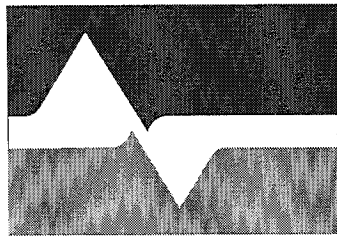


Loveland Historic Register

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 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:	Pamela Ann (Schmoker) Hackbarth
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:	901 North Jefferson Avenue. Loveland
Telephone:	504-583-1629

CO
80537

PROPOSED LANDMARK INFORMATION	
Property Name:	
Address:	901 N. Jefferson Ave Loveland CO 80537
Historic Use:	Single Family Residence
Current and Proposed Use	Single Family Residence
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> Lots 11 & 12 Block 11 Addition: Orchard Park 1904
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i> Nice example of only a few Queen Ann (Princess Ann) homes in Loveland CO. See Colo. Cultural Resource Survey

PLEASE Note Attached Copy of Colorado Cultural Resource Survey by Historian Carl McWilliams



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION	
Historic Property Name:	Loyd House, Bullock House, Haskell House Bird House.
Current Property Name:	Hackbarth House
Address:	901 North Jefferson Loveland Colorado 80537
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> Lots 11 & 12 Block 1 Orchard Park
Owner Name & Address:	Pamela Hackbarth 901 N. Jefferson Ave Loveland CO 80537
Style:	Queen ANN - sometimes called Princess ANN
Building Materials:	Sandstone foundation. Yellow horizontal wood siding. 1x4 corner boards. fish scale shingles on gable ends
Additions to main structure(s), and year(s) built.	
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?	Single Family Residence
What is the present use of the property?	Single Family Residence
What is the date of construction?	Estimated: 1907 Actual: _____ Original: _____ Source: Building permit files with City of Loveland Larimer City Assessor records



FORM A

Application for Designation of a Historic Landmark

I was told J.A. Bullock & Hattie - who may have lived up the Street here on Jefferson
Had the house built as a wedding present for daughter (Gladys).

<p>DETAILED PROPERTY INFORMATION continued</p>	<p>Well-maintained Property</p>
<p>Describe the condition of the property.</p>	<p>exterior walls clad with yellow paint turquoise color fish scale trim white Tuscan columns & trim. Planted grass front & back w/ native tree & plants - ferns</p>
<p>Who was the original architect?</p>	<p>unknown Source: [unclear]</p>
<p>Who was the original Builder/Contractor?</p>	<p>unknown Source: [unclear]</p>
<p>Who was the original Owner(s)?</p>	<p>J.A. Bullock & wife Hattie & Joseph A. Loyd & wife Gladys. Source: Loveland City Directory</p>
<p>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</p>	<p></p>
<p>Detailed description of the architectural characteristics of the property.</p>	<p>Please attach additional sheets if necessary. 1/2-story Late Victorian. unpainted sandstone foundation. horizontal wood siding - 1x4 corner boards. steeply pitched truncated hipped roof prominent intersecting gables on east/south elevations. fish scale shingles upper gable. House features an asymmetrical facade. Late Victorian era wrap around porch with Sandstone Steps. Tuscan columns. A well maintained property. Single stall garage - shed.</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: 103+

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.



