

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|-------------------|
| 1. Resource number: | 5LR.494 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 9513387901 |
| 3. County: | Larimer | | |
| 4. City: | Loveland | | |
| 5. Historic building name: | Washington School | | |
| 6. Current building name: | Loveland Municipal Building | | |
| 7. Building address: | 500 E. 3rd Street (aka 300 N. Adams Avenue) | | |
| 8. Owner name and address: | City of Loveland
500 E. 3rd Street
Loveland, CO 80537 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Not Individually Eligible
Individually Eligible
Eligible
N/A

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
NW ¼ of SE ¼ of SE ¼ of SW ¼ of section 13
10. UTM reference (NAD 27)
Zone **13: 494106 mE 4471279 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **“LOT 1, BLK 1, CIVIC CENTER 2ND, LOV”**
Addition: **Civic Center 2nd** Year of Addition: **Unknown**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **46,483 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Clay Tile Roof**
20. Special features: **N/A**

21. General architectural description:

The Loveland Municipal Building / former Washington School is a two-story brick building with a walkout basement level on its east-facing side. Measuring approximately 86' N-S x 132' E-W, the building rests on an unpainted coursed sandstone foundation. Basement level windows are primarily one-over-one fixed-panes with green metal frames. The exterior walls are made of red brick laid in running bond with prominent Mission Revival style parapets, with oculus lights, centered on the north and south sides. A sandstone belt course encircles the building at the level of the first story window sills, while a slightly projecting brick belt course encircles the building at the level of the second story window sills. A concrete sign band centered in the north-facing wall between the first and second stories is inscribed “19 · WASHINGTON SCHOOL · 05.” A decorative cornerstone at the lower east end of the south-facing wall is inscribed with the date “1987” the year that the former school was adaptively remodeled to serve as the Loveland Municipal Building.

The building is covered by a moderately-pitched hipped roof, with slightly projecting small intersecting gables centered on all four sides. A non-historic, slightly raised, hipped-roof atrium is centered on the roof ridge. The roof is clad with clay tiles roofing material, and features widely overhanging eaves with painted dark brown exposed rafter ends.

A set of paired glass-in-burnished-metal-frame doors, with large flanking sidelights and a fixed-pane transom light, enters the first story in the center of the south-facing wall from a large uncovered flagstone porch. The words "LOVELAND MUNICIPAL BUILDING" are affixed to the wall above these entry doors. The porch is approached by a flight of sandstone stairs with an interim landing. The porch and stairs are flanked by brick knee walls with sandstone capping, and the stairs are also flanked by black metal railings. A set of paired glass-in-burnished-metal-frame doors, with a slender transom light, enters the walkout basement level on the east side. Two tall historic stained natural brown wood-paneled doors enter the north-facing wall from two sandstone patios adjacent to a rounded patio. A set of paired glass-in-burnished-metal-frame doors, with sidelights, enter the west-facing wall from the walkway that leads to the Municipal Annex. A single glass-in-burnished-metal-frame door enters the west-facing wall's second story from within the glassed-in walkway on that level. Two sets of paired glass-in-burnished-metal-frame doors enter into the easterly side of the walkway's enclosed basement level, providing access either to the Municipal Building or to the Annex. The building's windows are primarily non-historic one-over-one fixed-panes, with green metal frames, sandstone lugsills, and flat arches.

22. Architectural style/building type: **Late 19th and 20th Century Revivals / Mission**

23. Landscaping or special setting features:

The Loveland Municipal Building is located southeast of the intersection of East 3rd Street and Washington Avenue. It is part of the Loveland Civic Center Complex which also includes the Loveland Municipal Annex, Public Library, Hatfield Chilson Recreation / Senior Center, and Big Thompson Manor. The building's south wall, which is its primary façade, faces onto a large concrete and brick paved plaza in the center of which is a prominent sculpture titled "Twist of Fate." The Foote Lagoon lies generally east of this building and the plaza. The complex's large parking lot is to the northeast, with the Library, Recreation / Senior Center, and Big Thompson Manor on the north and east sides of the parking lot. The Municipal Annex is immediately southwest of the Municipal Building, and the two are connected by a curved walkway that provides access between the two building on three levels. The walkway's main ground floor level is open, while the basement and second floor levels form enclosed, glassed-in connecting elements.

