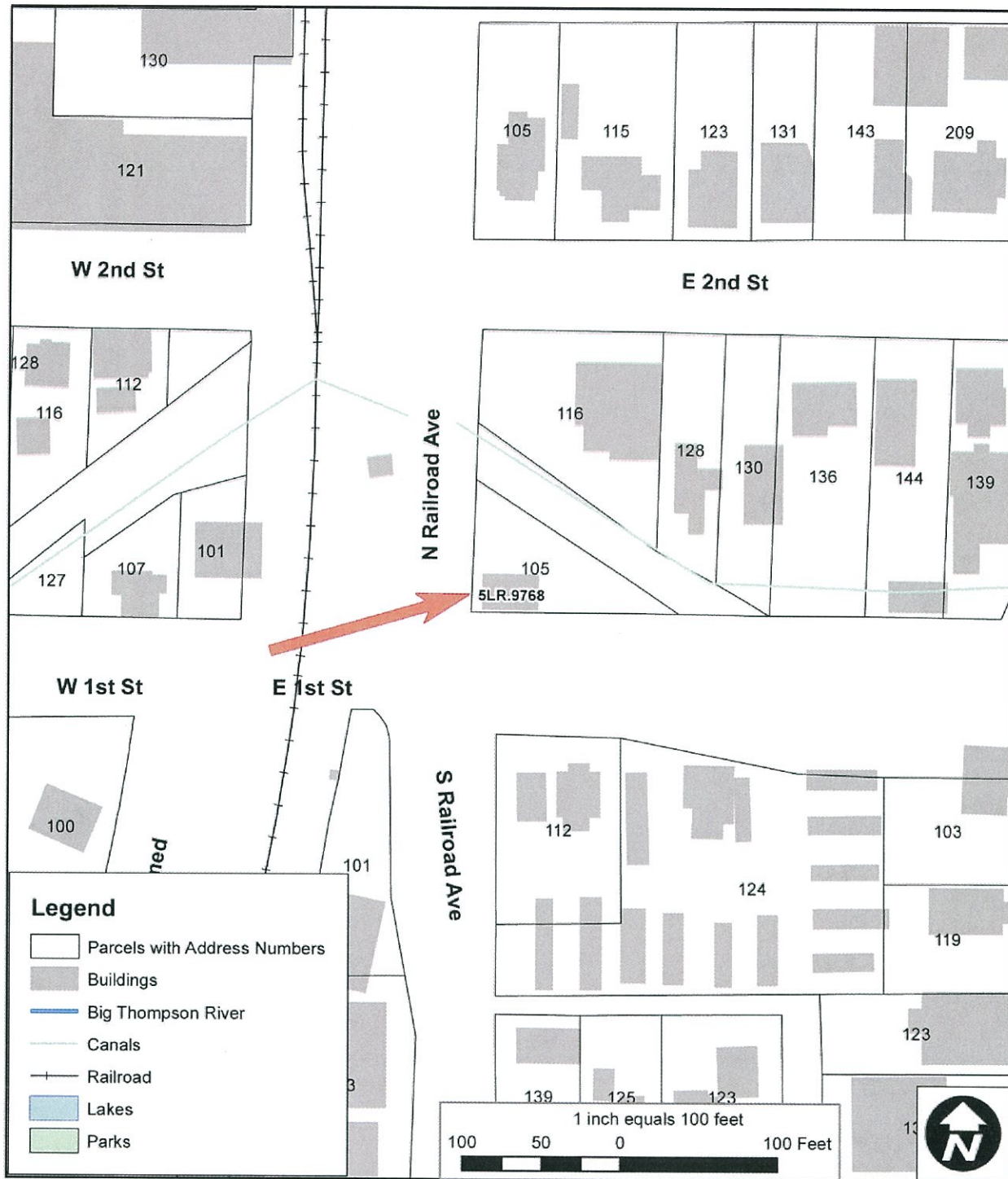
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

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

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

Sketch Map



Location Map