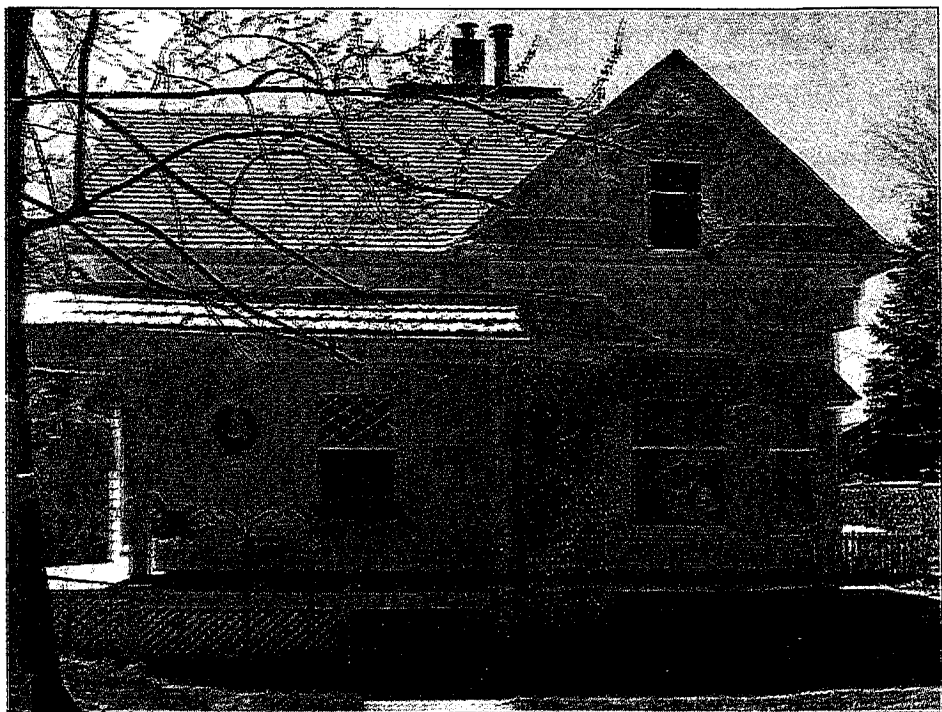
FORM A

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></p> <p>Queen Ann / Princess ANN. is ^{fishscale} asymmetrical, has shingled gables, prominent porch. unpainted sandstone foundation. late Victorian era front porch. Both of the entry doors are at 45 degree angles to the facade, while the porch wraps around to just cover the front southeast corner. This porch is approached by three sandstone steps, and features a painted tongue-in-groove wood floor, painted white Tuscan columns and a distinctive truncated roof. This well-maintained property is located on the west side of North Jefferson Ave in a residential neighborhood, northeast of downtown Loveland.</p>
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<p>Photographs of property as it appears</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p>
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Please refer to the reporter's property as it appears in the public records (when available) as published in the reporter's newspaper.



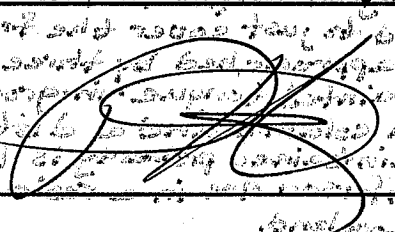
Special to the Reporter-Herald
 This simple Queen Anne, sometimes called a "Princess Anne," is asymmetrical, has shingled gables and a prominent porch.

FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by: PAMELA ANN SCHMOKER HACKBARTH

Signature of Preparer: 

Date: July 22-2010

Phone No. 504-583-1629

Address: 901 North Jefferson Ave Loveland Colorado 80537 & 2531 CHARTRES St New Orleans CA 70117

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

Date:



COMMUNITY & STRATEGIC PLANNING

Civic Center • 500 East Third Street • Loveland, Colorado 80537
(970) 962-2577 FAX (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

Loveland City Council Staff Report

From: Community and Strategic Planning
Meeting Date: December 7, 2010
Re: Application for Historic Landmark Property Designation, 901 N. Jefferson Ave.

SITE DATA

Address: 901 N. Jefferson Ave.
Loveland, CO 80537

Request: Application for Historic Landmark Property Designation

Historic Name: Lloyd House

Architectural Style: Late Victorian

Current Building Sq. Ft.: 1,415 square feet
(Source: Larimer Co. Assessor Property Information, 2008)

Construction Date: 1907

Legal Description: LOTS 11 & 12, BLK 1, ORCHARD PK, LOV
City of Loveland, County of Larimer, State of Colorado

Owner(s): Pamela Hackbarth

Applicant(s): Pamela Hackbarth

Application Summary:

On August 28, 2010 staff verified a completed nomination application for the landmark designation of the property at 544 E 4th Street. Staff mailed a notification letter announcing the date of the public hearing to the property owner of 901 N. Jefferson Ave., return receipt, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 901 N. Jefferson Ave., Loveland, Colorado.

History:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians. 2010.

In 1908, the Loveland City Directory indicates two couples living here, J. A. Bullock and his wife, Hattie; and Joseph A. Loyd and his wife, Gladys. The property may have initially been owned by Joseph Loyd, as the *Fort Collins Weekly Courier* of September 22, 1909 records that J. A. Loyd sold this home, on Lots 11 and 12, Block 1, Orchard Park Addition, to J. A. Bullock. Born in December 1861, J. A. Bullock was a native of Indiana, as was his wife, Hattie (Bullington) Bullock, born August 31, 1864. The couple was married in Hattie's hometown of Alton, Indiana, in 1883, and had two children. Their first child, Ida passed away in infancy in 1885. A second daughter, Gladys, was born to the couple in August 1886. While in Iowa, Hattie Bullock supplemented her husband's income as a carpenter through her work as a dressmaker. In 1906, the Bullock family moved from Burrell Township, Iowa to Loveland. Here, J. A. Bullock first went to work as a carpenter, the trade he had mastered in Iowa. In 1908, he was appointed to replace P. H. Workman as special night policeman, earning a salary of \$85 a month. Bullock continued to work as a night marshal through at least 1916. In September 1907, 21-year-old Gladys Bullock wed 26-year-old Joseph Loyd, in a ceremony held at this 901 N. Jefferson Avenue home.

Josiah Alonzo and Hattie Bullock remained in this N. Jefferson Street home through 1919. On February 4, 1920, the *Fort Collins Courier* notes the transfer of this property from Josiah A. Bullock to William E. Haskell, for \$4000.

