

LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
MONDAY, JANUARY 21, 2013 6:00 PM  
CITY COUNCIL CHAMBERS  
500 E. THIRD STREET

THE CITY OF LOVELAND IS COMMITTED TO PROVIDING AN EQUAL OPPORTUNITY FOR CITIZENS AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEXUAL ORIENTATION OR GENDER. THE CITY WILL MAKE REASONABLE ACCOMMODATIONS FOR CITIZENS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FOR MORE INFORMATION, PLEASE CONTACT THE CITY'S ADA COORDINATOR AT [BETTIE.GREENBERG@CITYOFLOVELAND.ORG](mailto:BETTIE.GREENBERG@CITYOFLOVELAND.ORG) OR 970-962-3319.

6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF THE AGENDA
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES
  
- VI. REPORTS 6:05-6:15
  - a. Citizen Reports  
*This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.*
  - b. Council Update (John Fogle)
  - c. Staff Update (Bethany Clark)
  
- VII. AGENDA – CONSIDERATION OF NEW BUSINESS
  - a. PUBLIC HEARING – Nomination of 103 E. 4<sup>th</sup> Street 6:10-6:25
  - b. Comp Plan Status Update 6:25-6:35
  - c. 2013 Goal Setting/Work Plan 6:35-7:05
  - d. Chair and Vice-Chair Elections 7:05-7:15
  - e. Next Meeting's Agenda/Action Items 7:15-7:20
  
- VIII. COMMISSIONER COMMENTS 7:20-7:25  
*This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.*
  
- IX. ADJOURN

1 **City of Loveland**  
2 **Historic Preservation Commission**  
3 **Meeting Summary**  
4 **November 19, 2012**

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5 A meeting of the Loveland Historic Preservation Commission was held Monday, November 19, 2012 at 6:00 P.M.  
6 in the Parks & recreation Conference Room in the Civic Center at 500 East Third Street, Loveland, CO. Historic  
7 Preservation Commissioners in attendance were: Janelle Armentrout, Jim Cox, Stacee Kersley, Trudi Manuel and  
8 Mike Perry. John Fogle, City Council Liaison, and staff members, Bethany Clark of Community & Strategic  
9 Planning and Nikki Garshelis of Development Services were also present. David Berglund and Matt Newman  
10 were absent.

11  
12 **Guests:** Marcie Erion, Creative Sector Development Specialist at the City of Loveland  
13

14 **CALL TO ORDER**

15 *Commission Chair Cox called the meeting to order at 6:00 p.m.*

17 **APPROVAL OF AGENDA**

18 *Commissioner Manuel made the motion to approve the agenda as is, Commissioner Kersley seconded the motion  
19 and it passed unanimously.*

20  
21 **APPROVAL OF MINUTES**

22 *Commissioner Perry made the motion to approve the minutes as is, the motion was seconded by Commissioner  
23 Manuel and the motion passed unanimously.*

24  
25 **CITIZEN REPORTS**

26 **None**

27  
28 **CITY COUNCIL UPDATE**

29 *Councilor Fogle reported that Dave Clark was elected as the new Councilor of Ward IV. Other issues included  
30 the possibility of City Council extending the moratorium on the oil and gas regulations per the request of the oil  
31 and gas industry, he said. The industry suggested waiting to see what changes the state makes before moving  
32 forward with local changes, he explained. He asked if there were other concerns from the HPC. Commissioner  
33 Manuel asked what will be done on the Leslie the Cleaner property now that the demolition is complete.  
34 Councilor Fogle said there will be a temporary sculpture installation and the area will be landscaped. The  
35 ultimate goal is to attract a development for the property, he said. There was a short discussion about the  
36 contamination from the cleaning and gas station businesses on the property and the remediation that had to be  
37 done to bring the property up to acceptable standards. Costs were covered by an environmental grant,  
38 Councilor Fogle explained.*

39  
40 **STAFF UPDATE**

41 *Bethany Clark reported that the Saving Places Conference is scheduled from February 6<sup>th</sup> through February 8<sup>th</sup>,  
42 2013. Commissioners can register online, pay and be reimbursed by the City for the \$140 general registration  
43 fee, she said. Bethany said she will send the link to them so they can register. There was a discussion about the  
44 workshops offered at the conference.*

51 **CONSIDERATION OF NEW BUSINESS**

52 **CREATIVE SECTOR DEVELOPMENT – MARCIE ERION**

53 *Marcie Erion*, Creative Sector Development Specialist in the Economic Development Department at the City of  
54 Loveland, gave a presentation about how she supports creative sector businesses in Loveland. Her presentation  
55 included the following:

- 56
- 57 • Creative sector businesses include art, technology and any business that has intellectual property. The  
bronze foundries, craft breweries and robotics companies are a few examples.
  - 58 • Her position has an educational responsibility. An example is the LISA Program, which is an innovative  
program that uses art to instruct students in math, science and other disciplines.
  - 59 • The Technology Transfer program connects businesses with each other for the purpose of sharing  
resources.
  - 60 • She acts as the site activation coordinator for the Rocky Mountain Center for Innovation and Technology  
(RMCIT).
  - 61 • Statistics about how much revenue is brought into Loveland through creative sector businesses and  
events were provided.

62 After the presentation there was a discussion about a possible artist's retreat at the Swartz Farmstead property  
63 and QR Codes on marketing materials like the Walking Tour brochure and various landmarks.

64 **DEMO REVIEW SUBCOMMITTEE**

65 *Bethany Clark* asked the HPC if they would consider appointing two commissioners and one alternate to review  
66 the demolition permit applications. The intention is to increase review time, she explained. Past permit  
67 applications have been sent to all HPC members and the average review time is 10.29 days, she said. The review  
68 delay maybe caused when members assume others are reviewing the permit. Nikki Garsheilis asked if  
69 scheduling the due date prior to the normal permit issuance date would help expedite the review process. HPC  
70 members agreed it would help. They still recognize, however, that they have 15 days to finalize the review if  
71 there are conditions that warrant the extra time. The HPC agreed they would like to rotate two members and an  
72 alternate on a monthly basis. It was suggested that new members be paired with more practiced members to  
73 assist them with any complicated parts of the review process. Bethany said she would create the schedule and  
74 send it out for approval.

75 **2013 GOAL SETTING/WORK PLAN**

76 *Commission Chair Cox* suggested moving the Goal Setting/Work Plan to the January 21<sup>st</sup> HPC meeting since  
77 Commissioners Berglund and Newman were absent. The other members agreed.

78 **HOLIDAY PARTY**

79 *Bethany Clark* asked for suggestions about the holiday party and an HPC member to assist in organizing it.  
80 Commissioner Armentrout volunteered. The HPC said they liked the idea of having the event in a downtown  
81 location but would like something different than in previous years. The temporary art gallery on 4<sup>th</sup> Street,  
82 Loveland Ale Works, Sophia's, McCreery's and the Pourhouse were some of the suggested venues. Bethany and  
83 Nikki said they would look into venue availability dates and also available funds. The HPC expressed their  
84 interest having an outreach event by inviting the Loveland Historical Society, some key staff members,  
85 councilors and commissioners.

86 **CHAIR AND VICE-CHAIR ELECTIONS**

87 Due to Commissioners Berglund's and Newman's absence, the HPC agreed to move the Chair and Vice Chair  
88 elections to the January meeting.

101    **COMMISSIONER COMMENTS**

102    *Commissioner Manuel* asked for an update on the Bishop House. Bethany Clark said the owner had received a  
103    permit to move the house but then had never done so. The permit will expire in December, she explained.

104

105    *Councilor Fogle* suggested that when HPC members are downtown, they introduce themselves to the owners of  
106    the restaurants and shops. This will help bring down barriers and create good relationships, he explained.

107

108    **Meeting adjourned at 7:30p.m.**



## Community & Strategic Planning

500 East Third Street, Suite 310 • Loveland, CO 80537  
(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

### Staff Update

**Meeting Date:** January 21, 2013  
**To:** Loveland Historic Preservation Commission  
**From:** **Bethany Clark, Community & Strategic Planning**

#### Staff Update Format:

The staff update contains informational items. Five minutes is set aside on the agenda for brief questions and comments on staff update items.

