

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, SEPTEMBER 16, 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 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. APPROVAL OF SPECIAL JOINT HPC/OLAC MEETING MINUTES**

- VII. REPORTS** 6:05-6:10
 - 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)

- VIII. AGENDA – CONSIDERATION OF NEW BUSINESS**
 - a. PUBLIC HEARING – Landmark Alteration Certificate at 365 N Lincoln Ave 6:10-6:40
 - b. PUBLIC HEARING – Landmark Alteration Certificate at 130 W 3rd Street 6:40-7:10
 - c. PUBLIC HEARING – Amended Landmark Nomination at 130 W 3rd Street 7:10-7:20
 - d. PUBLIC HEARING – Landmark Nomination at 715 S Roosevelt Ave 7:20-7:50
 - e. Next Meeting's Agenda/Action Items 7:50-7:55

- IX. COMMISSIONER COMMENTS** 7:55-8:00
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.

- X. ADJOURN**

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **August 19, 2013**

5 A meeting of the Loveland Historic Preservation Commission was held Monday, August 19, 2013 at 6:00 P.M. in
6 the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation
7 Commissioners in attendance were: Janelle Armentrout, David Berglund, Jim Cox, Stacee Kersley, Trudi Manuel,
8 Matt Newman and Mike Perry. Bethany Clark of Community & Strategic Planning, Nikki Garshelis of
9 Development Services and City Council Liaison John Fogle were also present.

10 **CALL TO ORDER**

11 *Commission Vice Chair Berglund called the meeting to order at 6:00 p.m.*

12 **APPROVAL OF AGENDA**

13 *Commissioner Cox made the motion to approve the agenda as is. Commissioner Armentrout seconded the
14 motion and it passed unanimously.*

15 **APPROVAL OF MINUTES FROM JUNE MEETING**

16 *Commissioner Manuel made the motion to approve the minutes of the June 17, 2013 meeting. The motion was
17 seconded by Commissioner Cox and it passed unanimously.*

18 **APPROVAL OF MINUTES FROM SPECIAL JOINT HPC/OLAC MEETING**

19 *Commissioner Cox made the motion to approve the minutes of the Special HPC/OLAC August 5, 2013 meeting.
20 The motion was seconded by Commissioner Armentrout and it passed unanimously.*

21 **CITIZEN REPORTS**

22 **None**

23 **CITY COUNCIL UPDATE**

24 *City Councilor Fogle reported that the ballot initiative regarding the fracking moratorium was pulled from the
25 next City Council agenda due to a citizen challenging the petition signatures. The City Clerk's office is addressing
26 the situation, he explained.*

27 **STAFF UPDATE**

28 *Bethany Clark's report included:*

- 30 • The Loveland Elks Lodge was awarded a grant from the State Historic Fund for Phase I of their exterior
31 rehabilitation/restoration.
- 32 • The OLAC and HPC met and approved in concept a proposal for the Swartz Farmstead. The City was
33 proposing a lease with the Loveland Historical Society (LHS). The LHS submitted a different proposal at
34 the August 13th meeting with staff. The City Manager directed staff to delay the Public Hearing until the
35 new information can be reviewed.

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51 **CONSIDERATION OF NEW BUSINESS**

52 **PUBLIC HEARING – Landmark Alteration Certificate at 365 N Lincoln Ave**

55 *Bethany Clark* presented an overview and staff analysis of the proposed alteration to the building at 365 N.
56 Lincoln Ave. The applicant proposed the installation of a new fire escape on the east elevation. Clark presented
57 the required criteria to the Commission and then opened it to questions and comments.

58 *Commissioner Cox* expressed his view that the proposed fire escape is a violation of the building code. The
59 ladders and window egress is not allowed by the building code, he explained. He read from the building code;
60 “...fire escapes shall not incorporate ladders or access by windows.” As an architect, he abides by a code of ethics
61 and cannot approve this alteration, he said. Commission Chair Newman, Commissioner Kersley and
62 Commissioner Berglund all stated that they are also apprehensive about approving this alteration if it is not
63 supported by the building code. They expressed their concern that City building and fire officials have met with
64 the property owner and supported the proposed design. They said they did not understand how this is the last
65 project and not the first project, considering the safety factor.