William Haskell had purchased this residence in early 1920 to serve as the home of he and his wife, Mary J. Haskell. William Haskell was born in Illinois in 1850. Mary Haskell was also a native of Illinois, where she was born circa 1859. The couple married in 1880, and raised five children. In the mid 1910s, the family moved to Colorado from Marion County, Kansas, where the family had engaged in farming. Mrs. Haskell's husband suffered from dementia in his later years, reputedly the result of an attack of influenza he had suffered some years previously. Sadly, in May 1921, when he was 72, William Haskell left the family home in Loveland and wandered away. He was not located until the following morning, three miles south of Fort Collins, having drifted all night. In July, Haskell was adjudged insane, and ordered by the county court to be taken to the State Institution in Pueblo. It is likely that he died there shortly thereafter, as by 1925, Loveland City Directories list Mary Haskell as a widow. Mary Haskell remained in this Jefferson Avenue home through the late 1920s., which she shared for several years with her widowed daughter, Mahala Bird, and her grandchildren, E. Louise and Earle A. The widow of Louis J. Bird, Mahala Bird supported the family as a clerk at the J. C. Penney Store, located at 317 East 4th Street. The family made a go of it, and her daughter Louise, upon graduation from Loveland High School, attended first Colorado State College and then the University of Montana in Missoula. She received her Bachelor of Science degree in dietetics and foods from Montana State College in Bozeman, in June 1938. On July 8, 1939, this Jefferson Avenue home was the location of yet another wedding, when Miss Louise Bird was joined in marriage to Mr. Richard P. Nelson of Lewistown, Montana. The young couple settled in Lewiston.

Mahala Bird continued to live here until the early to mid 1960s. From the late 1960's to 1998 the home

was owned by 3 different families. Jean Porter owned this property from 1976 until the current owner, Pamela A. Hackbarth purchased the home on August 1, 1998.

Architectural Description:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2008.

This 1½-story Late Victorian era residence is supported by an unpainted sandstone foundation, and its exterior walls are clad with painted yellow horizontal wood siding with painted white 1” by 4” corner boards. The house is covered by a steeply-pitched truncated hipped roof, with prominent intersecting gables on the east and south elevations. Painted yellow and turquoise color, fish scale shingles appear in the upper gable ends. The roof is covered with grey asphalt composition shingles and the eaves are boxed with painted turquoise and white wood trim. A brown brick chimney is located near the center of the roof.

Two hipped-roof dormers, each with a set of paired 1/1 double-hung sash windows, are respectively located on the north and west-facing roof slopes. A non-original gabled dormer, also with a set of paired 1/1 double-hung sash windows, is located near the west end of the south-facing roof slope. The house features an asymmetrical façade, which faces towards Jefferson Avenue on the east elevation. Two painted turquoise color wood paneled doors, each with an upper sash light, and each covered by a white glass-in-metal frame storm door, enter the south half of the façade from a distinctive Late Victorian era front porch. Both of the entry doors are at forty-five degree angles to the façade, while the porch wraps around to just cover the front southeast corner of the house. This porch is approached by three sandstone steps, and features a painted turquoise tongue-in-groove wood floor, painted white Tuscan columns, and a distinctive truncated roof. The home’s windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. Windows on the façade and near the east end of the south elevation also feature painted turquoise color wood awnings. A single-story hipped-roof extension is located on the west (rear) elevation. A painted turquoise color wood-paneled door, with one upper sash light, enters the extension’s west elevation, from three step wooden stoop.

Significance:

This house is historically significant for its association with residential development in Loveland dating from the time of its construction in 1907. Perhaps more importantly, it is also architecturally significant for its Late Victorian era architectural characteristics, including its distinctive front porch, decorative shingles in the upper gable ends, and steeply-pitched hipped roof with intersecting gables. The property’s significance may be to the extent that it would qualify for listing in the State and National Registers. It also qualifies for local landmark designation by the City of Loveland, and it would be a contributing property within a National Register historic district.

This property displays a 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. There have been no additions and no notable exterior alterations to the historic residence. The presence of a historic single-stall garage, with its historic bi-fold garage doors still intact, and a historic shed near the alley, enhance the integrity of setting.

Photographs:



East and North Elevations

CC Staff Report_901 N Jefferson Street



South and East Elevations



West Elevation

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 Lloyd House is significant for its contribution to the architectural style of the period and for its demonstration of superior craftsmanship.

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, the Wilson House was built in 1907, making it 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 owner’s application, and which is verified by current photographs, the Lloyd House has maintained a good amount of its integrity, and is clearly distinguishable as an example of a commercial structure.

Staff 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 Lloyd House 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.
 - 2. Demonstrates superior craftsmanship.
- b.) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.

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. Retains its original location.

Given available information for the property at 901 N. Jefferson Ave., staff has determined that the Lloyd House 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 Figures 1 and 2 below). Staff recommends the Historic Preservation Commission recommend approval by the Historic Preservation Commission of this request for designation of the Lloyd House, located at 901 N. Jefferson Ave., as a Loveland Historic Register landmark property.

Attachments:

A. Location Map



B. Nomination Application submitted by applicant