



CITY OF LOVELAND
COMMUNITY AND STRATEGIC PLANNING

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**Loveland City Council
Staff Report**

From: Matt Robenalt, Community and Strategic Planning
Meeting Date: March 22, 2005
Re: Application for Historic Landmark Property Designation

SITE DATA

Address: 130 W. 3rd Street, Loveland, Colorado

Request: Application for Historic Landmark Property Designation

Historic Name: Loveland Farmers Milling & Elevator Company Building

Architectural Style: Industrial- Grain Elevator/Mill

Current Building Sq. Ft.: Original Structure = 24,800 sq. ft. (estimate based on hand measurements by architect)
Accessory Bldg. = 4,800 sq. ft

Construction Date: Original Structure: 1891-92
Accessory Warehouse: 1971

Legal Description: LOTS 1 THROUGH 9, INCLUSIVE, AND THE EAST 5.0 FEET OF LOT 10 AND THE NORTH 1/2 OF LOTS 26 THROUGH 30, INCLUSIVE, ALL IN BLOCK 21, IN THE CITY OF LOVELAND, COLORADO;
AND
ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 1, 2, 3, AND 4 ON ONE SIDE, AND LOTS 27, 28, 29, AND 30 ON THE OTHER SIDE, IN SAID BLOCK 21, IN THE CITY OF LOVELAND, COLORADO;
AND
THE WESTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY THE COLORADO & SOUTHERN RAILWAY COMPANY) 100.0 FOOT WIDE RIGHT OF WAY, BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SW1/4 SW1/4 OF SECTION 13, TOWNSHIP 5

NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 50 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE, BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF THIRD STREET IN THE CITY OF LOVELAND, COLORADO, AND BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL WITH AND DISTANT 192.0 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THIRD STREET;

AND

AN EASEMENT TO MAINTAIN AND REMOVE EXISTING BUILDING STRUCTURES ENCROACHMENT, OVER, UPON AND ACROSS A 5. 0 FOOT STRIP OF LAND OUT OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY THE COLORADO & SOUTHERN RAILWAY COMPANY) 100. 0 FOOT WIDE RIGHT OF WAY, BEING 50. 0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SW1/4 SW1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 20. 0 FEET AND 25. 0 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE, BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF THIRD STREET IN THE CITY OF LOVELAND, COLORADO, AND BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL WITH AND DISTANT 192. 0 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THIRD STREET.

Owner(s): Dean & Bettie Anderson
3016 W. County Rd. 10
Berthoud, CO 80513

Applicant: Dean & Bettie Anderson

Application Summary:

On February 21, 2005, the Historic Preservation Commission (“HPC”) voted to recommend that the City Council designate the property at 130 W. 3rd Street, also known as the Loveland Feed & Grain Building, as a landmark of the Loveland Historic Register. Approved HPC Resolution 05-03 is provided as an attachment.

Larimer County Assessor records identifies the property by the following address: 130 W. 3rd St., Loveland, Colorado.

History:

The building, commonly known today as the Loveland Feed & Grain, was constructed in 1891-92 by the Loveland Farmers Milling & Elevator Co. on the site where an earlier mill had been destroyed by fire. Founders of the Loveland Milling & Elevator Company included Henry Spotts, Elza Darrough, and John Westerdoll.

When first constructed, the milling operation housed in the building had a capacity of 275 sacks of flour per day, and the elevator had a storage capacity of 50,000 bushels of wheat. In the early 1900s, the building and operations contained within was greatly enlarged under the new ownership of J.K. Mullen, proprietor of the Big Thompson Milling & Elevator Company. During the expansion operations in the 1900s, a coal-fired power plant was installed to drive the milling machinery, and also provide electricity for illumination of Loveland’s streets and businesses. By 1906, an office and warehouse wing were added to the building, and a railroad siding was constructed that allowed the increased production of flour for shipment throughout the western U.S. The flour was sold under the names Loveland Patent, Silver Dollar, and Quail. By 1918, Sanborn fire insurance maps indicate that the building had been enlarged to its present configuration.