*If a more in-depth discussion or extensive questions on a specific item is desired, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion. Staff will be happy to answer questions on any item with individual commissioners after the meeting.*

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

#### Staff Update Items:

##### **Downtown Historic District**

Heather Peterson from History Colorado visited Loveland on November 28<sup>th</sup> and presented to several City staff members on National Historic Districts. Community and Strategic Planning staff then met with the City Manager and received his approval to move forward with outreach to downtown property and business owners. This effort will require a great deal of volunteer work from the Historic Preservation Commission as the voice of historic preservation and support for the district. It would also be helpful for the HPC to identify any 'champions' in the proposed downtown district. It was also discussed that updating the survey in the downtown area, in an area even larger than the proposed district, would be essential not only for the district creation but also in the City's redevelopment efforts.

##### **Saving Places Conference**

The Colorado Saving Places Conference is scheduled for February 6<sup>th</sup>-8<sup>th</sup> at the Colorado Convention Center. All of the Commissioners have now registered to attend. See you all there!

##### **Swartz Farmstead Structural Assessment**

The Structural Assessment for the Swartz Farmstead has been completed. However, the Director of Parks and Recreation and the City Manager will be meeting to discuss the findings before releasing the report. Staff will inform the HPC when they receive further information.

# **PUBLIC HEARING PROCESS**

Loveland Historic Preservation Commission

January 21, 2012

1. Commission members announce ex parte contacts and conflicts of interest
2. Staff presentation
3. Questions of staff
4. Opportunity for applicant to address Commission
5. Questions of applicant
6. Public hearing opened
7. Public comment
8. Public hearing closed
9. Commission deliberation and motion



## **Loveland Historic Preservation Commission**

### **Staff Report**

From: Community and Strategic Planning  
Meeting Date: January 21, 2013  
Re: Application for Historic Landmark Property Designation, 103 E 4th Street.

#### **SITE DATA**

**Address:** 103 E 4<sup>th</sup> Street  
Loveland, CO 80537

**Request:** Application for Historic Landmark Property Designation

**Historic Name:** Lovlander Hotel / BPO Elks Lodge

**Architectural Style:** Early 20<sup>th</sup> Century Commercial

**Current  
Building Sq. Ft.:** 16,610 square feet

(Source: Larimer Co. Assessor Property Information)

**Construction  
Date:** 1912-1913

**Legal Description:** Lots Thirteen (13) and Fourteen (14), Block Fourteen (14), Original Town (now City) of Loveland, with all rights and privileges under party-wall agreement; together with easement on West three feet of Lot Fifteen (15); all according to Subdivision plat filed September 18, 1878.

**Owner(s):** Benevolent and Protective Order of Elks Loveland Lodge #1051

**Applicant(s):** Benevolent and Protective Order of Elks Loveland Lodge #1051

### **Application Summary:**

On October 23, 2012 staff attended an Elks Lodge meeting with A-E Design Associates to serve on a panel answering questions about the recently completed Historic Structural Assessment completed through a SHF grant, the obligations and benefits of historic landmark designation, as well as the process for applying for landmark designation. On November 26<sup>th</sup>, 2012, Loveland Elks Lodge members voted unanimously to move forward with obtaining the local Historic Landmark Designation from the City of Loveland and on December 28<sup>th</sup> staff received a nomination application for landmark designation of the property at 103 E 4<sup>th</sup> Street. The owner and applicant of 103 E 4th Street is familiar with the requirements for designation and the responsibilities as a Loveland Historic Landmark.

Staff mailed a notification letter announcing the date of a public hearing to the property owner of 103 E 4th Street as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for consideration of designation as a landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 103 E 4th Street, Loveland, Colorado.

### **History:**

*Excerpt from the Historic Structural Assessment prepared by A-E Design Associates through a State Historic Fund Grant, 2012.*

In 1878, Harriett Hopkins, a widower from “back east,” constructed an inn located across Railroad Avenue from the Colorado Central Railroad (CCRR) passenger depot on East Fourth Street. The Loveland House was a two-story wood frame building that had thirty-five guest rooms and two parlors, providing convenient accommodations to the passengers on the new rail line. Hopkins operated the hotel for a decade before Oscar Riker assumed ownership in 1888. Riker’s son, J.D., took over management of the hotel in 1904.

The construction of a sugar factory in 1901 profoundly affected Loveland’s socioeconomic development. In the latter half of the nineteenth century, wheat and other cereal grains were the main crops produced by farmers in the Big Thompson Valley. Sugar beet cultivation was introduced into the plains of Colorado in the 1870s and by 1890 this root crop was included among the agricultural products grown in the region. In the 1890s, a tariff on imported sugar gave rise to a large scale development of the domestic sugar beet processing industry and the first factory in the state was built at Grand Junction in 1899. Built two years later, the Great Western Sugar Company facility in Loveland provided a reliable market for farmers in the region as well as employment for Loveland residents. Over the next several years the sugar company’s subsidiary, the Great Western Railway, built branch lines from the Loveland sugar plant to Longmont and Windsor. The sugar beet industry was partially responsible for a more than 300 percent increase in Loveland’s population between 1900 and 1910. By 1910, Loveland boasted 3,651 residents and the city had been transformed by a building boom that included both the downtown business district as well as residential areas on either side of the railroad tracks.<sup>1</sup>

In 1912, a group of Loveland businessmen raised \$40,000 to replace the thirty-four year old Loveland House. The frame building was leveled and a new, three story brick hotel was opened on July 10, 1913. Re-named the Lovelander Hotel, the impressive building had commercial space available for rent on the

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<sup>1</sup> Carl and Karen McWilliams, “Loveland Residences Cultural Resource Survey,” (Loveland, CO: City of Loveland Strategic Planning Department, 2010), p. 14.

first floor and forty-two guest rooms on the upper levels.<sup>2</sup> Approximately half of the rooms had private baths and all had a hot and cold water sink.

Overall, Loveland's growth slowed during the 1920s. Post World War I, the rise of automobiles and the establishment of tourist camps, courts, and cottages along U.S. Highway 34 (the route leading to Rocky Mountain National Park, established in 1915) resulted in a decline in those seeking lodging at the Lovelander Hotel. Sanborn maps indicate that sometime between 1918 and 1927, the building was doubled in size by a three-story addition to the east on lots 15 and 16. However in 1927, financial pressures led the hotel's owners to sell the original portion of the building to Loveland Lodge #1051 of the Benevolent and Protective Order of Elks. The building addition was never owned by the Elks, but rather continued in use as a hotel and later as residential apartments (Plaza Apartments). Although the buildings were once physically connected on the interior, ownership of the two sections remained separate.

The Benevolent and Protective Order of Elks was established in 1868 as a fraternal organization dedicated to promoting charitable causes. Like most fraternal organizations, the Elks were also a social group with the lodge building functioning as a social center. In 1906, a group of prominent Loveland businessmen applied for an Elks charter. After the charter was granted in July 1907, Elks Lodge #1051's seventy-two charter members began renting space on the second floor of the Association Building on Cleveland Avenue. By 1914, there were 279 members. As membership grew and finances increased correspondingly, the Elks began to search for new lodge headquarters.

In 1927, the Elks purchased the original Lovelander Hotel building. They soon began a remodeling program to suit their needs, including the conversion of a large portion of the second floor into a grand lodge room (see Construction History section for more information). The Lodge's charitable work focused on causes supporting veterans and children. In 1950, they donated \$50,000 to fund construction of the Loveland Memorial Hospital. In 1951 the Elks Lodge hosted the ceremony to lay the cornerstone of the new building. By the 1970s, membership in the Loveland Elks Lodge peaked at 1,700.

The Elks Lodge/Lovelander Hotel building contributes to the significance of Loveland's downtown, initially for its use as a hotel and commercial building, and later for its association with Loveland's major fraternal organization, Loveland Lodge #1051 of the Benevolent and Protective Order of Elks. The building has been in continual use since its construction almost a century ago and has remained a center of social activity in the city. In 1999, the building (along with the adjacent Plaza Apartment Building) was deemed eligible for inclusion in the National and State Registers, both individually and as a contributing anchor to a proposed Loveland Downtown Commercial Historic District.