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67 *The property owner, Charlie Salwei,* talked about the project starting back in 2004. He said he had another
68 architect design stairs and a door exit but the stairs would require posts and encroach into the right of way,
69 which would not be allowed by CDOT. This new design, he said, seemed to be the only solution. When asked
70 about installing a sprinkler system, he said it was cost prohibitive. He was also concerned that by denying his
71 application, the Commission was going to perpetuate the fire and life safety issues with the building.

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73 *Councilor Fogle* suggested asking the City Attorney to review the matter. He thanked Mr. Salwei for all the work
74 he has done on the Lincoln Hotel.

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76 After further discussion, the Commissioners decided they would like time to investigate the issue. Commissioner
77 Kersley and Commissioner Cox agreed to work as a subcommittee to address the matter and report back to the
78 HPC. They thanked Mr. Salwei for the fine restoration of his historic building and said they will meet again as
79 soon as possible to achieve a solution to the problem.

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82 *Commission Chair Newman made the motion to continue the item to the next meeting, it was seconded by
83 Commissioner Cox and unanimously approved.*

84 **PUBLIC HEARING – Landmark Alteration Certificate at 901 N Jefferson Ave**

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86 *Bethany Clark* presented an overview of the proposed alteration to the property at 901 N. Jefferson Ave. The
87 applicant submitted plans to repair the front porch, replace four windows and replace the garage door and
88 shingles on the garage roof. Clark presented the required criteria and staff analysis to the Commission. The
89 Commissioners reviewed the application, asked the property owner and her contractor questions about the
90 plans and made the following suggestions:

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- 92 • Similar materials to the original structure are preferable. Installing a wood garage door and wood
93 windows are preferable than steel or vinyl. However, both the garage door and the window
94 replacement will not alter the structural integrity of the house and materials can be changed, therefore,

95 the Commissioners said the proposed changes were acceptable. The windows being replaced were also
96 not very visible from the front of the house.

97 • The garage door style should be as simple as possible so it does not compete with the style of the house.
98 • Rectangular windows are preferable to arched windows in the garage door.
99 • Since the windows are wood with vinyl covering, the property owner said she will repair and use the
100 original wooden screens to cover the windows.

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102 The Public Hearing was opened and closed at 7:36p.m. No public was present to comment.

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104 *Commissioner Cox made the motion to approve the alteration certificate application, it was seconded by*
105 *Commissioner Perry and it was unanimously approved.*

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107 **Next Meeting's Agenda/Action Items**

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109 • Landmark Alteration Certificate at 365 N Lincoln Ave

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112 **COMMISSIONER COMMENTS**

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114 • *Commissioner Manuel* asked why the public hasn't been included in the Swartz Farmstead discussions.
115 The OLAC had workshops for the public on the open space but nothing was held about the structures on
116 the property, she said. The City Update had an article about the open space without a mention of the
117 farmstead, she added. There was a discussion about the HPC initiating more public involvement about
118 the farmstead.

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120 • *Commissioner Perry* reported that the Great Western Railroad/Omni Trax has given the LHS 30-60 days
121 to take possession of the train depot and move it off their land. The railroad wants the building moved
122 to allow for tanker trucks carrying oil to move through the area 24 hours a day. The City won't allow the
123 LHS to move the depot onto the land next door, he added. The Granby Museum has agreed to dismantle
124 the building and reassemble it on their property, he said. The LHS would like Omni Trax to help fund any
125 environmental (asbestos) abatement to the structure prior to the removal, he explained.

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128 **Meeting adjourned at 7:56p.m.**



Community & Strategic Planning

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(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

STAFF UPDATE

Meeting Date: September 16, 2013

To: Loveland Historic Preservation Commission

From: **Bethany Clark, Community & Strategic Planning**

Format:

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:

Great Western Railway Depot

The Loveland Historical Society has been working with OmniTrax over the past year in an attempt to preserve and restore the historic Great Western Depot on North Monroe near the City's Police and Courts building. It had appeared that negotiations for a lease from OmniTrax were going well, but last month LHS was given notice that they were being given 60 days to move the Depot off of OmniTrax's property or it would be demolished. LHS does not have the organizational capacity nor the resources to move the structure, restore it, and operate it on a long-term basis. The Moffat Railway Museum in Granby has offered to move the structure and relocate it to Granby to become part of their museum. Colorado Preservation Inc. met with City staff, the Loveland Historical Society, and Historic Preservation Commission on September 4th to discuss potential options to save the property and keep it in Loveland. At this time, it appears the most feasible option to save the structure is to allow the Moffat Railway Museum to move it to Granby.