The facility operated under numerous names through the years, including:

- Loveland Farmers Milling & Elevator Co. (1891 to 1898)
- Big Thompson Milling & elevator Co. (1898 to 1914)
- Loveland Milling & Elevator Co. (1914 to 1917)
- Colorado Milling & Elevator Co. – Loveland Flour Mills (1917 to 1950)
- Denver Elevators Co. (1950s to early 1960s)
- Ranch-Way Feed Co. (early 1960s to 1968)
- Loveland Feed & Grain Co. (1968 to 2003)

The last company to be housed in the building was the Loveland Feed & Grain Company, which was owned by a group of local livestock ranchers, including the current owners Dean & Bettie Anderson. For more than three decades, the Loveland Feed & Grain Company milled and sacked local grown grain and corn, and sold it through an onsite retail sales office to livestock ranchers and dairy farms. An economic decline in Larimer County’s agriculture industry in the 1990’s eventually affected the demand for products produced by the Loveland Feed & Grain Company, and as a result, the consortium of owners dissolved the company on December 31, 2003, and closed the operation. The building has been vacant while awaiting rehabilitation. Garrison Companies of Prairie Village, KS currently has a contract to purchase the property and convert the building to residential apartments. The proposal is preliminary, and the developer must still obtain zoning approval from the Planning Commission, and submit an alteration certificate to the Historic Preservation Commission before reconstruction activities can occur on the property.

Architectural Description:

The Feed & Grain Building is a complex assemblage of brick, timber frame, and stone structures that serve various specialized functions in the milling process. The main structure is a three-story brick-walled timber frame building covered by a metal-clad mansard roof. This main structure contains several window openings containing double-hung wood sash windows. The mansard roof contains a series of dormers, some of which have been sealed. The office portion of the structure is located at the northwest corner, and the former power plant is located at the northeast corner of the structure. See Photo No. 1.

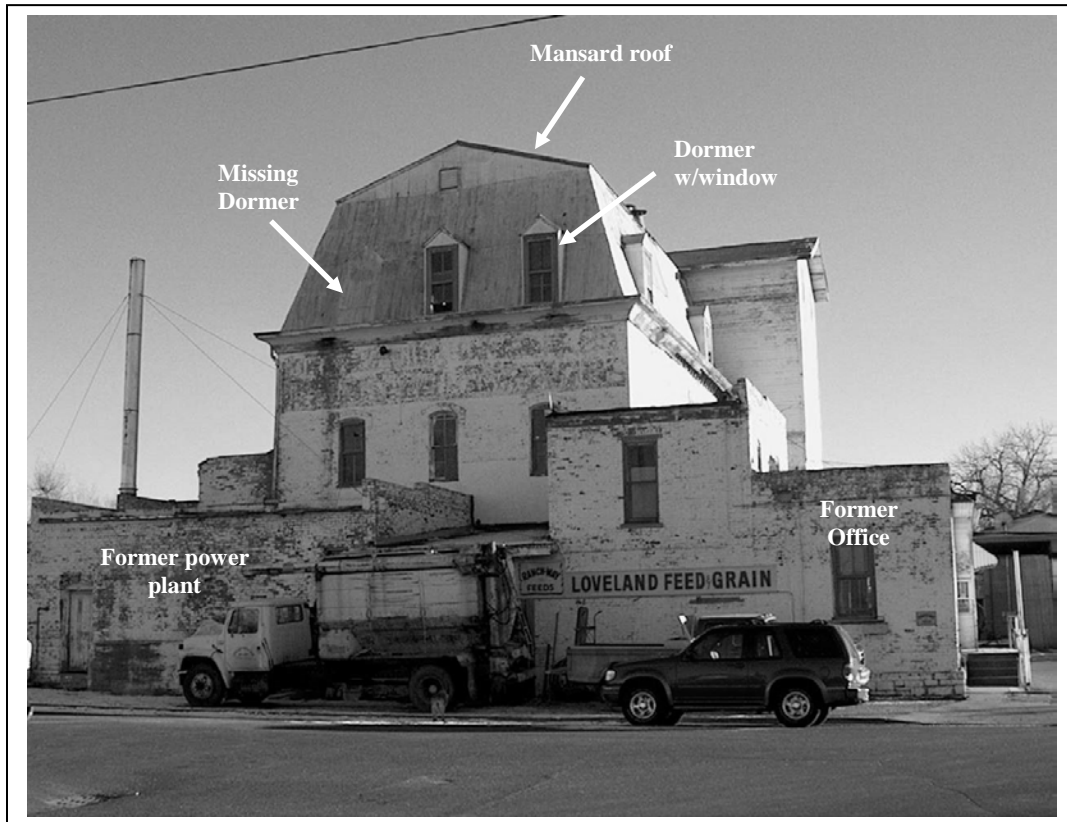


Photo No. 1. North façade features main brick structure with dominant mansard roof.