### **Architectural Description:**

*Excerpt from the Historic Structural Assessment prepared by A-E Design Associates through a State Historic Fund Grant, 2012.*

The Elks Lodge/Lovelander Hotel is a three-story, rectangular plan building located on the northeast corner of East Fourth Street and Railroad Avenue in downtown Loveland. Constructed of buff-colored brick in a running bond, the building has a flat roof with parapets on the south and west sides highlighted by a projecting sheet metal box cornice with integral gutter system.

The original south, or main, storefront elevation was altered in the 1950 and exhibits Art Moderne design elements. Clad with light brown and marbled black glass tile and brown tone tile mosaic, the recessed entry to the Elks Lodge is framed by a wide, glass tile surround and contains a double leaf, glazed door flanked by frosted, corrugated glass sidelights and transom. Glass tiles with Moderne style lettering (BPOE) are located above the lodge entry. On either side of the main entrance, fixed aluminum frame

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<sup>2</sup> Jeffrey and Cindy Feneis, *Exploring Loveland's Hidden Past: The People and Places of Early Loveland, Colorado* (Loveland, CO: Loveland Historical Society, 2007).

windows are topped by a fluted aluminum cornice with fixed transom windows above. Black glass tile bands are located above the transoms. Brown tone mosaic tile is located beneath the windows.

The second and third stories of the south elevation each have seven wood-frame, double hung, one-over-one windows in the original 1913 fenestration pattern. Windows have dressed sandstone lugsills. The five central windows on each story are framed by a decorative border of projecting brick, with window openings separated by brick pilasters.

Facing Railroad Avenue, the west elevation was the original main entrance to the Loveland Hotel and featured three distinct three-story sections separated by recessed bay light wells.

This elevation was modified after the Elks purchased the building in 1927. The southern third of the west elevation retains its original fenestration pattern on the first and second stories. Each story has five wood-frame, double hung, one-over-one windows with dressed sandstone lugsills. The windows are framed by a decorative border of projecting brick, with window openings separated by brick pilasters. The original storefront windows on this elevation have been infilled with brick and contain two glass block windows. Original decorative brickwork border remains. Just north of this section, the remaining original recessed bay has wood-frame, double hung windows on the second and third stories. A metal fire escape ladder with balcony extends from a west-facing window. Windows openings on all three stories of the west elevation immediately north of the recessed area are glass block.

Shortly after the Elks purchased the building in 1927, exact date unknown, the northerly light well was removed and the space separating the north two sections of the building was infilled with brick. Also at this time, the fenestration of the second and third floors on the west elevation was significantly altered due to the creation of a large lodge meeting room on the second floor, and four tall window openings were created to replace the second and third floor windows. These openings contain paired, mulled windows, each with two wood-frame, double hung, one-over-one widows with transom above. The window openings on the west elevation at the central stair were filled with glass block. Above the upper windows and beneath the box cornice are five decorative, rectangular terra cotta plaques. Each plaque depicts a clock dial, set at 11:00, flanked by the letters "BP" and "OE." The clock references the fraternal organization's traditional 11 O'Clock Toast given in honor of departed Elks: "...It is the golden hour of recollection, the homecoming of those who wander, the mystic roll call of those who will come no more..."<sup>3</sup> The entrance to the lodge on this west elevation has a canvas canopy over a single leaf door with sidelights.

Circa 1950, a major remodeling project included many significant alterations to the structure. As part of that remodeling, a 55' x 10', four-story addition (three above grade and a basement) was added to the rear of the building. The remaining first floor west windows were infilled with glass block, and the first floor of the primary elevation facing 3rd Street received its Art Moderne architrave and "storefront" finishes. The west entry was also similarly altered, receiving the aluminum surround that exists to today. There were many alterations on the interior of the first and second floor, mostly removing walls to create larger spaces to better accommodate its use as a meeting place for a large fraternal organization, along with offices, coat rooms, and other ancillary spaces. Many of the ceilings had acoustical tile applied over the existing plaster, and this project also included installing a new electrical system, complete with replacement distribution wiring, outlets, and lighting. Please refer to copies of the 1950 drawings and specifications by Roland L. Linder in the appendices.

Walls of the north elevation of the addition are an orange-colored, common bond brick. Three metal downspouts extend from the gutter at roofline to the alley behind the building. Two single leaf metal doors access the interior. Originally, the west wall of this room had six arched openings leading to under-sidewalk light well vaults. There were also glass kicks in the walls above to bathe the basement in natural light. The structural glass was replaced with concrete and the arches and glass kicks infilled sometime after 1937. The arches in the west basement wall were infilled and carpet wainscoting installed in the mid

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<sup>3</sup> Loveland Lodge #1051, "The First 100 Years, 1906-2006, A Historical Review" (Loveland, CO: Lodge #1051, 2006).

1980's. One of the openings beneath the sidewalk still exists in the form of a storage closet near the south end of the west wall, and the arch infill includes a door at that location.

Another partial interior remodeling of the first floor spaces of the northern half of the building occurred in 1963, revamping what are now the club room and range room, with the first floor kitchen running along the north end, and moving the now diagonal bar to the northeast corner between the kitchen and range room. This configuration was altered again in 1981, moving the bar to the north end of the club room and incorporating the prior bar space into the kitchen, serving, and dishwashing area. The first floor conference room received new finishes later in the 1980's. The evaporative cooling system was reportedly taken offline just prior to the new millennium. Please refer to copies of the 1963 and 1981 plans, specifications, and building permit application in the appendices.

The three-story Plaza Apartment building abuts the east wall of the Elks Lodge building.

### **Significance:**

The 1913 Elks Lodge/Lovelander Hotel Building is an example of Early Twentieth Century Commercial Architecture, a Special Use Property Type defined by the Colorado Historical Society's Office of Archaeology and Historic Preservation. Common elements of this type that are present on the Elks Lodge/Lovelander Hotel Building include: a slightly pitched roof with parapet, box cornice, decorative brickwork, and scant additional ornamentation.<sup>4</sup>

Although the building was altered substantially between 1927 and 1951, all changes occurred as a result of the Elks' acquisition of the property. The building's primary significance is its association with the fraternal organization and its contribution to the social history of Loveland. Therefore, the alterations do not diminish the building's overall significance. The property is considered eligible for local landmark designation by the City of Loveland.

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<sup>4</sup> Colorado Historical Society, *Field Guide to Colorado's Historic Architecture and Engineering* (Denver: Colorado Historical Society, 2008).  
Staff Report\_103 E 4th

**Photographs:**



**Figure 1: Southwest Corner**



**Figure 2: Northwest Corner**



**Figure 3: South (Front) Elevation**



**Figure 4: Storefront as Viewed from Southwest Corner**



Figure 5: North (Rear) Elevation



Figure 6: Historic Photo, prior to 1927 Elks Purchase



**Figure 7: The Lovelander Hotel**

## **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 Elks Lodge/Loveland Hotel is significant for its association with the fraternal organization of the BPO Elks and its contribution to the social history of Loveland. The building is also a good example of Early Twentieth Century Commercial Architecture.

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 Elks Lodge/Loveland Hotel was built in 1912-1913, 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 Historic Structural Assessment prepared by A-E Design Associates in 2012, the Elks Lodge/Loveland Hotel has maintained a good amount of its integrity. Although there has been an addition and several modifications, these were all made as a result of the Elks Lodge acquisition of the property and were made more than 50 years ago. Therefore, the alterations themselves do not diminish the integrity of the property. The building also retains its original location and the surrounding neighborhood has maintained its historic character.

## **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 Elks Lodge/Loveland Hotel 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. Represents a built environment of a group of people in an era of history.
- b.) Social/Cultural
  - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- c.) Geographic/Environmental
  - 1. Enhances sense of identity of the community.
- d.) 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 103 E 4th Street, staff has determined that the Elks Lodge/Loveland Hotel 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.

Staff proposes the Historic Preservation Commission recommend approval of this request for designation of the Elks Lodge/Loveland Hotel, located at 103 E 4th Street, as a Loveland Historic Register landmark property.