The Municipal Building's east wall overlooks a wide concrete sidewalk and plaza with a grassy area, Foote Lagoon, and the parking lot beyond to the east and northeast. The building's north wall faces toward 3rd Street. A rounded concrete and brick paved patio is centered on this side of the building. This patio features a rounded brick knee wall with sandstone capping, two outdoor tables, and displays three works of modern art. A nicely-landscaped planted grass lawn slopes gently downward from the building and patio northward toward a wide concrete public sidewalk that parallels 3rd Street. A sculpture of a horse titled "Bonnie" is on the lawn near the property's northeast corner. The building's west wall faces toward Washington Avenue, with a well-maintained planted grass lawn and public

sidewalks between the building and the avenue. A brick retaining wall with sandstone capping is set back from the corner of 3rd Street and Washington Avenue near the northwest corner of the property. The retaining wall displays the text "LOVELAND MUNICIPAL BUILDING." A flight of ten brick and flagstone steps, and a wide concrete sidewalk lead from Washington Avenue to the area between the Municipal building and its annex, and from there to the plaza and entry doors into both buildings.

24. Associated buildings, features, or objects: **Municipal Annex, Loveland Public Library, Hatfield Chilson Recreation / Senior Center, Big Thompson Manor**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: **1905**
Source of information: **"Washington School Nearly Ready to Accept." *Loveland Register*, October 26, 1905, p. 1.**
26. Architect: **Harley D. Thomas**
Source of information: **"Washington School Nearly Ready to Accept." *Loveland Register*, October 26, 1905, p. 1.**
27. Builder/Contractor: **N. E. Mills / Mills Brothers**
Source of information: **"Washington School Nearly Ready to Accept." *Loveland Register*, October 26, 1905, p. 1.**
28. Original owner: **School District No. 2 Board of Education**
Source of information: **"Washington School Nearly Ready to Accept." *Loveland Register*, October 26, 1905, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Loveland's Washington School was erected in 1905 at the southeast corner of East 3rd Street and Washington Avenue. Harlan D. Thomas of Denver was the building's architect, while N. E. Mills / Mills Brothers served as the general contractor. Subcontractors included the H. W. Michael Heating Company, and Bogle & Francis who installed the interior furnishings including the desks, seats, and other furniture. The building replaced this site's original brick school building which had been built in 1880. Known as Loveland's "East Side School," that building was destroyed by fire on February 22, 1905. With the East Side's 250 students and six teachers suddenly displaced and without a school building, the school board quickly undertook plans to build a new school that would meet the district's needs for the next several decades. Plans for the new school were described in flattering terms by the *Loveland Register* on April 5, 1905:

The building will be a fine structure when completed and will far surpass any school building in Northern Colorado. It will consist of twelve large school rooms, private office for the principal, and private office for the teacher who has charge of the hall during dismissal and entrance of pupils. There will be exits from each room, plenty of light, and large play rooms in the basement, with

heating apparatus for heating the rooms and halls. There will also be rooms in the basement for the janitor.

With a new steam heating plant and electric lights, the school was a state-of-the-art building for its time. Other notable features included black walnut interior finishes, and blackboards “made of a patented material [that] are very superior to what has been used heretofore – even better than slate.”

The building served as a school, serving Loveland’s East side neighborhoods, until the late 1970s. It was acquired by the City of Loveland in 1981, and was subsequently adaptively remodeled to serve as Loveland’s Municipal Building. Non-historic elements dating from the early 1980s remodel include the doors and windows in burnished metal frames, the hipped-roof atrium, and the cornerstone and signage renaming the former school the Loveland Municipal Building. The associated landscape features also date from the 1980s and later. The building is now a cornerstone component of Loveland’s Civic Center complex which also includes the Municipal Annex, Loveland Public Library, Hatfield Chilson Recreation / Senior Center, Big Thompson Manor, and the Foote Lagoon. Current city facilities located in the former Washington School building include the Council chambers, and offices for the Information Technology, Human Resources, Finance, and Legal departments, as well as the City Clerk, and City Manager.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Education / School**
32. Intermediate use(s): **Education / School**
33. Current use(s): **Government / Government Office**
34. Site Type: **Building**

35. Historical background:

Known as “Washington School” or “Washington Street School,” this building was erected in 1905 and served as a school until the late 1970s. Miss May Cramer was appointed the new school’s first Principal in August 1905; however, she was soon replaced by Miss Edith Young who remained the Washington School Principal until the late 1930s. Miss Young also taught 8th grade during the 1910-1911 school year. The school’s other teachers at that time were: Belle Burkholder, Rosalind Winn, and Pearl Henderson (first grade); Bertha Harlacher (second grade); Lois O. Krenz (second and third grade); Ella M. Lewis (third grade); Lulu Sherry (third and fourth grades); Elsie Whitlock (fourth grade); Minnie Radford (fourth and fifth grades); Nelle Bates (fifth grade); May Clark (sixth grade); and Alice Jones and Lois Welch (seventh grade).