Located behind the mansard roof portion is a three-story wood frame structure with gable ends that are oriented east and west. The wood frame structure is clad with horizontal wood siding, and contains window openings on the gable ends. The east gable features six window openings, while the west gable features four window openings. The east elevation of the building also contains a series of elevated freight doors that were once used to load flour onto rail cars at the former Colorado & Southern railroad siding. See Photo No. 2 and Photo No. 3.

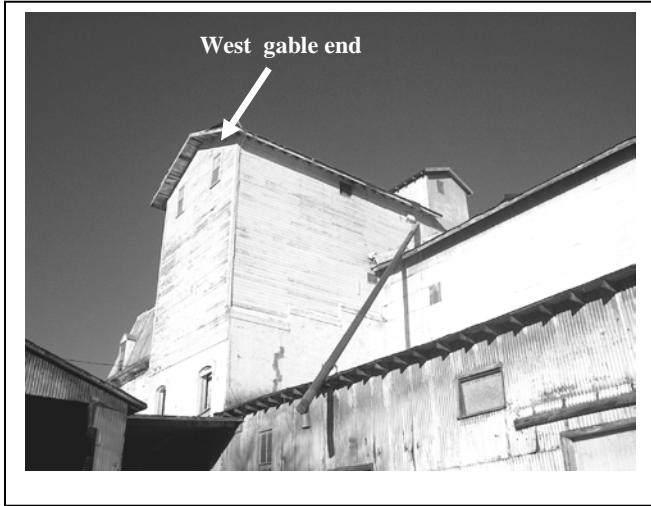


Photo No. 2 Wood-sided west facing gable.

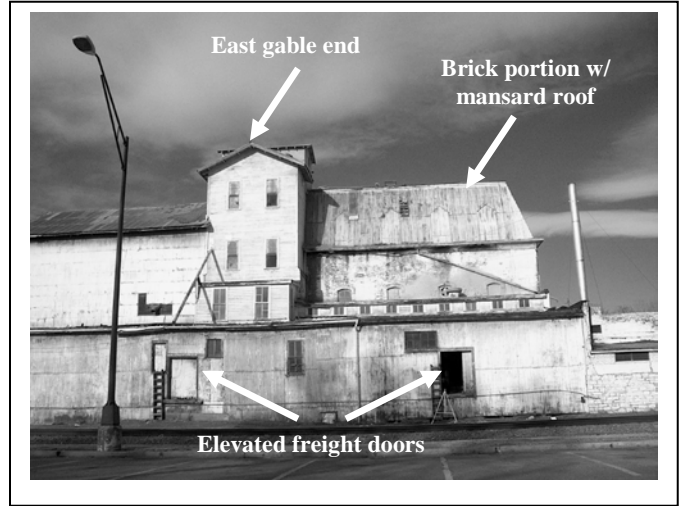


Photo No. 3 Wood-sided east facing gable, and brick portion of structure covered w/mansard roof.

Extending south of the wood-sided mid-section of the building is the central elevator wing. This wing is a wood-frame sheet metal clad gable addition, estimated to have been constructed between 1900 and 1906. This portion of the building houses twenty (20) grain bins that measure in height from the basement floor to within a few feet of the sheet metal roof, and was constructed in two sections. Evidence of the two-part construction is indicated by the slight jog in the roof line. See Photo No. 4.

