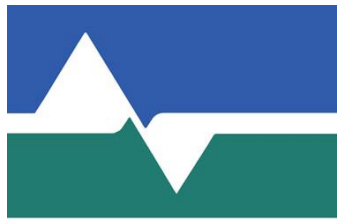


# **Loveland Historic Register**

# **Nomination Packet**



**City of Loveland**  
**Development Center**  
*410 E. Fifth Street*  
*Loveland, CO 80537*  
*Tel. 970-962-2346*

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!*

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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 410 E. 5<sup>th</sup> Street, 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 Development 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 15.56.030 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.

<b>APPLICANT(S) INFORMATION</b>	
<b>Owner of Proposed Landmark Property:</b>	Garth Bontrager and Laurie White
<b>Applicant:</b>	<input checked="" type="checkbox"/> <b>Property Owner</b> <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>	948 North Jefferson Avenue Loveland Colorado 80537
<b>Telephone:</b>	970.663.6315 970.690.7960

<b>PROPOSED LANDMARK INFORMATION</b>	
<b>Property Name:</b>	Uhrich Residence
<b>Address:</b>	948 North Jefferson Avenue Loveland, CO 80537
<b>Historic Use:</b>	Residential
<b>Current and Proposed Use</b>	Residential
<b>Legal Description</b>	<i>Please attach copy of officially recorded document containing a legal description.</i> LOTS 47 & 48, BLK 2, ORCHARD PK, LOV
<b>Brief Description of Historical Qualities relating to Property</b>	<i>Please attach additional sheets if necessary.</i> Designed by Robert Fuller, architect; son of Montezuma Fuller, widely recognized architect in Fort Collins at turn of the 19 <sup>th</sup> century responsible for many of Fort Collins' notable historical buildings. Robert Fuller had a distinguished career as an architect in Colorado. A collection of his work is well known in the Stephen H. Hart Library of the Colorado Historical Society in Denver. He designed residences in Loveland, as well as the Rialto Theater and the historic Bill Reed Middle School (formerly Loveland High School).



# FORM A

## Application for Designation of a Historic Landmark

<b>DETAILED PROPERTY INFORMATION</b>	
<b>Historic Property Name:</b>	Uhrich Residence
<b>Current Property Name:</b>	Bontrager Residence
<b>Address:</b>	948 North Jefferson Avenue Loveland, CO 80537
<b>Legal Description</b>	<i>Please attach copy of officially recorded document containing a legal description.</i> LOTS 47 & 48, BLK 2, ORCHARD PK, LOV
<b>Owner Name &amp; Address:</b>	Garth Bontrager and Laurie White 948 North Jefferson Avenue Loveland, CO 80537
<b>Style:</b>	Craftsman Bungalow
<b>Building Materials:</b>	Brick and wood
<b>Additions to main structure(s), and year(s) built.</b>	Garage 1920- Separate structure Storage/garden shed-c/a 1970
<b>Is the structure(s) on its original site?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, Date Moved_
<b>What is the historic use of the property?</b>	Residential
<b>What is the present use of the property?</b>	Residential
<b>What is the date of construction?</b>	Estimated: _____ Actual: 1919 Original: _____ Source: Loveland city directory first listing of ownership 1919





# FORM A

## Application for Designation of a Historic Landmark

<p align="center"><b>DETAILED PROPERTY INFORMATION</b> continued</p>	
<p><b>Describe the condition of the property.</b></p>	<p>Good</p>
<p><b>Who was the original architect?</b></p>	<p>Robert Fuller <b>Source: Stephen H. Hart Library of the Colorado Historical Society</b></p>
<p><b>Who was the original Builder/Contractor?</b></p>	<p><b>Source: Unknown</b></p>
<p><b>Who was the original Owner(s)?</b></p>	<p>Conrad Uhrich <b>Source: Stephen H. Hart library &amp; family relations</b></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> Craftsman-style light brick Bungalow with oversized and decorative lintels and eaves; exposed rafter tails; decorative knee-braces; open floor plan with exposed beam; and interesting is the lack of fireplace using instead innovative coal burning water heater exclusively for small home.</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: 98 yrs