**Attachments:**

- A. Location Map
- B. Nomination Application submitted by applicant

## Attachment A

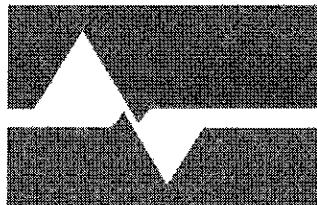


Location Map - 103 E 4th Street



# Loveland Historic Register

# Nomination Packet



***City of Loveland***  
500 E. Third Street  
Loveland, CO 80537  
Tel. 970-962-2745

This packet includes the instructions and forms necessary to nominate a building, site, or district to the Loveland Historic Register.

**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>	Loveland Elks Home Inc NKA Loveland Elks Lodge BPOE 1051
<b>Applicant:</b>	<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>
<b>Address:</b>	103 E 4th St, Loveland, CO 80537
<b>Telephone:</b>	970 669 6330

<b>PROPOSED LANDMARK INFORMATION</b>	
<b>Property Name:</b>	Loveland Elks Lodge BPOE 1051 FKA The Loveland Hotel Co <span style="float: right;">+</span>
<b>Address:</b>	103 E 4th St, Loveland, CO 80537
<b>Historic Use:</b>	As a hotel until 1927 when purchased by the Loveland Elks which has been used as their Fraternal Service Club Lodge <span style="float: right;">+</span>
<b>Current and Proposed Use</b>	Loveland Elks Lodge Fraternal Club
<b>Legal Description</b>	<i>Please attach copy of officially recorded document containing a legal description.</i> Lots 13 & 14, Block 14, City of Loveland, Larimer County
<b>Brief Description of Historical Qualities relating to Property</b>	<i>Please attach additional sheets if necessary.</i> The Elks Lodge/Loveland Hotel building contributes to the significance of Loveland's downtown, initially for its use as a hotel and commercial building, and later for its association with Loveland's major fraternal organization. (con't)

**FORM A****Application for Designation of a Historic Landmark**

<b>DETAILED PROPERTY INFORMATION</b>	
<b>Historic Property Name:</b>	Loveland Elks Lodge BPOE 1051 fka The Loveland Hotel Co
<b>Current Property Name:</b>	Loveland Elks Lodge BPOE 1051
<b>Address:</b>	103 E 4th St, Loveland, CO 80537
<b>Legal Description</b>	<i>Please attach copy of officially recorded document containing a legal description.</i> Lots 13 & 14, Block 14, City of Loveland, Larimer County
<b>Owner Name &amp; Address:</b>	Loveland Elks Lodge BPOE 1051
<b>Style:</b>	Early 20th Century commercial / circa 1950 Art Moderne
<b>Building Materials:</b>	Brick / Steel
<b>Additions to main structure(s), and year(s) built.</b>	Year built 1913. The Elks added on to the North of building in approx 1945-1950, also remodeled to add the 'ball room' in the North section at that time as well.
<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>	As a hotel until 1927 when purchased by the Loveland Elks which has been used as their Fraternal Service Club Lodge.
<b>What is the present use of the property?</b>	Loveland Elks Lodge / Fraternal Community Service Organization
<b>What is the date of construction?</b>	Estimated: 7/1913      Actual: 7/1913      Original: 1913 Source: _____

**FORM A****Application for Designation of a Historic Landmark**

<b>DETAILED PROPERTY INFORMATION</b> <b>continued</b>	
<b>Describe the condition of the property.</b>	Overall condition of the property is average to below average in some areas as deferred maintenance is now necessary.
<b>Who was the original architect?</b>	Unknown at this time. <b>Source:</b>
<b>Who was the original Builder/Contractor?</b>	Unknown at this time. <b>Source:</b>
<b>Who was the original Owner(s)?</b>	The Loveland Hotel Company / Lovelander Hotel <b>Source:</b> Original vesting deed / Loveland Museum
<b>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</b>	No
<b>Detailed description of the architectural characteristics of the property.</b>	<i>Please attach additional sheets if necessary.</i> Please see 'historic significance section' as this is detailed in that section as well. Additionally, upon request, you may review the 200 page structural assessment report that was conducted by AE Designs, Inc for the Loveland Elks over the past two years. This is available in electronic format and Bethany Clark has a hard copy of the report. There are also 60 photos of the interior and exterior of the building in its current condition with explanations of the existing historical characteristics of certain elements of the building, such as the original mahogany wood trim on the original hotel rooms on the third floor of the Lodge.

**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: 99 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 Historical Landmark**

<b>Statement of Significance</b>  Please provide a brief statement summarizing the applicable criteria checked on previous pages.	<p><i>Please attach additional sheets if necessary.</i></p> <p>The 1913 Elks Lodge/Lovelander Hotel Building is an example of Early Twentieth Century Commercial Architecture, a Special Use Property Type defined by the Colorado Historical Society's Office of Archaeology and Historic Preservation. Common elements of this type that are present on the Elks Lodge/Lovelander Hotel Building include: a slightly pitched roof with parapet, box cornice, decorative brickwork, and scant additional ornamentation. Although the building was altered substantially between 1927 and 1951, all changes occurred as a result of the Elks' acquisition of the property. The building's primary significance is its association with the fraternal organization and its contribution to the social history of Loveland. Therefore, the alterations do not diminish the building's overall significance.</p>								
<b>Photographs of property as it appears today</b>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <table border="1"><tr><td data-bbox="519 1028 688 1059">North elevation</td><td data-bbox="712 1028 884 1059">East elevation</td><td data-bbox="909 1028 1080 1059">South elevation</td><td data-bbox="1105 1028 1276 1059">West elevation</td></tr><tr><td data-bbox="519 1091 688 1123">Other</td><td data-bbox="712 1091 884 1123">Other</td><td data-bbox="909 1091 1080 1123">Other</td><td data-bbox="1105 1091 1276 1123">Other</td></tr></table>	North elevation	East elevation	South elevation	West elevation	Other	Other	Other	Other
North elevation	East elevation	South elevation	West elevation						
Other	Other	Other	Other						
<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><i>Please attach additional sheets if necessary.</i></p> <p>Please see attached pages, which are from the original HSA report prepared from AE Designs, Inc.</p>								

**FORM A****Application for Designation of a Historic Landmark**

The Property Owner, by signature below and submittal of this application, acknowledges and agrees that if the Property is designated as a historic landmark, the Property will be subject to the provisions of Chapter 15.56 of the Loveland Municipal Code, as they may be amended from time to time by action of the Loveland City Council. The provisions of Chapter 15.56 of the Loveland Municipal Code are available to the Property Owner at <http://www.cityofloveland.org/index.aspx?page=68> and currently include, among other provisions:

- Requirements for maintenance of a historic landmark as set forth in Code Section 15.56.150; and
- Requirements that any proposed alteration, relocation or demolition of a designated historic landmark is subject to approval, which may include application, public notice and hearing, and decision by the Historic Preservation Commission and/or City Council, prior to undertaking such actions, as more fully set forth in Code Sections 15.56.60-.80, 15.56.110-.140 and 15.56.170; and
- Remedies for violation as set forth in Code Section 15.56.090, including but not limited to provisions that moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location, and that altering a designated landmark without an approved landmark alteration certificate will result in a one year moratorium on all building permits for the property.

Further, the Property Owner authorizes the recording of any Ordinance designating the Property as a historic landmark in the real property records of the Larimer County Clerk and Recorder and agrees to disclose to any purchaser of the Property the designation of the Property as a historic landmark subject to the benefits and obligations of Chapter 15.56 of the Loveland Municipal Code.

Signature of Property/Site Owner(s): *Craig D. Leasing Knight* *Craig D. Leasing Knight* *Exacted Recd* Date: 12-27-12

The Property Owner has read and agrees with all that is contained in Section 15.56.090 of the Loveland Municipal Code and understands all the benefits and obligations of said code. The Property owner specifically understands and agrees that the once the property is a designated landmark any proposed alterations must receive an approved alterations certificate prior to construction. The Property owner also understands and agrees that moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location. Additionally, the Property owner will disclose to future owners of the property all the benefits and obligations of Section 15.56.090 of the Loveland Municipal Code.