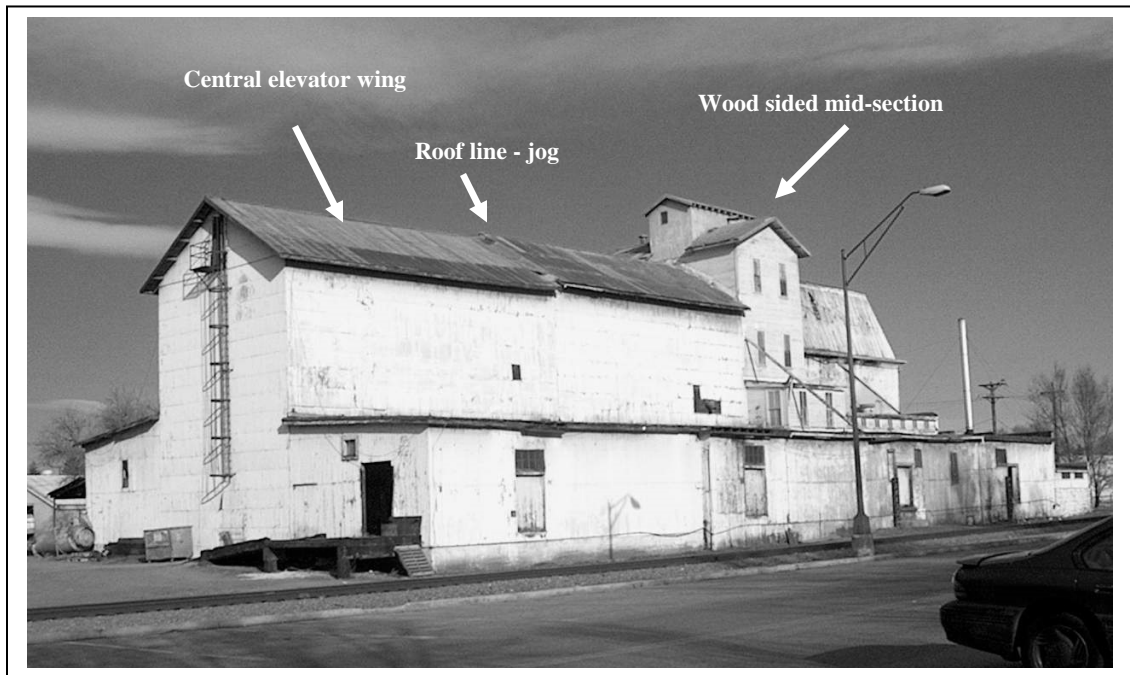


Photo No. 4. Sheet metal clad gable portion of building, which houses twenty (20) grain bins.

Shed roof warehouse wings are located on the west and east sides of the central elevator wing. These warehouse wings first emerged in the additions that occurred between 1900-1906, and were enlarged to their present configuration between 1911 and 1918 according to Architectural Inventory Form 5LR6671. The warehouse wings are clad in sheet metal panels. A small loading dock is located at the south end of the east warehouse wing. See Photo No. 5.

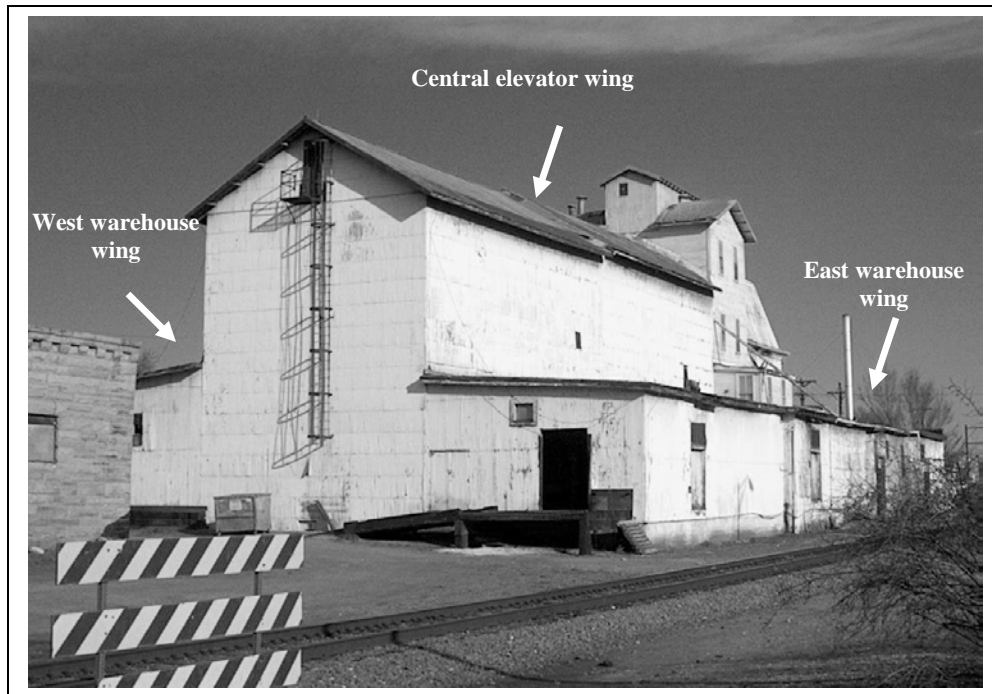


Photo No. 5 Warehouse wings are located on the east and west side of the central elevator wing.