### 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
- 6) Exhibits a pattern or grouping of elements representing at least one of the above
- 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. Please check all that apply.**

*\*\*Complete this section only if the subject property is a prehistoric or historic archaeological site.*

**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
- 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 align="center"><b>Statement of Significance</b></p> <p align="center"><b>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</b></p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Designed by a regionally significant architect, Robert Fuller. Robert Fuller is the second generation of several generations of Fuller architects who worked in Colorado. The Stephen H. Hart Library of the Colorado Historical Society has a collection of the family’s professional work. He designed recognizable Loveland edifices including the Rialto Theater and Bill Reed M.S. originally Loveland H.S.. The house was commissioned by a successful German-Russian beet farmer, Conrad Uhrich who owned several farms in the Kelim neighborhood 6 miles east of the Loveland home. The Uhrich family and other Germans from Russia would walk from the Jefferson neighborhood to the train depot at Monroe and E 11<sup>th</sup> St to ride to fields east of Loveland. The church at 8<sup>th</sup> and Lincoln served as the local German community center in the early 1900’s. The home is somewhat unusual because Fuller designed many large high end homes and this modest home was designed for a working family.</p>								
<p align="center"><b>Photographs of property as it appears today</b></p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <table border="1"> <tr> <td><b>North elevation</b></td> <td><b>East elevation</b></td> <td><b>South elevation</b></td> <td><b>West elevation</b></td> </tr> <tr> <td><b>Other</b></td> <td><b>Other</b></td> <td><b>Other</b></td> <td><b>Other</b></td> </tr> </table>	<b>North elevation</b>	<b>East elevation</b>	<b>South elevation</b>	<b>West elevation</b>	<b>Other</b>	<b>Other</b>	<b>Other</b>	<b>Other</b>
<b>North elevation</b>	<b>East elevation</b>	<b>South elevation</b>	<b>West elevation</b>						
<b>Other</b>	<b>Other</b>	<b>Other</b>	<b>Other</b>						
<p><b>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.</b></p>	<p>Loveland Public Library, City Directories dating back to 1917  Sanborn Fire Insurance Map- housed at City of Loveland 1920’s  Phone conversation with the grandson of Robert Fuller:  Fuller Fuller &amp; Associates  Robert K. Fuller, AIA, NCARB  Conversation with descendants of Conrad Uhrich family.  Stephen H Hart Library at History Colorado, assistance provided by Leigh Jeremias then acting as Asst Curator of Manuscripts.  Fuller: Fuller Collection MSS#1221A .170 Uhrich-Residence Loveland  Listed in the index to Fuller’s manuscripts. The original plans to the home could not be located although they were noted as housed in the Fuller collection on Oct. 2002  Germans from Russia, by Don Rawson publisher Loveland Museum.  Colorado State University. Germans from Russia in Colorado Study Project  Title:Sidney Heitman Germans from Russia in Colorado Study Project Collection  Map of sugar beets fields and property plats- displayed at Loveland Museum.</p>								



# FORM A

## Application for Designation of a Historic Landmark

Please type or print legibly.

**FORM A completed by:**

Laurie White and Garth Bontrager

**Signature of Preparer:**

*Laurie White and Garth Bontrager*

**Date:**

3/13/2017

**Phone No.**

970-690-7960

**Address:**

948 N Jefferson Ave Loveland Colorado 80537

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

**Date:** 3/14/17





West Elevation



South West Elevation





North West Elevation





Porch: West Elevation



South Elevation





North Elevation



**Knee braces.** These triangular supports are a structural alternative to exposed rafter tails and roof beams. Like beams and rafter tails, they are often decorative



South Elevation showing knee braces



East Elevation