Mariano Medina Breeches

Staff discovered an article about a pair of breeches that were discovered in the 1980s in Big Thompson Canyon, which reportedly belonged to Mariano Medina. The breeches were donated to the Museum of the Mountain Man in Pinedale, Wyoming and staff has been in contact with them to see if they can be loaned to the Loveland Museum or the City for display. They have agreed to the loan of this item, provided all the necessary conditions are met for transport and display, as they are a fragile item. Staff is working out all of the details and hopes to have the item on display during Historic Preservation Month in May 2014.



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Loveland Historic Preservation Commission Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: September 16, 2013
Re: Alteration Certificate Application for 365 N Lincoln Avenue

SITE DATA

Address: 365 N Lincoln Avenue
Loveland, CO 80537

Request: Application for Alteration Certificate

Historic Name: Union Block/Lincoln Hotel

Architectural Style: Two-Part Commercial Block

Construction

Date: 1905

Owner(s): Lincoln Hotel/Apartments LLC
C/O Charles Salwei

Applicant(s): Charles Salwei

Attachments:

1. Alteration Certificate Application
2. The Secretary of the Interior's Standards for Rehabilitation
3. Special Requirements: Health & Safety Considerations, Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings
4. Alternatives Examined to Achieve Code Compliant Means of Egress
5. Resolution #13-01

I. SUMMARY

This application proposes to install a fire escape on the east elevation of the Union Block/Lincoln Hotel located at 365 N Lincoln Avenue. The owner of the Lincoln Hotel has been remodeling the interior upper story of this building and modifying the layout of the existing apartment units. The fire escape is being required to meet current building and fire codes. See Background and Project Description.

II. BACKGROUND

In 2004 Rolf Jensen & Associates Inc., fire and security engineering consultants from Denver, were commissioned to evaluate the Union Block/Lincoln Hotel with respect to the building and fire codes active at that time by the City of Loveland, and to issue a technical opinion via a written report. At the time, the owners wished to modify apartment layouts on the 2nd and 3rd floors.

The Fire Protection and Life Safety Evaluation noted numerous dead-end corridors and only one code-compliant exit from the two floors above grade. As a condition of approval to modify the existing units, the owner agreed to install an additional (second) exit from the two floors above grade. Due to the configuration of the interior of the building, the only option to fulfill this requirement was an exterior exit (fire escape). The evaluation stated:

"An additional fire escape or exit needs to be added to the building to provide the required second exit. This exit should be designed and presented to the building and fire departments for their review and approval."

At that time, the Building and Fire departments agreed to accept the fire escape as a means of addressing the existing life-safety issue caused by only one exit on the floors above grade.

III. ARCHITECTURAL CHARACTERISTICS

The Union Block/Lincoln Hotel building was constructed on the southwest corner of E 4th Street and North Lincoln Avenue in 1905. The building's architectural style is Three-Part Commercial Block. The building measures 90' north to south by 75' east to west. Bricks are laid in a running bond configuration, and a cornice extends the full length of the façade with elaborate modillions and scrollwork features on the north end of the east elevation and the north elevation. Glass-in-wood-frame doors leading into the storefronts at 236 and 238 E 4th Street features transom lights, and glass-in-steel-frame doors featuring transom and sidelights lead into 246 and 248 E 4th Street. Storefronts on 4th Street are separated into three divisions by brick columns, and feature fixed-pane display windows and metal and brick kickplate areas.