Diagrams of the interior layout of the Feed & Grain Building are provided below. There are three distinguishable above grade floors in the structure, a basement (not depicted in the floor diagrams), and a very small hoist house at the uppermost level of the wood-sided mid-section (not depicted in the floor diagrams).

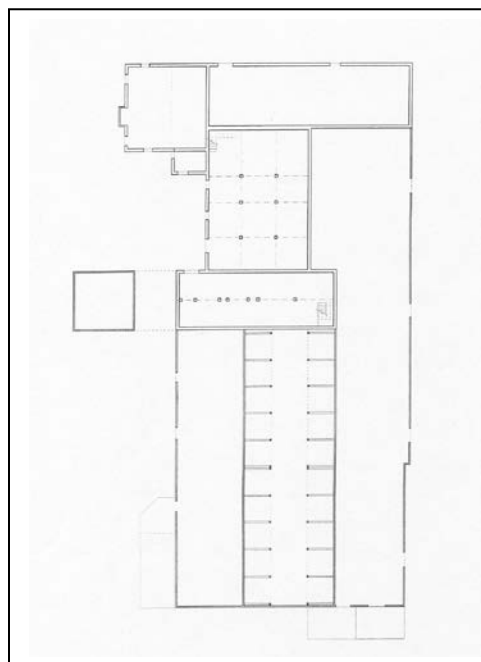


Diagram 1. Ground Floor

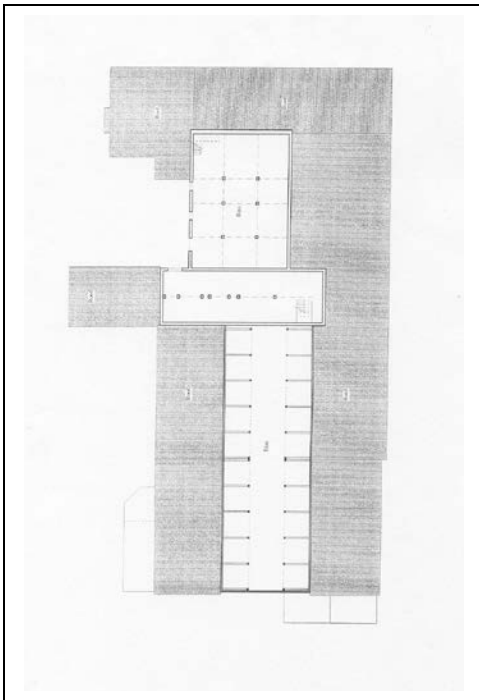


Diagram 2. Second Floor

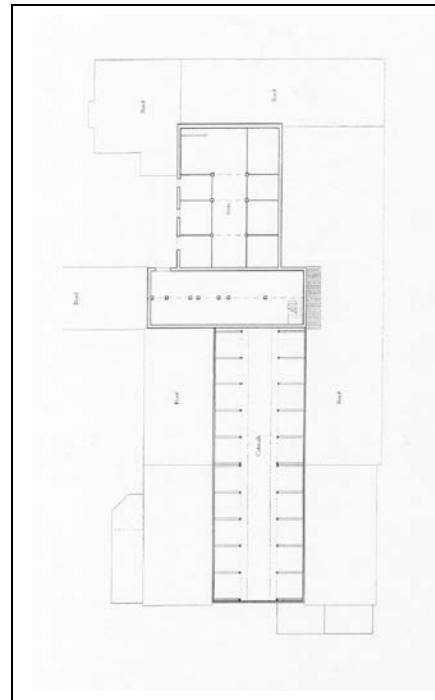


Diagram 3. Third Floor

Two accessory buildings are also located on the west side of the Feed & Grain building. One accessory building is comprised of a small, sheet metal clad garage/unloading facility, and its construction date is not known. The second accessory building is a metal sided pole barn, which was constructed in 1971 according to Larimer County Assessor records. These non-historic accessory buildings would be removed by the developer seeking to redevelop the property. See Photo No. 6.

