



# 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.*

<b>APPLICANT(S) INFORMATION</b>	
<b>Owner of Proposed Landmark Property:</b>	White Point Properties, LLC. Dan Stroh 247 E. 4th Street Loveland, CO 80537
<b>Applicant:</b>	<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>
<b>Address:</b>	247 E. 4th Street., Loveland, CO 80537
<b>Telephone:</b>	970-667-2837

<b>PROPOSED LANDMARK INFORMATION</b>	
<b>Property Name:</b>	Stroh & Co Realty & Auction
<b>Address:</b>	247 E. 4th Street., Loveland, CO 80537
<b>Historic Use:</b>	Bank, Office Building; Retail
<b>Current and Proposed Use</b>	Real Estate Office Building; Offices
<b>Legal Description</b>	See Attached Historic Building Inventory
<b>Brief Description of Historical Qualities relating to Property</b>	<i>Please attach additional sheets if necessary.</i> See Attached Historic Building Inventory



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<b>DETAILED PROPERTY INFORMATION</b>	
<b>Historic Property Name:</b>	Larimer County Bank
<b>Current Property Name:</b>	Stroh & CO Realty & Auction
<b>Address:</b>	247 E. 4th Street., Loveland, CO 80537
<b>Legal Description</b>	<i>Please attach copy of officially recorded document containing a legal description.</i> See Attached Historic Building Inventory
<b>Owner Name &amp; Address:</b>	White Point Properties, LLC. Dan Stroh 247 E. 4th Street., Loveland, CO 80537
<b>Style:</b>	Two Story
<b>Building Materials:</b>	Brick walls, recessed brick wall pane, canvas awnings
<b>Additions to main structure(s), and year(s) built.</b>	N/A
<b>Is the structure(s) on its original site?</b>	Yes <input checked="" type="checkbox"/> _____ No _____ If No, Date Moved _____
<b>What is the historic use of the property?</b>	Larimer County Bank, shoe store, & retail
<b>What is the present use of the property?</b>	Real Estate Office, offices, salon, Sugar Mill Productions
<b>What is the date of construction?</b>	Estimated: _____ Actual: _____ Original: 1891 Source: Historic Building Inventory



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<p align="center"><b>DETAILED PROPERTY INFORMATION</b> continued</p>	
<p><b>Describe the condition of the property.</b></p>	<p>Excellent</p>
<p><b>Who was the original architect?</b></p>	<p>Source: Unknown</p>
<p><b>Who was the original Builder/Contractor?</b></p>	<p>Source: Unknown</p>
<p><b>Who was the original Owner(s)?</b></p>	<p>Source: Larimer County Bank &amp; Trust Company</p>
<p><b>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</b></p>	<p>NO</p>
<p><b>Detailed description of the architectural characteristics of the property.</b></p>	<p><i>Please attach additional sheets if necessary.</i> See Attached Historic Building Inventory</p>



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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: 120

### 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.



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## 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.**



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<p><b>Statement of Significance</b></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></p> <p>Historic Building Inventory provided information on the Stroh Building</p>
<p><b>Photographs of property as it appears today</b></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>Historic Building Inventory</p>



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## Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Carrie Wakefield Stroh Realty Employee

Signature of Preparer:

Carrie Wakefield

Date:

7/11/11

Phone No.

970-667-2837

Address:

247 E 4th Street Loveland, Co 80537.

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

[Signature] White Point Properties LLC

Date:

7-11-11

COLORADO HISTORICAL SOCIETY  
Office of Archeology and Historic Preservation  
1300 Broadway Denver, CO 80203

### HISTORIC BUILDING INVENTORY

COUNTY: Larimer CITY: Loveland

HISTORIC BUILDING NAME: Larimer County Bank Building

CURRENT BUILDING NAME: Stroh Building

ADDRESS: 247 East Fourth Street  
Loveland, CO 80537

OWNER(S) NAME AND ADDRESS: Daniel G. Stroh  
0255 Weld County Road 46  
Berthoud, CO 80513

SITE NO. 0411000

Eligible for National Register  yes  no  
date \_\_\_\_\_ initials \_\_\_\_\_

Contributes to a potential National Register District  
 yes  no

District Name: Loveland Downtown Historic District

Criteria  A  B  C  D

Eligible for State Register  yes  no  
date \_\_\_\_\_ initials \_\_\_\_\_

Criteria  A  B  C  D  E

Areas of Significance

Period of Significance

Needs Data  date \_\_\_\_\_ initials \_\_\_\_\_

LOCAL LANDMARK DESIGNATION: No

P.M.: 6th Township: 5N Range: 69W  
SW $\frac{1}{4}$  of SW $\frac{1}{4}$  section 13

UTM REFERENCE: ZONE: 13

EASTING: 493820

NORTHING: 4471460

USGS QUAD NAME: Loveland, Colo.