A steel channel with tie rods with rosette ends divides the Union Block/Lincoln hotel building's first and second stories on the north end of the east elevation and the north elevation. The east façade contains eight (8) 1/1 double-hung sash windows with stone lugsills and lintels on the second story, and nine (9) 1/1 double-hung sash windows on the third story. Also on the east façade are two (2) single-light fixed-pane windows with stone lugsills and lintels located on the second story,

and three (3) similar windows on the third story. Two (2) glass-in-wood-frame doors with transom lights are also located on the east elevation. A steel fire escape ladder is located on the south elevation that leads to two exit doors on the second and third stories.

IV. PROJECT DESCRIPTION

The scope of proposed work is outlined in the Alteration Certificate Application, prepared by the applicant and included as **Attachment 1**. The applicant proposes to install a new fire escape on the east elevation. The two landings from the second and third floor windows will be manufactured by Tiger Steel Inc. and will be constructed of structural and misc. steel painted black. The retractable counter-balanced ladder and cage surround will be manufactured by Jomy, a company that specializes in fire escape ladders, and will be constructed of aluminum and powder-coated black to match the landings. Required emergency exterior lighting will be a small unit above each of the two exit windows and painted to match the brick. The lighting will only be activated if the building loses power.

V. REQUIRED CRITERIA

The Alteration Certificate process provides for the protection of the historic character of buildings on Loveland's Historic Register. Generally, the standards to be used in considering an Alteration Certificate are identified as the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*. Specifically, Section 14.45.110.D of the Loveland Municipal Code states that:

"In addition to the criteria set forth in the Historic Residential Design Guidelines for alteration certificates, the Commission shall use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure and property;
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures;
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
6. The condition of existing improvements and whether they are a hazard to public health and safety;
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and

8. Compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* set forth in Title 36 of the Code of Federal Regulations, Part 68. This reference shall always refer to the current standards, as amended."

Secretary of the Interior's Standards and Guidelines

Per Criteria number 8, the Commission must also use the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These Standards are further classified as Standards and Guidelines for "preserving," "rehabilitating," "restoring" and "reconstructing." The Guidelines provide more specific guidance on the topic at hand. In the case of this proposal, the proposed work falls under the category of "rehabilitation." Therefore, the *Standards for Rehabilitation* are used, see **Attachment 2**.

Within these Standards are Guidelines specific to *Special Features: Health & Safety Considerations*. These Guidelines are included as **Attachment 3**.

VI. STAFF ANALYSIS

Staff analysis is based upon the criteria and materials listed in the above Section and as outlined in Section 15.56.110D of the Loveland Municipal Code. It does not appear that the Historic Residential Design Guidelines would apply per Section 15.56.110E.

Criteria in the Historic Preservation Ordinance

Staff believes that Criteria **1, 4, 5, 6, and 8** in Section 15.56.110 of the Municipal Code and the Required Criteria and Findings Section of this staff report are applicable to the proposed work. These criteria deal with the effect of the proposed work on the individual structure as well as that effect of the proposed work on the historic district in its entirety. They look at the overall impact of the change. As this property is part of a historic district, it is the impact on the integrity of the entire district must be considered.

1. The effect upon the general historical and architectural character of the structure of the property.

According to the Historic Building Inventory – Site No. 5LR1059, the Union Block/Lincoln Hotel is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development in the first half of the twentieth century. The building is also architecturally significant as one of the largest commercial buildings in Loveland and because it is located at a key corner intersection in the core of downtown Loveland. The building's significance as a prominent building at a key corner intersection also means that any exterior change will be highly visible and any impact it may have on the building's architectural character will be of a greater magnitude.

4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;

As a code-required alteration, the fire escape should be evaluated for compatibility in terms of design, materials, finish, scale, massing, etc. The profile and design of the landings and ladder are a minimal profile and the finish will be black. Though the fire escape will be an obvious alteration on a prominent façade, the necessity of it is unavoidable. However, in terms of scale, color, and overall appearance of the fire escape on the façade, it is compatible with the Union Block/Lincoln Hotel.

5. The effect of the proposed work in creating, changing, destroying or otherwise impacting the exterior architectural features of the structure upon which such work is done.