Signature of Property/Site Owner(s): *Craig D. Leasing Knight* *Craig D. Leasing Knight* *Exacted Recd* Date: 12-27-12



City of Loveland

Page 8 - Signature Sheet (cont.)

## FORM A

### Application for Designation of a Historic Landmark

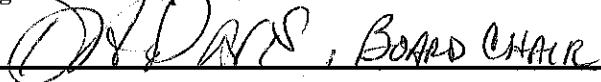
Please type or print legibly.

**FORM A completed by:**

Debbie Hague Davis

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**Signature of Preparer:**

 Debbie Hague Davis, Board Chair

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**Date:**

12/27/12

**Phone No.**

970 669 6330

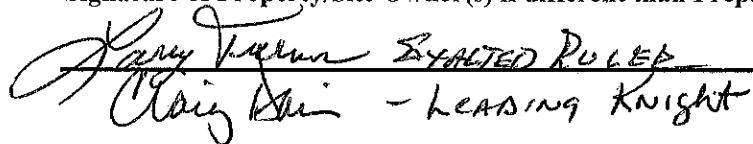
---

**Address:**

103 E 4th St, Loveland, CO 80537

---

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

 Harry Hague - Executive Producer  
 Craig Bain - Leasing Knight

---

**Date:**

12-27-12

**E-Mail Form**

***Historical Qualities (continued)***

Loveland Lodge #1051 of the Benevolent and Protective Order of Elks. The building has been in continual use since its construction almost a century ago and has remained a center of social activity in the city. In 1999, the building (along with the adjacent Plaza Apartment Building) was deemed eligible for inclusion in the National and State Registers, both individually and as a contributing anchor to a proposed Loveland Downtown Commercial Historic District.

The 1913 Elks Lodge/Loveland Hotel Building is an example of Early Twentieth Century Commercial Architecture, a Special Use Property Type defined by the Colorado Historical Society's Office of Archaeology and Historic Preservation. Common elements of this type that are present on the Elks Lodge/Loveland Hotel Building include: a slightly pitched roof with parapet, box cornice, decorative brickwork, and scant additional ornamentation.<sup>4</sup> The building is a contributing commercial structure to a proposed Loveland Downtown Commercial Historic District.

The Elks Lodge/Loveland Hotel is a three-story, rectangular plan building located on the northeast corner of East Fourth Street and Railroad Avenue in downtown Loveland. Constructed of buff-colored brick in a running bond, the building has a flat roof with parapets on the south and west sides highlighted by a projecting sheet metal box cornice with integral gutter system.

***Architectural Characteristic (continued)***

Please see information above.

Loveland Municipal Code and understands all the benefits and obligations of said code. The Property owner specifically understands and agrees that the once the property is a designated landmark any proposed alterations must receive an approved alterations certificate prior to construction. The Property owner also understands and agrees that moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location. Additionally, the Property owner will disclose to future owners of the property all the benefits and obligations of Section 15.56.090 of the Loveland Municipal Code.

**Signature of Property/Site Owner(s) :** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Please type or print legibly.**

**FORM A completed by:**

**Signature of Preparer:**

**Date: Phone No.**

---

**Address:**

---

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

**Date:**

---

### **E-Mail Form**

*Historical Qualities (continued)*

*Architectural Characteristic (continued)*

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The original south, or main, storefront elevation was altered in the 1950 and exhibits Art Moderne design elements. Clad with light brown and marbled black glass tile and brown tone tile mosaic, the recessed entry to the Elks Lodge is framed by a wide, glass tile surround and contains a double leaf, glazed door flanked by frosted, corrugated glass sidelights and transom. Glass tiles with Moderne style lettering (BPOE) are located above the lodge entry. On either side of the main entrance, fixed aluminum frame windows are topped by a fluted aluminum

<sup>4</sup> Colorado Historical Society, Field Guide to Colorado's Historic Architecture and Engineering (Denver: Colorado Historical Society, 2008).

Comprehensive Historic Assessment Report with Prioritized Recommendations

October 2012

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Loveland Hotel-Elks Lodge

Loveland, Colorado

Historic Structure Assessment

cornice with fixed transom windows above. Black glass tile bands are located above the transoms. Brown tone mosaic tile is located beneath the windows. The second and third stories of the south elevation each have seven wood-frame, double hung, one-over-one windows in the original 1913 fenestration pattern. Windows have dressed sandstone lugsills. The five central windows on each story are framed by a decorative border of projecting brick, with window openings separated by brick pilasters.

Facing Railroad Avenue, the west elevation was the original main entrance to the Loveland Hotel and featured three distinct three-story sections separated by recessed bay light wells (see historic photograph below).

This elevation was modified after the Elks purchased the building in 1927. The southern third of the west elevation retains its original fenestration pattern on the first and second stories. Each story has five wood-frame, double hung, one-over-one windows with dressed sandstone lugsills. The windows are framed Please see information above.

Grant Administration (by City, as Cash Match)	\$ 500
Select Project Management Assistance, Grant Management Assistance (6%) (Provided by Preservation Engineer)	\$ 1,030
Contingency (12% of Construction Cost)	\$ 2,060
<i>Grant Project Total</i>	<i>\$ 20,750</i>
Grant Request (67%)	\$ 13,900
Cash Match (33%)	\$ 6,850

## 7.0 BIBLIOGRAPHY *(An asterisk next to a bibliographical entry indicates that the consulted resource contained pertinent information.)*

Belle, John, FAIA, RIBA; Hoke, John Ray, Jr., AIA; and Kliment, Stephen A., FAIA. *Traditional Details for Building Restoration, Renovation, and Rehabilitation*. John Wiley and Sons, Inc.; New York, 1991.\*

Ball, Clara, Editor. *Loveland-Big Thompson Valley: 1877 Centennial 1977*. Loveland, CO: Loveland-Big Thompson Centennial Commission, Inc., 1975.\*

Circle Redmont.com. "Historic Restoration: Preserving the Legacy of Structural Glass". [http://www.ciecleredmont.com/Architect\\_Builder\\_Resources/Historic\\_Restoration.aspx](http://www.ciecleredmont.com/Architect_Builder_Resources/Historic_Restoration.aspx). December 4, 2011.\*

Colorado Historical Society. *Field Guide to Colorado's Historic Architecture and Engineering*. Denver: Colorado Historic Society, 2008.\*

Feneis, Jeffrey and Cindy. *Exploring Loveland's Hidden Past: The People and Places of Early Loveland, Colorado*. Loveland, CO: Loveland Historical Society, 2007.\*

*International Building Code*; Whittier, CA: International Conference of Building Officials, 2003.  
*Uniform Code for Building Conservation*. Whittier, CA: International Conference of Building Officials, 1997.\*

Loveland Lodge #1051. "The First 100 Years, 1906-2006, A Historical Review." Loveland, CO: Lodge #1051, 2006.\*

Loveland Museum. *Loveland's Historic Downtown: A Guide to Buildings*. Loveland, CO: Loveland Museum, 2001.\*

Marmor, Jason and Carl McWilliams. "Colorado Cultural Resource Survey Architectural Inventory Form – 5LR-685." Denver: Colorado Historical Society Office of Archaeology and Historic Preservation, 1999.\*

McWilliams, Carl and Karen. "Loveland Residences Cultural Resource Survey." Loveland, CO: City of Loveland Strategic Planning Department, 2010.\*

Moffatt, Riley. "Colorado Population History, 1860-1980." Unpublished document on file at the Denver Public Library, Government Publications Department.\*

*Preservation Briefs 1, 2, 3, 4, 6, 9, 10, 14, 17, 18, 21, 24, 28, 32, 37, 39, and 44. January 17, 2008; <http://www.nps.gov/tps/how-to-preserve/briefs.htm>\**

Ringuette, Janis and Norm. Islandnet.com. "Walking Over History: Victoria's Historic Sidewalk Prisms". <http://www.islandnet.com/~jar/streetscapes/prisms.htm>. December 4, 2011.\*

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*; Washington, DC: U.S. Department of the Interior, 1995.\*

#### **8.0 APPENDICES (SEE SUBSEQUENT SECTION)**

⌘ ⌘ ⌘

**Loveland Elks Lodge #1051**  
**November 26, 2012**  
**Meeting Minutes**

Loveland Lodge #1051 met in regular session at 7:00 PM with PER Ron Schlatter presiding. There were 42 members present.