After its closure as a school, the Washington School building was acquired by the City of Loveland in 1981, and adaptively remodeled as the Loveland Municipal Building in the late 1980s.

36. Sources of information:

A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/>

(Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5th Street, Loveland, CO.

Loveland City Directories.

Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).

Newspaper Articles (arranged chronologically)

"Fire Destroys Loveland's East Side School." Fort Collins *Weekly Courier*, February 22, 1905, p. 5.

"Destroyed in Flames." *Loveland Register*, February 22, 1905, p. 1.

"Bids Wanted." *Loveland Register*, March 8, 1905, p. 5.

"Plans for School Building." *Loveland Register*, April 5, 1905, p. 1.

"Mr. N. E. Mills, who has the contract for building the East Side School..." *Loveland Register*, June 14, 1905, p. 5.

"Miss Cramer Elected Principal of Washington Street School." *Loveland Register*, August 2, 1905, p. 1.

"Washington School Nearly Ready to Accept." *Loveland Register*, October 26, 1905, p. 1.

Rehme, Carol McAdoo, and Kenneth Jessen. *Walk Historic Loveland* (brochure), Loveland: City of Loveland Historic Preservation Commission, n. d.

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893, November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. A Loveland Standards for Designation

- | | | |
|---|--------------------------|--|
| ✓ | Architectural | Exemplifies specific elements of an architectural style or period |
| ✓ | Architectural | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
| ✓ | Architectural | Demonstrates superior craftsmanship or high artistic value |
| ✓ | Architectural | Represents an innovation in construction, materials, or design |
| | Architectural | Represents a built environment of a group of people in an era of history |
| | Architectural | Exhibits a pattern or grouping of elements representing at least one of the above criteria |
| ✓ | Architectural | Is a significant historic remodel |
| | Social/cultural | Is a site of an historic event that had an effect upon society |
| ✓ | Social/cultural | Exemplifies the cultural, political, economic, or social heritage of the community |
| | Social/cultural | Is associated with a notable person(s) or the work of a notable person(s) |
| ✓ | Geographic/environmental | Enhances sense of identity of the community |
| | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community |

39. Area(s) of significance: **Architecture, Education**

40. Period of significance: **1905 – 1970**

41. Level of significance: **Local**

42. Statement of significance:

This building is architecturally significant as a locally notable example of Mission Revival style architecture. It is also historically significant for its long original use as a school building. The building's exterior was modified to some extent when it was adaptively remodeled to become Loveland's Municipal Building in the late 1980s. As a result, the building is evaluated as ineligible for individual listing in the National Register of Historic Places. The property, however, is evaluated to retain sufficient integrity to qualify for individual listing in the State Register of Historic Properties under Criterion A in the area of Education, and under Criterion C in the area of Architecture. The building is also eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

The Washington School building displays a reasonably 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. The building's integrity was somewhat diminished when it was remodeled to serve as Loveland's Municipal Building in the 1980s, and by the subsequent construction of the Municipal Annex. Architecturally, however, the Annex is well-designed as it nicely complements and is generally subservient to the historic Washington School building. This building's Mission Revival style and its historic use as a school remain in evidence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **Individually Eligible**
Local Landmark eligibility assessment: **Eligible**

45. Is there National Register district potential? **No**

Discuss: **Historic buildings in this specific area east of downtown Loveland collectively lack the significance and integrity to comprise a National Register Historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 21-36**

CD filed at: **City of Loveland
Development Services Department
410 E. 5th Street
Loveland, CO 80537**