Year: 1962 (Photorevised 1984) 7.5'

Block: 13

Lots: 23, 24

Addition: Loveland



original location

moved

Date(s) of move(s): N/A

HISTORIC USE: Bank; Office  
building; Retail store

PRESENT USE: Office  
building; Retail stores

DATE OF CONSTRUCTION

estimate:

actual: 1891

SOURCE OF INFORMATION  
Loveland City Directories  
Sanborn maps



## ARCHITECTURAL DESCRIPTION

Among Loveland's most prominent commercial buildings, the Larimer County Bank / Stroh Building is located at the northwest corner of East Fourth Street and North Lincoln Avenue, in the heart of downtown Loveland. The building's facade, located on the south elevation, fronts onto a wide concrete sidewalk which parallels East Fourth Street. The east elevation also fronts onto a concrete sidewalk, paralleling North Lincoln Avenue, and the north elevation fronts onto a paved alley. The building's west elevation is abutted by the Rydquist Jewelry building at 241-243 East Fourth Street. The two story structure is of masonry construction and features a rectangular plan, measuring 140' north-south, by 26' east-west. Dating to a 1927 renovation, the building's exterior walls are comprised of dark red brick, laid in common bond, with projecting header courses at irregular intervals. The foundation is concrete, and the roof is flat, with built-up gravel/tar composition roofing material. Distinctive parapet walls, with recessed blond brick panels, are located at the tops of the south and east elevations. These parapet walls, along with the use of blond and red brick in belt courses and in panels, on the south and east elevations, form notable architectural elements, which 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 along East Fourth Street. A sign with neon lights projects over the sidewalks at the building's southeast corner, and advertises: **STROH & CO. REALTY & AUCTIONS SINCE 1954**. Two single-light, fixed-pane storefront windows penetrate the facade on the first story, and there are three single-hung sash second story windows on the facade, all with burgundy color canvas awnings.

The building's east elevation is penetrated by five doors, leading into businesses along North Lincoln Avenue. From south to north, these include: a wood-paneled door, providing access to Stroh and Company; a set of paired glass-in-wood-frame doors, leading to Empire Sales Co. upstairs at 407 N. Lincoln Ave.; a glass-in-steel-frame door, providing access to Colorado Interior Concepts at 411 N. Lincoln Ave.; A glass-in-steel-frame door, leading into Bob' Barber Shop at 415 N. Lincoln Ave.; and a glass-in-wood-frame door to 417 N. Lincoln Ave., currently vacant. First story windows on the east elevation include ten single-light fixed-pane storefront display windows, with a continuous brick sill, broken by the doorways, and with burgundy color metal awnings. On the second story, on the east elevation, there are thirteen single-hung sash windows, with flanking sidelights, and with a continuous brick sill. Each of these windows is covered by a beige color metal awning. On the building's north elevation, there are two painted beige 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 elevation. Another signband here advertises **Stroh & Co. REALTY & AUCTIONS SINCE 1954**.

### PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film Roll No: **CM-4** Photographer **Carl McWilliams**  
Negative No(s): **17-21**  
Location of Negatives: **City of Loveland, Cultural Services Department**

### CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions)

This building was constructed in 1891 to house the Larimer County Bank. As originally built, the two-story structure had a corner entrance, faced with pressed brick trimmed in red sandstone. An ornate cornice extended along the building's south and east elevations, paralleling what became East Fourth Street and North Cleveland Avenue. A 25' by 60' addition extended the building to the alley, in 1902. The building's High Victorian appearance was replaced in a massive renovation in 1927. The stone and brick exterior walls were replaced by a new brick veneer, and the corner entrance was filled in, with the bank's entrance moving to the East Fourth Street side. The building has seen only modest facade alterations following the 1927 renovation.

ARCHITECT: **unknown**

SOURCE OF INFORMATION: **n/a**

BUILDER / CONTRACTOR:  
**unknown**

SOURCE OF INFORMATION:  
**n/a**

ORIGINAL OWNER:  
**Larimer County Bank and Trust Company**

SOURCE OF INFORMATION:  
**"Before and After: Larimer County Bank Near Centennial." Loveland Daily Reporter-Herald September 1-2, 1979, p. 1.**

ARCHITECTURAL STYLE:  
**Two-Part Commercial Block**

BUILDING TYPE:  
**Building**

MATERIALS:  
**Brick walls; Recessed brick wall pane.  
Canvas awnings; Neon sign**