After opening, Craig Davis was installed as Esteemed Leading Knight by PER Ron Schlatter acting as Grand Exalted Ruler, Janet Limbeck as Grand Esquire and Monica Turner as installing Officer.

**Roll Call of Officers:** All officers were present except for Larry Turner, Exalted Ruler

**Minutes of Previous Session:** Approved as read.

**Sickness & Distress:**

- Vern Schultz has been diagnosed with gallstones
- Dee Long fell and broke her arm.
- Pam Hauschild's father had a stroke
- Mary Pizzuti fell while decorating the Lodge Room. She was taken to the ER to see if she had a concussion but she just has a bad bump and black eyes.
- Zelda Johnson's granddaughter has been having seizures.

**Social & Community Welfare:**

- No report

**Reports of Committees:**

**EXALTED RULER:**

- Ron reminded everyone about the Memorial Service to be held on Sunday, December 2 and invited everyone to come and pay homage to our members who have passed away this year.
- Ron also reminded everyone about the Tom and Jerry Party to be held at the Lodge on Saturday, December 15. It is free to all members and there will be a band playing from 7-10PM.

**LEADING KNIGHT:**

- No Report

**LOYAL KNIGHT:**

- Larry Depperschmidt thanked everyone who had filled in for him during his recent absences.
- Larry also said that there will be no Wednesday night meals during December. They are possibly looking to the cook to take over Wednesdays.

**LECTURING KNIGHT:**

- Deborah reminded everyone of the Hoop Shoot which will be on December 15, starting at 8:30 AM

**SECRETARY:**

- No Report

**ESQUIRE:**

- No Report

**TILER:**

- No Report

**CHAPLAIN:**

- No Report

**INNER GUARD:**

- No Report

**BOARD OF DIRECTORS / TRUSTEES:**

- Debbie Davis gave a short budget report and said that from the 4 cost centers, Lodge, Bingo, Dining Room and Bar, the net income was \$24,227.80. See attached for full report
- Debbie said the contract for VJC Catering, our chef had been reviewed and extended another 6 months until May 2013. The Cotter contract was also reviewed and extended for 3 months.
- Debbie asked for not more than \$500 from Blood Drive Acct. 390-22 to help with the expenses of the Tom and Jerry party. Motion seconded and passed.
- Rod Johnson thanked everyone who supported the Steak Committee and said there would not be steaks in December. He said they would be back in January and he was not raising prices. He thanked Deborah Furney, Bill Kinney, Binky Geisler, Bryce Johnson and Blair Johnson for all their help.

**BINGO:**

- Binky proudly reported that Bingo had made a profit last week.

**PER'S:**

- No Report

**LITTLE BRITCHES:**

- No Report

**OTHERS:**

- Jerry Brown made a motion to take \$900 from Mess Hall Acct. 390-17 for Thompson Valley Pre-School. \$500 is to go to playground equipment and \$400 for new cupboards. Motion seconded and passed.
- Jerry also made a motion to take \$3000 from Mess Hall Acct. 390-17 for bar improvements. Motion seconded and passed.
- Binky Geisler made a motion to take \$1100 from the Ladies Auxiliary Bar Bingo Acct. 780-11 to give \$300 to Girls State, \$100 to Santa Cops, \$100 to Larimer County Food Bank, \$100 to House of Neighborly Service and \$500 to Thompson Valley Pre-School Scholarship Fund. Motion seconded and passed.

**COMMUNICATIONS:**

- Thank you card from Corporal Zachary Wolaver of the US Marines

**APPLICATIONS FOR MEMBERSHIP:**

Robert Porzycki, proposed by Carin Barrett  
Dianne Heider, proposed by N Polly Sigmund.

**INVESTIGATION COMMITTEE:**

- Will meet January 2, 2012

**OLD BUSINESS:**

- Motion was made by Debbie Davis to accept the Historic Structure Designation project proposal to rehabilitate our building. Motion seconded and passed
- Motion made by Debbie Davis to move forward with obtaining the local Historic Structure Designation from the City of Loveland. Motion seconded and passed.
- Debbie Davis made a motion to move forward with obtaining the State Historic Structure Designation from the State of Colorado.
- Debbie Davis made a motion to apply for the Façade Enhancement Improvement Grant with the City of Loveland. Motion seconded and passed.
- Debbie Davis made a motion to apply for the State Historical Grants that are available through the State of Colorado. Motion seconded and passed.
- Debbie Davis made a motion to rename and redesignate the title of our current Building Fund to another title, which is proposed to be "Capital Improvement Fund." Motion seconded and passed.
- Debbie stated that since these all passed, we are here to stay.

**NEW BUSINESS:**

- None

**GOOD OF THE ORDER:**

- Discussion was held about donating food to the Food Bank rather than giving out individual food baskets for Christmas. Shirley was going to investigate how people were screened at the Food Bank to make sure the needy were really the recipients.

**CHARITY/ ENF DRAWING:**

- \$116 was collected for Charity Drawing. \$46 went to ENF, \$20 to Sad Elk and there were 5 drawings for \$10.00. Greg Welch donated his to Hoop Shoot and Larry Reisdorff and Jerry Brown donated theirs to Troop Support.

**SAD ELK DRAWING:**

- Bryce Giese was not present to win \$300. Next meeting the pot will be \$310.

**BILLS APPROVED TO BE PAID: Motion made, seconded and approved:**

- LODGE: \$11,453.02 See attachment
- BINGO: \$3269.26 See attachment

**TREASURER'S REPORT:****RECEIPTS OF THE SESSION:****LODGE: \$****BINGO: \$****BUILDING FUND: \$****CHARITY/ EDUCATION TRUST FUND: \$****BALANCE ON HAND:****LODGE: \$****BINGO: \$****BUILDING FUND: \$****CHARITY / EDUCATION FUND TOTAL: \$**

Lodge closed in regular form in 1 hour and 10 minutes.

Respectfully Submitted,

Monica J. Turner, Secretary

## Lovlander Hotel

*(Known as Elks Lodge and Plaza Apartments)*

*103 East 4th Street*

4

The Lovlander Hotel was erected in 1912-13, replacing an aging wood frame hotel—The Loveland House—which had been in this location since 1878. After a \$40,000 remodel in the summer of 1913, the hotel reopened to feature such modern conveniences as steam heat, telephone service, and hot and cold water piped to each of its forty-two guest rooms. Soon after World War I, the business suffered a decline and by 1926 was up for sale. Elks Lodge No. 1051 purchased the building in 1927 and remodeled the interior. Around the same time, a three-story, east side addition was constructed to continue housing the residential hotel. The name changed to the Plaza Apartments in the 1970s.



This picture is courtesy of 'Walk Historic Loveland' by the Tenfold Collective.

<http://www.tenfoldcollective.com/blog/walk-historic-loveland>

## About McKee Medical Center

### *History of McKee Medical Center*

The first hospital in Loveland was Sutherland Hospital established in 1896 by W. P. Sutherland, MD, in his home on 6th and Grant. His screened-in porch was turned into an operating room. The First United Methodist Church now stands on this site. In 1917, Dr. Sutherland passed away and a group of physicians leased and maintained the hospital until 1929.

In 1929, William Gasser, MD, established a 10 to 14-bed hospital known as Loveland Hospital. This hospital was in existence until 1947. From 1947 to 1951 Loveland had no local hospital.

In 1945, the Loveland Elks Lodge contributed \$50,000 to start a drive to raise funds to build a new hospital in Loveland. The people of Loveland approved new bonds to build a hospital. However, the Colorado State Hospital Advisory Board said a hospital in Loveland was not a high enough priority to receive funds through the Hill Burton Act, a federal program to help build hospitals in rural areas. A Loveland group, including attorney Conrad Ball, gained the support of Gov. William Lee Knaus for a hearing before the State Board of Health. That hearing led to the approval of federal funds.

Discussion occurred as to who and how the hospital would be operated. Elks Lodge representatives met with the city council and proposed that the city lead efforts to develop, manage and operate the hospital as city-owned property.