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**

49. Date(s): **May 12, 2020**

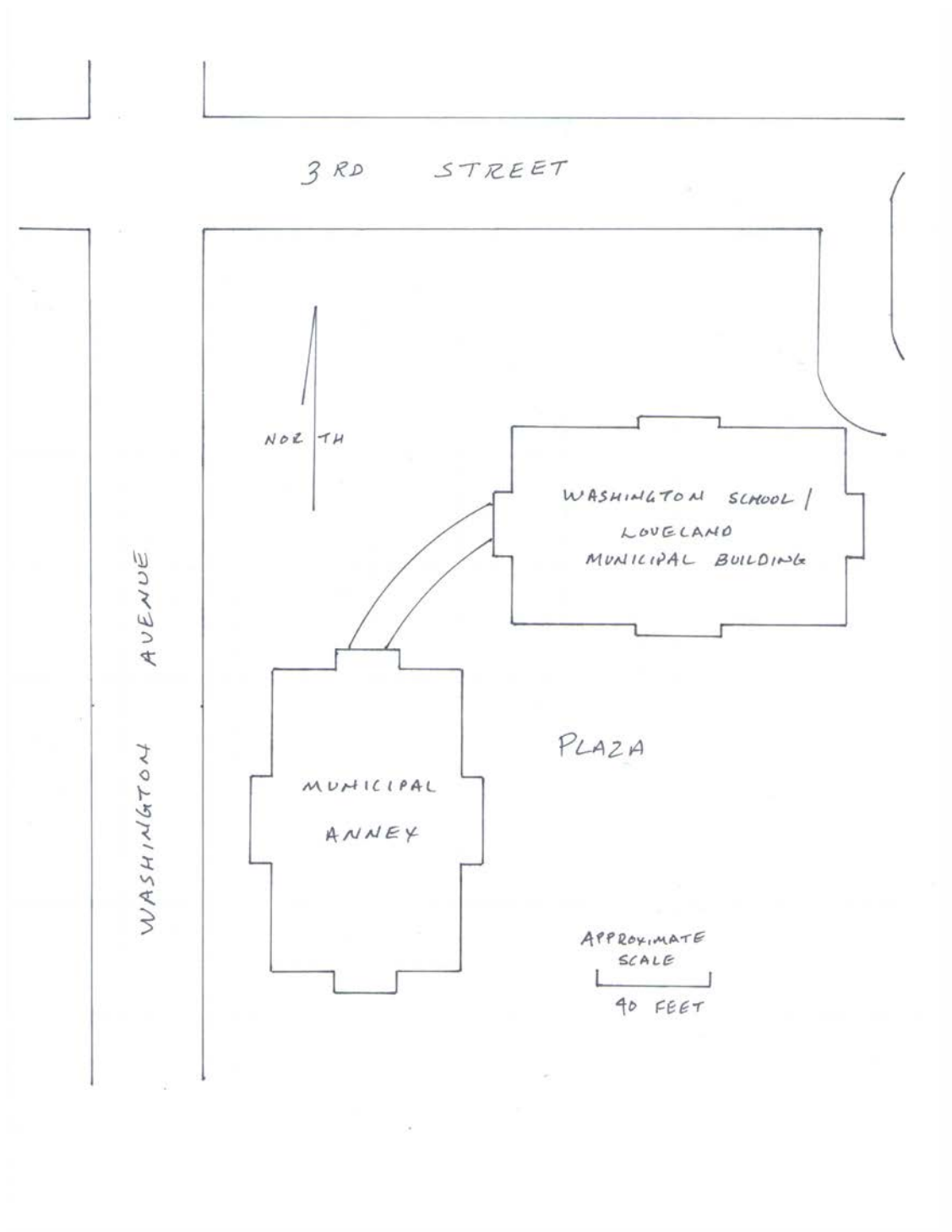
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