STORIES: **Two**

SQUARE FOOTAGE: **~7280**

PLAN / SHAPE: **Rectangular**

ASSOCIATED BUILDINGS: **No**

TYPE: **n/a**

247 East Fourth Street, Loveland, Colorado  
Historic Building Inventory Record  
Page 2

## HISTORICAL BACKGROUND

This large two-story commercial building was constructed in 1891 by the Larimer County Bank and Trust Company. The original building had a corner entrance, with a rounded arch doorway. The entrance was faced with pressed brick, and was extensively outlined with red sandstone, quarried at the Stout Quarry, where Horsetooth Reservoir is now located. An ornate cornice extended line extended from the corner, along the top of the building's south and east elevations. From the time it opened, until the early 1930s, the building was home to the Larimer County Bank and Trust Company. 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. In the late 1930s and during the 1940s, a number of stores and offices were located here. These include Hards (insurance) Agency, William C. Moore's real estate agency, Dunning Shoe Store, and Mock's Shoe Store. The Homestate Bank opened for business in the building in the early 1950s, and lasted until the mid-1960s. In the late 1960s or early 1970s, 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. In addition to Stroh and Company the building's current (1999) occupants are Empire Sales Company, Fine Line General Contractors Inc., Colorado Interior Concepts, and Bob's Barber Shop.

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## INFORMATION SOURCES (be specific):

"A Guide to Historic Loveland," on file at the City of Loveland Museum Gallery.

"A Walking Tour of Historical Commercial Buildings in Loveland," on file at the City of Loveland Museum Gallery

"Before and After: Larimer County Bank Nears Centennial." *Loveland Daily Reporter-Herald*, September 1-2, 1991.

Loveland "Commercial Property Appraisal Record" card, on file at the City of Loveland Museum Gallery.

Loveland City Directories, generally published annually 1908-1998, (various publishers).

Sanborn Fire Insurance Maps, dated June 1886, December 1890, September 1893, November 1900, March 1905, May 1911, April 1918, August 1927, and August 1937.

**SIGNIFICANCE** (check appropriate categories)

**Architectural Significance:**

- represents the work of a master
- possesses high artistic value
- represents a type, period or method of construction

**Historical Significance:**

- associated with significant person(s)
- associated with significant event
- associated with a pattern of events
- contributes to a historic district

**National Register Eligibility:**

- Individual  yes  no  
Criteria:  A  B  C  D

**Contributes to a potential district:**

- yes  no  
District Name: **Loveland Downtown Historic District**

Area(s) of Significance: **Commerce; Architecture**

Period of Significance: **1891-1950**

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above)

The Larimer County Bank Building / Stroh Building is located at the northwest corner of East Fourth Street and North Lincoln Avenue, in downtown Loveland. Throughout its history, the building has been associated with the development of the city's downtown commercial district, beginning with its construction in 1891. As such, the building is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development, during the late 1800s, and during the first half of the twentieth century. The building is also architecturally significant as a locally notable example of a two-part (two-story) commercial block. Dating from its 1927 renovation, the building displays a high degree of historical integrity. This building is individually eligible for inclusion in the National Register of Historic Places under Criteria A and C, and it is also eligible as a contributing resource within the potential Loveland Downtown Historic District.

