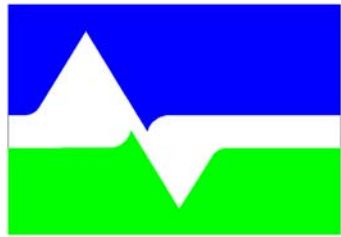


Loveland Historic Register

Nomination Packet



City of Loveland

500 E. Third Street

Loveland, CO 80537

Tel. 970-962-2577

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 a 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.



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:	MoCa LLC. (Doug and Leslie Collins)
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:	496 Mesa Drive Loveland, CO 80537
Telephone:	970-663-7091

PROPOSED LANDMARK INFORMATION	
Property Name:	Loveland Buggy Top Building (units 419 and 421)
Address:	417-421 East Fourth Street Loveland, CO 80538
Historic Use:	commercial
Current and Proposed Use	commercial
Legal Description	BEG AT PT 100 FT E OF SW COR BLK 39, EVERETT'S ADD, LOV, E 50 FT, N 140 FT, W 50 FT, S 140 FT TPOB
Brief Description of Historical Qualities relating to Property	<p>The 1906 and 1911 Sanborn Fire Insurance map, along with Loveland city directories beginning in 1908, provide evidence that this building was constructed in 1907. The building does not appear on the March 1906 Sanborn map, however it is listed on the 1908 Loveland city directory. It does appear on the 1911 Sanborn map, the next year Sanborn maps are available for</p> <p>(continued on Attachment A)</p>



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION	
Historic Property Name:	Loveland Buggy Top Building
Current Property Name:	MoCa LLC Building
Address:	417-421 East Fourth Street Loveland, CO 80537
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> BEG AT PT 100 FT E OF SW COR BLK 39, EVERETT'S ADD, LOV, E 50 FT, N 140 FT, W 50 FT, S 140 FT TPOB
Owner Name & Address:	MoCa LLC. (Doug and Leslie Collins) 496 Mesa Drive Loveland, CO 80537
Style:	Two-part commercial block/triple storefront
Building Materials:	Brick walls; sandstone foundation; sandstone window sills and lintels; corbelled cornice; brick columns
Additions to main structure(s), and year(s) built.	N/A
Is the structure(s) on its original site?	Yes <input checked="" type="checkbox"/> No _____ If No, Date Moved _____
What is the historic use of the property?	commercial
What is the present use of the property?	commercial
What is the date of construction?	Estimated: 1907 Actual: 1907 Original: 1907 Source: Historic Building Inventory Record, Loveland Historic Preservation Survey, 1999; Loveland City Directories; Sanborn maps



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION continued	
Describe the condition of the property.	The property is in relatively good condition, especially the exterior. The current owners have recently made some additions to the interior of westernmost building, including repairing the original pine floor and tin ceiling and removing the lathe and plaster which was in disrepair. In the future, they plan to turn the second floor into loft apartments and create a rooftop deck and garden at the rear of the building.
Who was the original architect?	unknown
Who was the original Builder/Contractor?	unknown
Who was the original Owner(s)?	unknown
Are there structures associated with the subject property not under the ownership of this applicant? Please describe.	425 East Fourth Street, the eastern portion of this two-part commercial block building, is under separate ownership. MoCa LLC owns the westernmost section of the Loveland Buggy Top building, which includes the two westernmost storefronts addressed 417-421 E. 4 th and described in the legal description contained herein.
Detailed description of the architectural characteristics of the property.	<p><i>Please attach additional sheets if necessary.</i></p> <p>This structure is a two-story, red brick commercial building with a rusticated stone foundation. Face brick covers the building’s façade. The side wall parapet is stepped back above a flat, asphalt roof. Four brick pilasters visually separate each building storefront. A decorative brick corbelling graces the cornice line. Four second-story windows are symmetrically placed in each block. A continuous sandstone lintel appears above the second story 1/1 double-hung sash windows. A thin sandstone belt coursing, or sill, runs under the windows. The window screens appear to be a recent addition, covering the original wood trim windows. A doorway to upstairs apartments, or offices, is located between the double pilasters. The first floor consists of commercial store fronts, modernized with board-and-batten false front siding covering transom lights and modern storefront windows. The doorway at 417 East Fourth Street has been replaced with large storefront windows with brick trim work beneath them. The windows are placed flush to the front of the building. The building has modern fixed awnings that give the appearance of a “historic” awning, typical of commercial storefronts at the turn of the twentieth century.</p> <p>Source: Historic Building Inventory Record, Loveland Historic Preservation Survey, 1999</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: 100 years old

