

FIRST READING: April 18, 2023

SECOND READING: May 2, 2023

ORDINANCE NO. 6607

**AN ORDINANCE DESIGNATING 1404 AND 1410 NORTH GARFIELD AVENUE IN
LOVELAND, COLORADO AS A HISTORIC DISTRICT**

WHEREAS, Chapter 15.56 of the Loveland Municipal Code provides that the City Council may designate a historic district, which is a geographically definable area including a concentration, linkage, or continuity of subsurface or surface sites, buildings, structures, and/or objects. having a special historical or architectural value; and

WHEREAS, Section 15.56.100(B) of the Loveland Municipal Code further provides that structures 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; and

WHEREAS, the City of Loveland has, through the Historic Preservation Commission, worked to evaluate the nomination of the McNary-Chalfant House located at 1404 N. Garfield Ave. and the Kelley-Coffman House located at 1410 N. Garfield Ave. now hereby known collectively as the McNary-Chalfant & Kelly-Coffman Historic District; and

WHEREAS, the Historic Preservation Commission has recommended that the City Council designate the McNary-Chalfant & Kelley-Coffman Historic District as a historical district consistent with Chapter 15.56 of the Loveland Municipal Code; and

WHEREAS, a duly noticed public hearing has been held on the proposed historic district designation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO THAT:

Section 1. The City Council finds that the McNary-Chalfant & Kelley-Coffman Historic District, more particularly described on **Exhibit A** and **Exhibit B**, attached hereto and incorporated herein, satisfies the age requirement and meets the following significant criteria for designation as a historical district:

B. Social/Cultural

- a. Is a site of an historic event that had an effect upon society.
- b. Exemplifies the cultural, political, economic, or social heritage of the community.
- c. Is associated with the notable person(s) or the work of a notable person(s).

C. Geographical/Environmental

- a. Enhances sense of identity of the community.
- b. As an established in familiar natural setting or visual feature of the community.

Section 2. Specifically, the McNary-Chalfant & Kelley-Coffman Historic District meet the criteria listed in Section 1 as follows: The site was the home of some of the earliest American settlers and part of the cherry orchards in the City of Loveland area, and the structures on the site provide geographical context of what occurred during the cherry orchard industry and the beginnings of suburban development in the area.

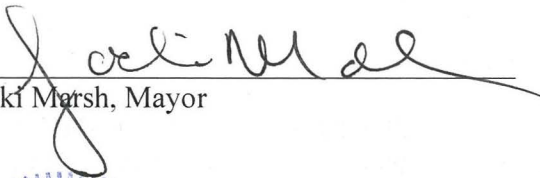
Section 3. McNary-Chalfant & Kelley-Coffman Historic District, described in **Exhibit A** and depicted in **Exhibit B**, is hereby designated as a historic district consistent with Chapter 15.56 of the Loveland Municipal Code.

Section 4. That copies of this Ordinance shall be kept on file with the Loveland City Clerk and are open to public inspection.


Section 5. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

Section 6. That the City Clerk is hereby directed to record the Ordinance with the Larimer County Clerk and Recorder after its effective date in accordance with State Statutes.

ADOPTED this 2nd day of May , 2023.

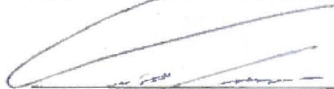

Jacki Marsh, Mayor

ATTEST:


Delynn Coldiron, City Clerk



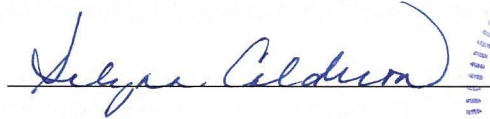
APPROVED AS TO FORM:


Deputy City Attorney

AN ORDINANCE DESIGNATING 1404 AND 1410 NORTH GARFIELD AVENUE IN LOVELAND, COLORADO AS A HISTORIC DISTRICT

Ordinance 6607

I, Delynn Coldiron, City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on April 18, 2023 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on April 22, 2023 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on May 6, 2023.

A handwritten signature in blue ink, reading "Delynn Coldiron", is written over a horizontal line.

Delynn Coldiron, City Clerk



Effective Date: May 16, 2023

Exhibit A

McNary-Chalfant & Kelly-Coffman Historic District Legal Description

Legal Description: Kelly-Coffman House located at 1410 N. Garfield Avenue

LOTS 1 AND 2, BLOCK 1, FIRST METHODIST CHURCH SUBDIVISION, LOVELAND COLORADO

Legal Description: McNary-Chalfant House located at 1404 N. Garfield Avenue

THAT PART OF LOT 20, 21, 22 AND 23; THE SOUTH 100 FEET OF THE WEST 15 FEET OF LOT 24; THE SOUTH 100 FEET OF VACATED ALLEY LYING BETWEEN SAID LOTS 20 TO 23 INCLUSIVE AND SAID LOT 24, ALL IN BLOCK 1, CHERRY HILL ADDITION TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF WEST LINE OF 23, BLOCK 1, FROM WHICH THE SOUTHWEST CORNER OF SAID BLOCK BEARS SOUTH 00°35' WEST 15.7 FEET; THENCE NORTH 85° 45' EAST 57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2905 FEET, 118.4 FEET (THE CHORD OF THIS ARC BEARS NORTH 86°55' EAST 118.4 FEET) TO THE EAST PROPERTY LINE; THENCE ALONG THE EAST PROPERTY LINE, NORTH 00°35' EAST 74.4 FEET TO THE NORTHEAST PROPERTY CORNER; THENCE ALONG THE NORTH PROPERTY LINE, BEING ON THE NORTH LINE OF LOT 20 OF SAID BLOCK 1, AND SAID NORTH LINE EXTENDED, SOUTH 89°46'30" WEST 175 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE WEST LINE OF SAID LOTS 20, 21, 22 AND 23, OF SAID BLOCK 1, SOUTH 00°35' WEST 84.3 FEET, MORE OR LESS TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

Exhibit B

Location Map