INVENTORY COMPLETED BY: **Carl McWilliams and Jason Marmor**

AFFILIATION: **Retrospect**

ADDRESS: **1512 Briarcliff Road  
Fort Collins, CO 80524**

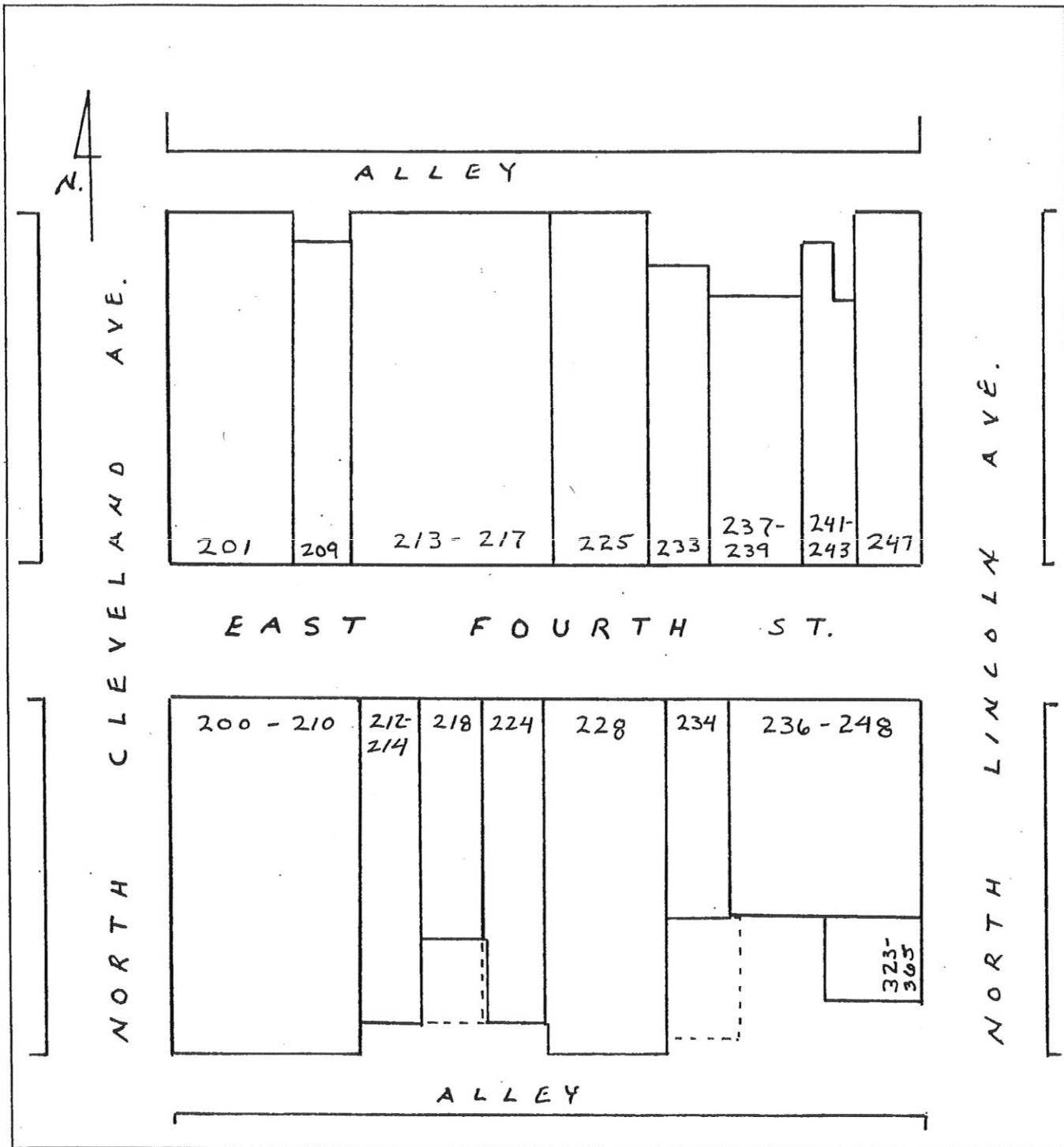
**Cultural Resource Historians**

**1607 Dogwood Court  
Fort Collins, CO 80525**

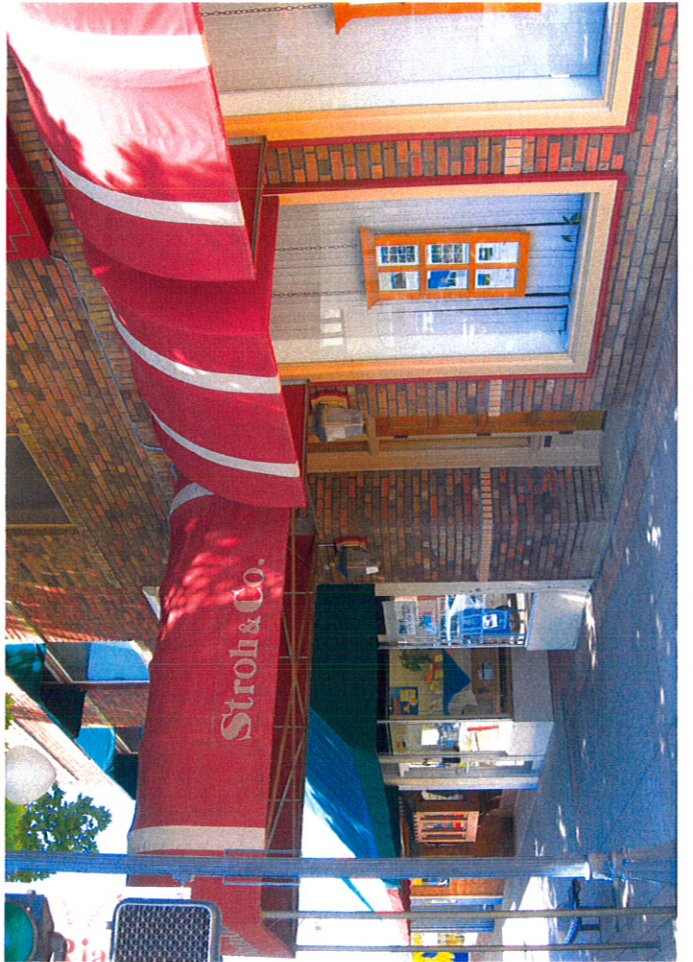
DATE: **24 October 1999**

PHONE: **970/482-3115; 970/493-52**

PROJECT NAME:  
**Loveland Historic Preservation Survey**



SITE PLAN . . . . . Approximate Scale 1/4" = 15'





11-11-6