The east façade of the Union Block/Lincoln Hotel building is a prominent elevation fronting a main U.S. Highway. The addition of a fire escape on such a prominent elevation would have a significant effect on the appearance of the structure. However, the fire escape itself would not irreversibly destroy any architectural elements.

6. The condition of existing improvements and whether they are a hazard to public health and safety.

As previously mentioned the property owner has been remodeling the interior second and third floors to add additional apartment units. To meet fire code requirements, the owner was given the option of either installing a fire sprinkler system or an additional fire escape to provide the necessary means of egress. In either case, the modified units pose a safety risk and are not occupiable without some sort of improvement to meet the fire code.

8. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for Rehabilitation include two especially relevant standards to evaluate the fire escape:

(9.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The fire escape will be attached to the exterior wall with bolts that will obviously create some damage to the historic masonry and will leave holes if it were ever to be removed. However, the holes will be minimal and should not be considered destructive to the overall building. Although the fire escape is a noticeable alteration and a main elevation, and changes the spatial relationship of the façade, the profile is minimal with only two 4'x8' landings and accompanying retractable ladder and cage. The ladder is not being required to extend up to the roof as roof access is already provided by the rear fire escape, and the ladder will not extend to the ground. The fire escape is a counter-balanced retractable ladder, so it will not extend until released in the case of an evacuation.

(10.) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The fire escape will be installed in a manner that will allow it to be removed in the future and the form and integrity of the Union Block/Lincoln Hotel will be relatively unimpaired.

Secretary of the Interior's Guidelines

The Secretary of the Interior Guidelines also contains Special Requirements for Health & Safety Considerations. Such work is assessed for its potential negative impact on the building's historic character and ensuring that character-defining features are not destroyed, obscured, or radically changed.

A recommended course of action is "*placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.*"

As the east elevation is a prominent elevation, a fire escape would not be inconspicuous. However, the Fire Protection and Life Safety Evaluation determined that the only way to accommodate an additional exit is with an exterior fire escape. A fire escape is already located on the rear elevation to provide a means of egress for the existing apartment units. The existing fire escape is not sufficient to serve the additional units. An examination was done to explore alternative options to achieve the required means of egress, and the only viable option was determined to be placement of the exterior fire escape on the east elevation (**See Attachment 4**).

The Guidelines do not recommend:

- *Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.*
- *Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.*

VII. HISTORIC PRESERVATION COMMISSION ACTIONS

It is the charge of the Historic Preservation Commission to review applications for landmark alteration certificates on its basis of compatibility in terms of design, material, finish, scale, mass, etc. The Commission must use the above criteria, to evaluate whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation.

Under Section 2.60.130 of the Loveland Municipal Code, the purpose of the Historic Preservation Commission is to review and make decisions on any application for alterations to a designated historic landmark based upon the criteria outlined in Section 15.56.110. After obtaining an alteration certificate, the applicant must apply for a building permit and comply with all other requirements under the City's building codes, fire code, all other ordinances of the City, and all

applicable rules, regulations and policies of the city, as required in Code Section 15.56.070.G. Accordingly, the Commission is not charged with reviewing applications for compliance with the required building codes or fire codes. The approval of a landmark alteration certificate does not constitute an approved building permit, nor does it imply that the alteration complies with all other required codes. The determination of compliance with the building codes and fire codes resides with the Chief Building Official and the Fire Chief, who are empowered to modify the alteration certificate as necessary to mitigate health and safety issues.

Per Section 15.56.060.B Commission Review Criteria, the Historic Preservation Commission has thirty (30) days from the hearing date to adopt written findings and conclusions. The findings to be made are:

- Whether the proposed development is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.
- Whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation

VIII. STAFF RECOMMENDATION

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Move to make the findings listed in Section VI of the Historic Preservation Commission staff report dated September 16, 2013 and, based on those findings, adopt Resolution #13-01 approving the landmark alteration certificate for 365 N Lincoln Avenue.