After considerable discussion, the city decided against it, saying a hospital's operations should not be affected by changes in city personnel due to elections, etc. The city therefore declined the \$50,000 offered by the Elks.

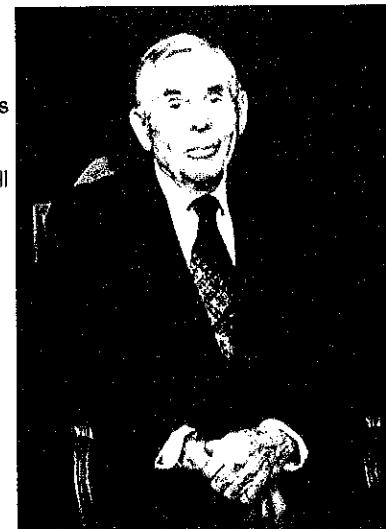
A committee was organized to work with the Elks Lodge and the city council to obtain a hospital. The committee called chambers of commerce in towns where other Lutheran Hospitals and Homes Society hospitals were located. Upon completion of their research, Lutheran Hospitals and Homes Society of Fargo, N.D. was selected to participate in building a new facility in Loveland. The 42-bed, 35,300-square-foot hospital was a lease arrangement, and was completed and opened Nov. 25, 1951. The location was Douglas and 8th Street. Over the next several decades, the hospital provided services to an ever-expanding population. In 1968 the Loveland Memorial Hospital District was formed to take the responsibility of the hospital from the city of Loveland and shift it to the district.

During this time, local farmer Thomas McKee was a patient in the aging, crowded hospital. He recognized a need and donated 29.5 acres of his farm for a new health care facility. In 1973, Lutheran Hospitals and Homes Society agreed to build a new facility on the property donated by Tom McKee.

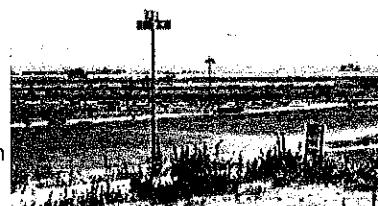
In 1976, McKee Medical Center opened for business. McKee opened with 80 beds at 94,355 square feet, and began operations shortly before the Big Thompson Flood. During the aftermath of the flood, McKee received hundreds of patients and the new facility faced its first disaster. The new building proved to be the town's greatest asset.

McKee has experienced a number of expansions through the years:

- 1981 - Expansion of the Boiler Room/Addition of second and third floor - C Wing
- 1982 - Expansion of Medical Imaging
- 1990 - McKee Conference and Wellness Center/Medical Imaging expansion
- 1991 - Emergency Department
- 1993 - Medical Office Building – first and second floors
- 1994 - Surgery expansion
- 1995 - MRI building
- 1998 - Surgery expansion
- 2001 - Medical Office Building – third and fourth floors
- 2002 - Cancer Center
- 2003 - Records storage
- 2005 - Legacy Phase I – OB/Telemetry/Materials Management/Surgery
- 2007 - Emergency Department/Lab/Pharmacy



Thomas McKee



Site of the new hospital, circa 1973

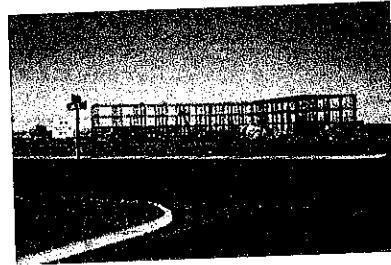


Groundbreaking, 1973

## History

In 1999, Lutheran Health Systems and Samaritan Health System merged, and created Banner Health, the largest nonprofit, non-religious affiliated, multistate health system. Based in Phoenix, Ariz., Banner Health has 23 hospitals and other facilities that offer an array of services including hospital care, home care, hospice care, nursing registries, surgery centers, laboratories, and rehabilitation centers. These facilities are located in six Western states and one Midwestern state.

As of 2011, McKee Medical Center has 132 licensed beds at 421,972 square feet, and boasts a variety of services including Cardiovascular, Level III Trauma, Emergency Services, Surgical, Robotic Surgery, Clinical Laboratory, Nutrition Services, Medical Imaging, Digital Mammography, Care Coordination, Wellness Services, Women's Services, Transitional Care, and a comprehensive Cancer Services, Women's Services, Transitional Care, and a comprehensive Cancer Center.



Hospital begins to take shape



Legacy Project wing, circa 2005



McKee today

**McKee Medical Center**  
2000 Boise Ave.  
Loveland, CO 80538  
(970) 669-4640

Look for a Banner Health facility

Follow Us:   

**Loveland Elks Lodge 1051**

**September 10, 2012**

**Blood Drive Report**

The 911 Community Blood Drive for 2012 was Co-Chaired by Mary Thomason, John Giroux and Debbie Davis. The following members and volunteers were also on the committee: Peggy McGuire, Marge Shafer, Deborah Furney, Denise Richter, Bill and Elizabeth Markham, Craig Davis, Bill Thomason, Connie Giroux, Briand and Emily Westphal, Pam Hauschild, Rob Wright, Scott and Monica Graham and a few others.

The concept of this event is to help fill the critical need of the local blood banks, and promote the community's awareness of the Lodge, while commemorating 9/11, which is Patriot's Day. The goal of this event is to eventually raise 911+ pints of blood and make this an event that the entire community can participate in on an annual basis.

Year to date the Blood Drive has committee raised approx \$3,000.00 in funds and approx \$1,500 in-kind donations from various fund raisers and sponsorships. The event was facilitated on September 7, 8 and 10<sup>th</sup> with approx 200 attendees, of which approximately 150 pints of blood were drawn.

Tomorrow, September 11<sup>th</sup>, we will hold the 9/11 Celebration event which will host Major Diggs Brown as our Keynote speaker, speaking on his deployment to Afghanistan shortly after the 9/11/01 terrorist attack, as well as his work with establishing the Veteran's Plaza of Northern Colorado. This event is open to the public.

Additionally, this event will include the Lodge's Loveland Chamber 'Ribbon Cutting', which is a special greeting ceremony from the Chamber into their business membership organization. By combining these events, we hope to attract additional business members into the Loveland Elks membership base and further deepen the reach in which the Elks touch and impact lives of those around us.

The event has been covered in the local newspapers, on the radio, on various websites, and on Facebook, as well as advertised with posters, flyers and word of mouth. They also received a proclamation from Loveland Mayor Cecil Gutierrez, that September 11<sup>th</sup> is the 911 Community Blood Drive Day in Loveland Colorado, which was proclaimed at City Council on 9/4/2012.

The committee's funds were applied toward paying for the expenses and supplies of hosting the entire event, which includes a free meal, cash bar, silent auction, and drawings. The funds were also used to purchase a membership with the Chamber of Commerce, purchase name tags for committee members to use while attending Chamber and Blood Drive events, and they also purchased three banners displaying the Loveland Elks – one for parades, one for beer garden and one for the Blood Drive.

Respectfully,

Debbie Davis, 911 Community Blood Drive Co-Chair

# Assessor Exempt Property Information

## Property Tax Year 2012

Parcel Number: 95133-33-913

Tax District: 2221

Schedule Number: R1582371

Current Mill Levy: 0.000

### General Information

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**Owner Name & Address**

BPO ELKS LOVELAND LODGE 1051  
103 E 4TH ST  
PO BOX 36  
LOVELAND, CO 80537

**Property Address**

103 E 4TH ST  
LOVELAND 80537-0000

Subdivision #: //20014 - LOV BLK 14

Neighborhood #: Exempt

### Legal Description

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LOTS 13 & 14, BLK 14, LOVELAND

Current use may not reflect current zoning. Not all parcels are buildable lots.