1. Proposed Historic Landmarks. Please mark 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>This building is historically significant for its long associations with the development of commercial life in Loveland, and it is architecturally significant for being one of the few major commercial blocks of the architectural styling in Loveland. Another commercial block with this type of architectural detail is a smaller building that covers two city lots in the 300 block of East Fourth Street, and there is another one at the corner of North Fifth Street and North Cleveland Avenue. A larger example was built in 1904 called the Association building (427-449 North Cleveland Avenue) which occupied six city lots. It also marked the design transition that occurred during Loveland’s most extensive building boom. The Association Building was demolished in October 1986. The storefronts at 417-419 East Fourth Street have been altered with board-and-batten siding and a change in window placement to reflect commercial development in the 1950s and 1960s. While these alterations may have compromised the original integrity of the building, they fall within the period of significance of this determination of eligibility for its long association with the development in Loveland between 1907 and 1950. This property is individually eligible for inclusion in the National Register of Historic Places under Criteria A and C. It is also eligible as a contributing resource within the proposed Loveland Downtown Historic District.</p> <p>Source: Historic Building Inventory Record, Loveland Historic Preservation Survey, 1999</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 Attachment B</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>Ison, Susan and Tom Katsimplas, eds. <i>Loveland’s Historic Downtown: A Guide to Buildings</i>. Loveland, CO: Loveland Museum/Gallery, 2001.</p> <p>Larimer County Assessor Property Information Property Tax Year 2007. http://www.larimer.org/assessor/query/Detail.cfm?PropertyTypeVar=Commercial&BuildingIDVar=1&NumVar=R0445231&direct=1. Accessed 14 September, 2007.</p> <p>McWilliams, Carl and Paula Sutton. Historic Building Inventory Record, Loveland Historic Preservation Survey. 1999. Site no. 5LR4083. On file at the City of Loveland Museum/Gallery.</p>



FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Amanda Murphy (Community and Strategic Planning Intern, City of Loveland)

Signature of Preparer:

Date:

September 14, 2007

Phone No.

970-962-2745

Address:

500 East 3rd Street
Loveland, CO 80537

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

Date:

ATTACHMENT A: Brief Description of Historical Qualities relating to Property, (continued from page 1)

Loveland. Larimer County Assessor records indicate that the building underwent a \$16,000 remodeling in 1958. An Assessor card for the property, dated February 5, 1972, includes the notations “fire damage,” and “remodel 2 dwelling units BP [base price?] \$9,000.”

This two story commercial building was constructed in 1907. Historically, it included addresses for 417, 419, 423, and 425 East Fourth Street. According to Loveland city directories, several dozen businesses have held space in the building over the years. The Loveland Buggy Top Company, here from when the building opened until the mid-1910s, was evidently the building’s first retail store. Other tenants here in the years prior to 1930 included: Walter M. Hooton (1908); E.E. Offerle (1908); the Christian Science Society (early 1910s); Reed and Walker (late 1910s); W.C. Green and Son (late 1910s); Dwinnell and Dove (1919); Traulsen Auto Painting Shop (late 1910s-1920s, this business became W.E. Grubb and Son, auto painters); Casady and Powell Produce Company (early 1920s, later the Heikes and Harbridge Produce Company, followed by Stricklin Produce Company); H.J. Salzman Shoe Repair (early 1920s); A.O. Chadwick, Harness; W.H. McMurty, furniture (mid-1920s); Miller Motor Company (late 1920s); and the Cash Produce Company (late 1920s). In the early 1930s, Joseph L. Rosenberg had a harness shop in the building. The East Side Barber Shop opened in 421 East Fourth Street in about 1932, and lasted into the 1940s, although for a time it was known as Leonard J.C. Livengood’s Barber Shop. Leonard and William Livengood are also listed as residents at 419 East Fourth Street during the late 1930s. In the late 1930s and early 1940s, William S. Wagner has a harness and shoe repair business at 425 East Fourth Street. The Tom White Motor Company, later the Williamson and Severson Motor Company, was in business at 421 East Fourth in the 1950s. The United Home Improvement Company and the Builders’ Specialty Company were both located in the building in the late 1950s and early 1960s. In 1962, the Salvation Army Thrift Store moved into the building’s east end at 425 East Fourth Street. Then, in the early 1970s, the Salvation Army moved to 421 East Fourth, just to the west.

Finally, in June 1980, the Salvation Army purchased the building from the Robert W. Vine family. Earlier owners, in the 1950s and 1960s, had included O.R. and Esther Vine. The west end of the building is presently owned by MOCA LLC. The east end is owned by Hassan Grouhi and Massoumeh Irani. Both the east and west portions of the building are currently unoccupied.

ATTACHMENT B: Photographs of Property as it Appears Today



South elevation (façade)



North elevation (rear)

NOTE: Because this building has shared walls to the east and west, these two elevations are not visible.