



## City of Loveland

Long Range Planning Division  
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### Loveland Historic Preservation Commission

January 20, 2003

#### Staff Report

To: Historic Preservation Commission  
Fr: Matt Robenalt, Long Range Planning Division  
Date: January 13, 2003

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#### Site Data:

Address: 502 E. 7<sup>th</sup> Street, Loveland, Colorado

Request: Application for Designation as a Landmark of Property

Historic Name: German Evangelical Church

Original  
Construction  
Date: 1906

Legal Description: The North 76 feet of Lots 10, 11 and 12, Block 46, Finley's Addition to the City of Loveland, County of Larimer, State of Colorado

Owners: International Faith Fellowship and Bible Training Center of Northern Colorado, a Colorado nonprofit corporation and Frederick E. Fleshman

Applicant: John Sugg

#### Application Summary:

On December 2, 2002, John Sugg, a pastor of the International Faith Fellowship and Bible Training Center of Northern Colorado, submitted a completed application for designation as a landmark of property at 502 E. 7<sup>th</sup> Street. Staff mailed a letter of notification of the nomination to the co-owner of the property, Frederick E. Fleshman, by certified mail, return receipt, as required by ordinance. The Long Range Planning Division published notice of the public hearing for designation as a landmark property in the *Loveland Reporter-Herald*, and posted notice at the property as required by ordinance.

The proposed nomination of this property includes one building: the German Evangelical Church. Larimer County Assessor records identify the building and parcel by the following address: 502 E. 7<sup>th</sup> Street, Loveland, Colorado.

**History:**

According to the Architectural Inventory Form – Resource No. 5LR5746, the church was constructed in 1906 as the First (German) Evangelical Church. The cost of construction, including interior furnishings, was reported at \$4,500.00. The architect and builder/contractor is unknown. There have been no additions, and no notable exterior alterations to the church since its original construction. Architectural Inventory Form – Resource No. 5LR5746, also indicates that there was a small parsonage moved from the south side of the church where it originally fronted Washington Avenue, to the east side of the church where it now fronts East 7<sup>th</sup> Street. The former parsonage is now a private residence, and is not included as part of this nomination application.

The German Evangelical Church was established in 1901 with twenty-five charter members under the leadership of Rev. W. Mengedaht. The church’s congregation, and its pastor John Meyer, planned the construction of the church building in 1905. The construction was completed in 1906, and had a seating capacity of approximately 300. The church has been home to several congregations over the years including the Assembly of God Church in the late 1940’s and early 1950’s, the Immanuel Lutheran Church and Church of Christ in the 1960’s and ‘70’s, and the Reorganized Church of Jesus Christ of Latter-Day Saints and Independent Pentecostal Church in the 1980’s, and since the 1990’s the occupant has been the International Faith Fellowship and Bible Training Center of Northern Colorado.

**Architectural Description:**

The architectural style/building type of the church is Late Victorian/Gothic Revival. The structure is one-story, with a 3-story square tower at the northwest corner. Architectural features include an irregular hipped and gabled roof plan, and an asymmetrical façade, which fronts 7<sup>th</sup> Street. The tower in the northwest corner of the structure is 7’ by 7’. Building support is provided by a coursed sandstone foundation. The exterior walls are of masonry construction, and comprised of red brick laid in common bond (alternating headers and stretchers every eighth course). The intersecting hip and gable roof is covered with brown asphalt shingles, and the roof eaves are boxed. A single red brick chimney is located on the exterior of the east façade.

The church’s tower has a hipped roof, and has four Gothic-arched louvered window openings on the third story -- one at each elevation. Also on the tower are two oculus windows (round window openings) in the second story (west and north elevation), and one oculus window in the first story (west elevation). The church’s windows, other than those in the tower, are single and tripled 1/1 double hung sash, with triangular brick arches, stone lugsills, and white painted wood frames and surrounds.

The main entry of the church, located at the west end of the main façade, leads into a vestibule beneath the tower. Paired white metal paneled doors, beneath a triangular-shaped transom light and a triangular brick arch open onto a 5-step concrete porch flanked by black pipe railings. A

gable hood, with kneebrace supports, covers the entry porch. A painted, solid wood door with a segmental brick arch header opens onto a non-historic concrete handicapped ramp. Nine concrete steps descend to a basement-level door on the south (rear) elevation.

### **Determination of Significance and Integrity**

According to Architectural Inventory Form – Resource No. 5LR5746, the property is significant for its outstanding and very high degree of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and Colorado Historical Society – location, setting, design workmanship, materials, feeling and association. There have been no additions, and no noticeable exterior alterations to the church subsequent to its original construction in 1906.

Having served continuously as a church throughout its history, the German Evangelical Church is historically significant for its association with the context of “cultural life” in Loveland. (Loveland’s historical contexts are identified in a series of themes discerned by professional research historians in a publication entitled “Historical Contexts”, produced in 1997 for the Loveland Museum/Gallery.) Because the property displays a high degree of physical integrity, it may be considered individually eligible for inclusion in the National Register of Historic Places. According to the Architectural Inventory Form – Resource No. 5LR5746, the church would also qualify as a contributing resource within a National Register historic district.

### **Staff Recommendation**

The Loveland Historic Preservation Ordinance states that landmarks 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 German Evangelical Church satisfies the age requirement and meets the following significant criteria for designation as a Loveland Historic Register landmark of property:

a) Architectural

1. Exemplifies specific elements of an architectural style or period.
2. Demonstrates superior craftsmanship or high artistic value.

b) Social/Cultural

1. Exemplifies the cultural, political, economic or social heritage of the community.

c) Physical Integrity

1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
2. Retains original design features, materials, and/or character.
3. Is the original location or same historic context if it has been moved.

Staff recommends the Historic Preservation Commission recommend approval by the City Council of this request for designation of the German Evangelical Church, located at 502 E. 7<sup>th</sup> Street, as a Loveland Historic Register landmark of property. The property is significant for its role in exemplifying the cultural heritage of Loveland, as well as for the buildings importance as an outstanding example of Late Victorian/Gothic Revival architecture. The property also exhibits superior craftsmanship and has not been altered since its original construction.

**Attachments:**

Site Map prepared by Staff

Nomination Application

Photographs

Colorado Cultural Service Resource Survey - Architectural Inventory Form 5LR5746





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