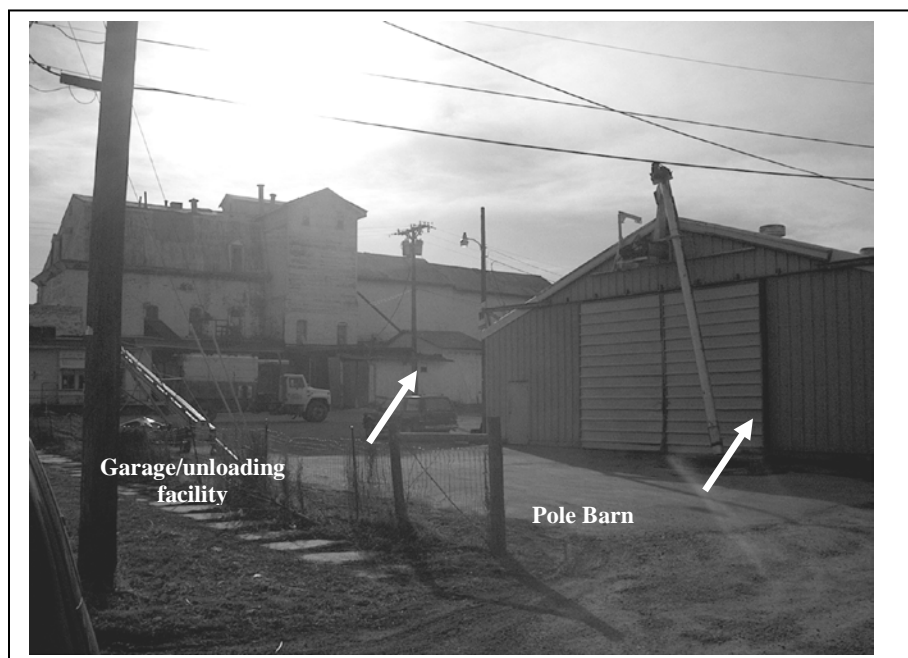


Photo No. 6 Accessory buildings located to the west of Feed & Grain Building.

Determination of Significance and Integrity

Significance should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or what is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. The Loveland Feed & Grain Building is significant for its link to the historical contexts of “Agriculture” and “Water/Utilities” as defined in the Historical Contexts (1997) document by Jennifer H. Strand, Ph.D. for the Loveland Museum Gallery. The structure is associated with the agricultural development of wheat cultivation in the surrounding area, and is unique for its use as a source of municipal electric power for consumption by the public.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of when a resource was significant. As noted in a previous section of this staff report, the Feed & Grain Building is greater than 50 years old.

Integrity refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

According to the list of features described in the Architectural Inventory Form Resource No. 5LR6671, and which is verified by current photographs, the Loveland Feed & Grain Building’s form and features have changed very little since its final additions were completed in the second decade of the 20th Century. The poor physical condition of the property’s exterior should not be considered a detractor from its “significance” and its high level of “integrity”. To rehabilitate this structure into an efficient contemporary use will require the knowledgeable application of historic treatments to repair, replace, or alter the building’s features and materials.

Architectural Inventory Form Resource No. 5LR6671 indicates that the Loveland Feed & Grain Building is eligible for the National Register of Historic Places.

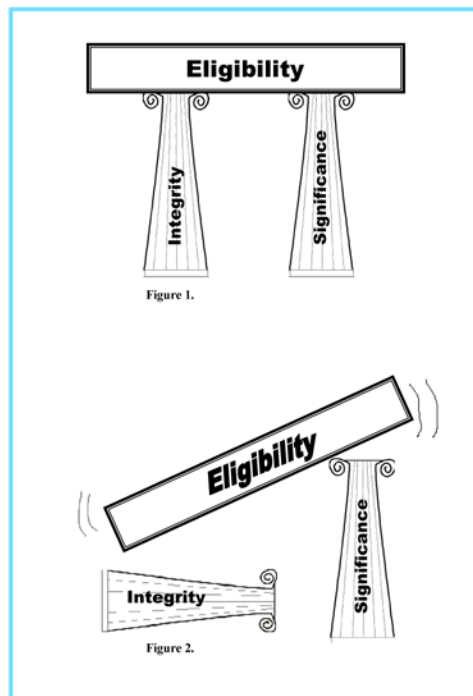
HPC Recommendation

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Loveland Feed & Grain Building satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

- a) Architectural
 1. Exemplifies specific elements of an architectural style or period.