For questions about this information or to make corrections contact the Assessor's office:

200 W. Oak Street

Suite 2000

Fort Collins, CO 80521

Mailing address:

PO BOX 1190

Fort Collins, CO 80522

(970) 498-7050

or e-mail: [\[REDACTED\]](mailto:)



## Memorandum

**To:** Historic Preservation Commission  
**From:** Bethany Clark, Development Services  
**Date:** January 21, 2013  
**RE:** 2005 Comprehensive Plan-2011 Implementation Plan Status Update

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In 2011, the City underwent a project to update the 2005 Comprehensive Plan. As part of the update process, objectives were developed by each of the boards and commissions to be more specific and actionable, so that the principal elements of the Comprehensive Plan could be achieved more readily. The goal of the 2011 Implementation Plan was to create a tool for decision making and developing work plans for boards and commission for 2012 and beyond. In the interest of continuing to ensure that the 2005 Comprehensive Plan-2011 Implementation Plan remains relevant, staff has been asked to provide an update on progress made in 2012 by each board and commission toward achieving their objectives as outlined in the 2011 Implementation Plan.

As part of the 2013 Annual Boards and Commissions Summit, each board and commission will be asked to provide an update on the status of the objectives for which they were assigned the lead role. The status report will then be presented to the Planning Commission and City Council in early 2013

Each objective is to be evaluated in the following way:

- **Objective Accomplished:** The objective has been completed and no other work remains to be done.
- **Objective in Progress:** The initial step toward achieving this objective has been started and work on the objective continues.
  - **Expected Completion:** For each objective marked as 'In Progress', please provide an expected completion date (month/year)
- **Objective Planned for Future Effort:** The board or commission has not performed any tasks related to this objective, but have plans to complete it in the future.
  - **Expected Start Date:** For each objective marked as a 'Future Effort', please provide an expected start date (month/year)

### Staff Recommendation

Staff has already evaluated the objectives developed by and assigned to the Historic Preservation Commission based on current work plans. *Staff is recommending that the Commission approve the evaluation prepared by staff to submit for the status update.*

**Implementation Plan Objectives**  
**Historic Preservation Commission**

<b>Objectives</b>		<b>Lead Role</b>	<b>Accomplished</b>	<b>In Progress</b>	<b>Expected Completion</b>	<b>Future Effort</b>	<b>Expected Start Date</b>	<b>Explanation of Status</b>
<u>Objective 4.1.IP1:</u>	Prepare and adopt an updated Historic Preservation Plan and Historic Inventory Survey.	HPC				X	Q1 2014	Staff intends to submit a CLG grant application for an update of the Survey.
<u>Objective 4.1.IP2:</u>	Prepare a report to determine the most appropriate method for preserving the community character of Loveland's historic areas, such as a historic overlay zone, compatibility zoning, design overlay zone, or FAR regulations, and work towards implementing the recommended method(s).	HPC				X	Q4 2014	
<u>Objective 4.2.IP1:</u>	Create and nominate a Historic Downtown District.	HPC		X	Oct 2013 for Jan 2014 review			Staff and the Commission are in the initial phase of developing a National Historic District nomination for downtown. The proposed timeline calls for submission of the nomination by the October 4th, 2013 deadline. The State Review Board would review the nomination and make a final decision in January 2014.
<u>Objective 4.2.IP2:</u>	Seek funds from public and private partners to reestablish the Historic Rehabilitation Loan Program.	HPC				X	Q2 2014	The Commission has been discussing possible avenues for re-funding the program, but will study in more detail at a later time.
<u>Objective 4.3.IP1:</u>	Revise and update the Cultural Heritage Tourism items from the Preservation Action Plan of the Historic Preservation Plan, and incorporate them into the City's tourism plan.	HPC				X	Q3 2013	



## Community & Strategic Planning

500 East Third Street, Suite 310 • Loveland, CO 80537  
(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

**To:** Historic Preservation Commission  
**From:** Bethany Clark  
**Date:** January 21, 2013  
**RE:** 2013 Work Plan

In an effort to ensure a productive and focused year in 2013, staff has recommended a session to develop a Historic Preservation Commission Work Plan and to set priorities in advance. Initially, it was discussed that the Work Plan session would be held during the HPC's December holiday party, but after further discussion staff believes a work plan can be developed during a regular commission meeting. To facilitate this process, staff has developed a list of the major current projects that will carry on through 2013. In addition, a number of smaller (though not less important) projects will require assistance from the HPC as well. Staff is also asking that Commissioners bring any additional project ideas they may have to the January meeting to discuss whether it is a priority for 2013. Staff will then lead an exercise to develop a 2013 Work Plan and assist in appointing Commissioners as leads on the various projects.

### **Current/2013 Major Projects**

- Milner-Schwarz National Register of Historic Places Designation
- Protection and re-use of Swartz Farmstead
- Downtown National Historic District

### **Secondary Projects**

- Repeat Realtors Workshop
- Historic Preservation Month Workshop/Guest Speaker
- Historic Preservation Month Outreach

Again, if there are any additional projects that you feel should be added to the list for discussion, please bring these to the January meeting for the 2013 Work Plan exercise. Please also keep in mind that in 2011, the Historic Preservation Commission developed a set of objectives during the 2011 Comprehensive Plan update. These objectives were meant to be a focus of the Commission between now and 2015 when the Comprehensive Plan will be redone. The Commission should decide if any of these objectives should be focused on in 2013 as well.

### **2011 Comprehensive Plan Update Objectives**

- Prepare and adopt an updated Historic Preservation Plan and Historic Inventory Survey.

- Prepare a report to determine the most appropriate method for preserving the community character of historic areas, such as a historic overlay zone, compatibility zoning, design overlay zone, or FAR regulations, and work towards implementing the recommended method(s).
- Create and nominate a Historic Downtown District. *(Already a 2013 project)*
- Seek funds from public and private partners to reestablish the Historic Rehabilitation Loan Program.
- Revise and update the Cultural Heritage Tourism items from the Preservation Action plan of the Historic Preservation Plan, and incorporate them into the City's tourism plan.

The following is a summary of the role of the Historic Preservation Commission as detailed in Section 15.56 of the Loveland Municipal Code. Proposed projects should fall within the capacity of the Commission as outlined below.

*The purpose of the historic preservation commission shall be to serve as an advisory body to the city council on matters related to preserving the historic character of the city. In addition to any other duties as may be delegated to it by the city council, the commission shall:*

1. *review resources nominated for designation as either an historic landmark or district based upon the criteria outlined in Section 15.56.090, and recommend that the city council designate by ordinance those resources qualifying for such designation;*
2. *review and make decisions on any application for alterations to a designated historic landmark or district based upon the criteria outlined in Section 15.56.100;*
3. *review and make decisions on any application for moving an historic landmark or structure within an historic district based upon the criteria outlined in Section 15.56.110;*
4. *review and make decisions on any application for demolishing an historic landmark or structure within an historic district based upon the criteria outlined in Section 15.56.120;*
5. *advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, including nomination to the local, state, or National Register of Historic Places;*
6. *develop and assist in public education programs including, but not limited to, walking tours, brochures, a marker program for historic properties, lectures, exhibits, and conferences;*
7. *conduct surveys of historic sites, properties, and areas for the purpose of defining those of historic significance, and prioritizing their importance;*
8. *actively pursue financial assistance and incentive programs for preservation-related programs;*
9. *review all applications made to the city for the rehabilitation loan program created in Section 15.56.170 and make a recommendation to staff regarding allocation of loan funds; and*
10. *review and make recommendations to the city council regarding amendments to the Loveland Historic Preservation Plan. The Loveland Historic Preservation Plan, and any amendments thereto, shall be adopted by resolution of the city council.*



## **ELECTION OF OFFICERS**

Loveland Historic Preservation Commission

January 21, 2012

The term of office for the chairperson and the vice chairperson shall be 1 year. Each officer shall be eligible for reelection. However, chairpersons are encouraged not to serve for more than 2 consecutive years so that other board or commission members may gain experience as a chairperson. Officers shall be elected at the next regular meeting following the month of the year in which the terms of office of the members of the board expire. *The term of office for this year's elected chairperson and vice chairperson shall expire February 2014.*

1. The current Chairperson shall precede the election and shall do so by making note that the election is taking place.
2. Any member of the Commission may nominate any other member of the Commission to the position of Chairperson or Vice Chairperson.
3. A main motion is made (*"I move to elect as Chairperson of the Historic Preservation Commission..."*).
4. A second is made to the motion.
5. The motion is discussed.
6. Upon conclusion of the discussion, and if the elected member willingly agrees to the terms of office, the main motion is voted upon.