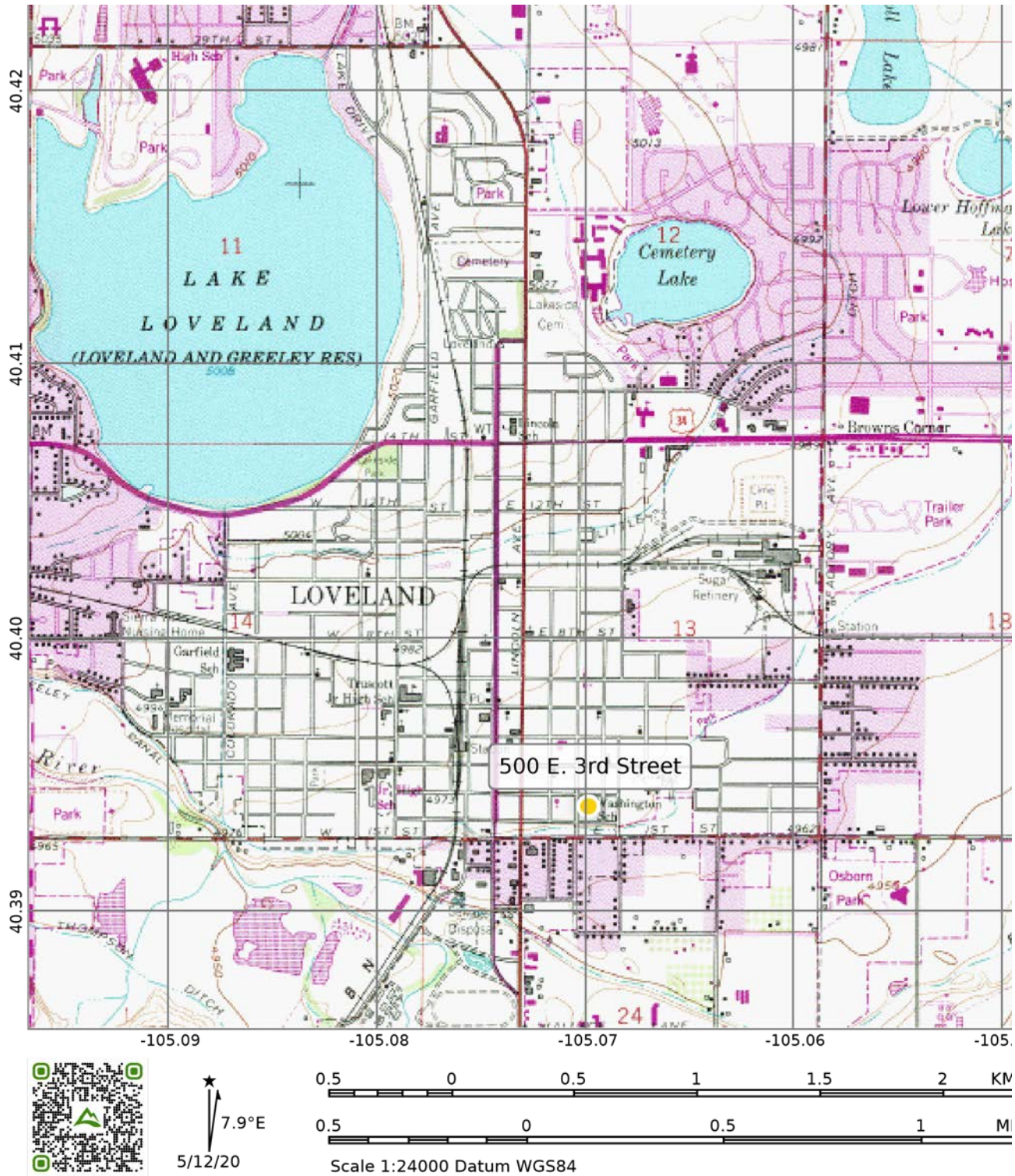
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map





CD 1, Image 21, View to Southwest, of the Municipal Building's east and north walls



CD 1, Image 22, View to South, of the Municipal Building's north wall



CD 1, Image 23, View to Southeast of the Municipal Building's north and west walls



CD 1, Image 24, View to Southeast, primarily of the Municipal Building's west wall and of the connecting walkway



CD 1, Image 25, View to Northeast, primarily of the Municipal Building's west wall and of the connecting walkway



CD 1, Image 28, View to North, of the Municipal Building's south wall



CD 1, Image 26, View to Northeast, of the south end of the Municipal Building's west wall



CD 1, Image 27, View to Northeast, of the Municipal Building's west wall and of the walkway area



CD 1, Image 29, View to West, of the Municipal Building's east wall



CD 1, Image 30, View to Southeast, of the center section of the Municipal Building's north wall



CD 1, Image 31, View to Southeast, of the walkway area between the Municipal Building and the Municipal Annex



CD 1, Image 32, View to South, of the north wall of the Municipal Annex and of the walkway area



CD 1, Image 33, View to East, of the west wall of the Municipal Annex



CD 1, Image 34, View to North, primarily of the south wall of the Municipal Annex



CD 1, Image 35, View to West, of the east wall of the Municipal Annex, and of the "Twist of Fate" sculpture in the plaza



CD 1, Image 36, View to Northwest, of the walkway area