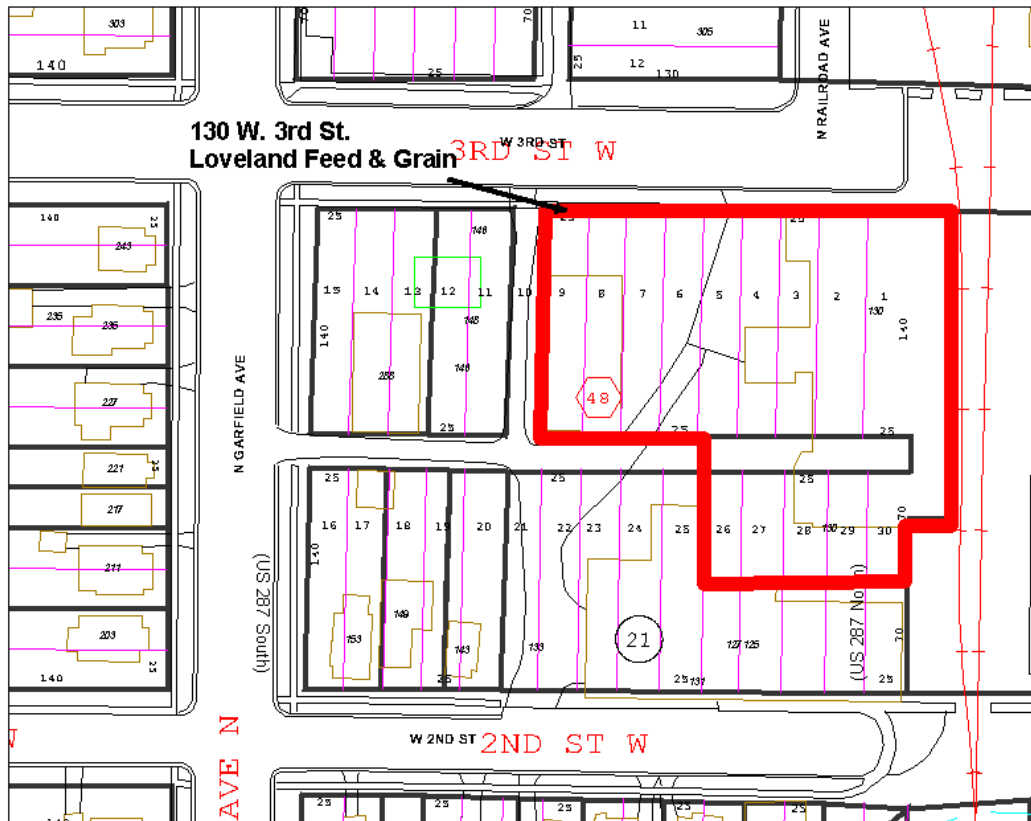
- b) Social/Cultural
 - 2. Exemplifies the cultural, political, economic or social heritage of the community.
- c) Physical Integrity
 - 1. Retains original design features, materials, and/or character.
 - 2.. Retains its original location or its same historic context if it has been moved.

Given available information for the property at 130 W. 3rd Street, it has been determined that the Loveland Feed & Grain Building exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility (see Figure 1 and Figure 2, below). The Historic Preservation Commission recommends that the City Council approve this request for designation of the Loveland Feed & Grain Building, located at 130 W. 3rd Street, as a Loveland Historic Register landmark property.



Attachments:

- A. Location Map, prepared by staff
- B. Approved HPC Resolution 05-03
- C. Nomination Application submitted by applicant w/ Architectural Inventory Form 5LR6671



Location Map

130 W. 3rd Street
 Loveland Feed & Grain



Prepared by:
 Community & Strategic Planning
 500 E. Third Street
 Loveland, CO 80537

Date: Feb. 15, 2005