ALTERATION CERTIFICATE APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Digital copies (MS Word or fillable PDF) of this application are available by contacting Community & Strategic Planning Division at 970-962-2745.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

- a. Name: Lincoln Hotel Apartments, LLC
- b. Mailing Address: 2476 Van Buren Ct.
- c. Telephone: 970-391-0834
- d. Email: CSalwci@aol.com

Applicant/Contact Person (if different than owner)

- e. Name: Charles Salwci
- f. Mailing Address: Same
- g. Telephone: _____
- h. Email: _____

2. PROPERTY INFORMATION

- a. Landmark Address: 365 North Lincoln Avenue
- b. Exact name of the landmark property as listed with the City of Loveland:
Lincoln Hotel Apartments, LLC
- c. Provide a brief description of the primary use of the property:
26 apartments and
4 retail businesses

3. ABUTTING PROPERTY OWNERS

Provide the names and addresses of all abutting property owners. (Please attach additional sheets as necessary)

a. _____
name _____ address _____

b. _____
name _____ address _____

c. _____
name _____ address _____

d. _____
name _____ address _____

In the event that a public hearing is a necessary requirement of this alteration certificate application process, the Applicant/Owner is encouraged, as a courtesy, to contact neighboring property owners to make them aware that an application has been submitted.

4. PROJECT DESCRIPTION (Please attach additional sheets as necessary.)

a. Identify the scope of work as new construction, alteration, removal, or demolition, or combination thereof. Provide a brief description of the proposed scope of work. Include photos of all sides (elevations) of the property.

Type of Work (*please check one of the following*):

New Construction (Site Improvement)
 Alteration (Change Exterior Façade)
 Removal (Removal of Specific Feature(s))
 Demolition Permit
 Awning
 Private Improvements in the Public Right-of-Way (outdoor seating areas, landscaping, utility work)
 Other (explain) fire escape

PROJECT DESCRIPTION (continued)

Installation of new fire escape on east elevation.

See attachments for details.

b. Summarize and describe below who will carry out the work and how it will be performed. Include a description of any new construction, alteration, removal, or demolition and describe work techniques that will be used. (Please use attached forms when describing specific work to individual features of the landmark property).

Fire escape to be fabricated and installed by
Tiger Steele, Inc, Ft. Collins, Co. Retractable ladder
and cage fabricated by Jomy, Lewisville, Co. See
attachments for details.

SUBMITTAL CHECKLIST & ACKNOWLEDGEMENT SIGNATURE

All proposals must contain sufficient information for adequate review and documentation. Please supply the following information as it applies to your design proposal.

I. NEW CONSTRUCTION OR ALTERATIONS (*Check box if completed*)

- A. Scale drawing or construction document showing all dimensions of existing building and dimensions of proposed work, noting all changes to facades, including cross sections (if applicable) of facades and proposed materials to be used. (3 copies - and if plans are larger than 11"x17", submit one set of 11"x17" reductions).
- B. Color evaluation of building, indicating proposed color scheme.
- C. Photos of existing building and area of proposed work.
- D. Color sample(s) or chip(s) of all proposed paint colors and/or materials.
- E. Site and landscape plans (drawn to scale), if appropriate (3 copies).
- F. Location of all signs, with dimensions showing approximate size, height from grade, and relation to windows, doors, and other primary features of the facade.

II. AWNINGS and SIGNS (*Check box if completed*)

- A. Scale drawing showing all dimensions of all lettering, designs, or logos; minimum 1/4" = 1'. For awnings, include cross section or side view showing slope and projection. (3 copies)
- B. Scale drawing or photograph of building facade demonstrating placement and proportions (height and width), include dimensions showing height from grade and relationships to roofline, doors, windows, and other primary facade features.
- C. Color sample(s) and material(s) of all proposed materials.
- D. Lighting specifications, including layout and installation details (this may be part of the side view scale drawing, as required in A, above).

III. REMOVAL (*Check box if completed*)

- A. Provide description of items or features to be removed from property exterior.
- B. Identify reasons for removing items or feature, and provide a summary of the impact removal will have on significance and integrity of the landmark property.
- C. If feature or item to be removed is to be replaced with equivalent, please follow Section I. New Construction or Alterations above.

IV. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY

- A. Site plan drawn to scale (3 copies).
- B. Landscape plan drawn to scale (3 copies).
- C. Samples of all proposed materials.
- D. Color sample(s) or chip(s) of all proposed colors.
- E. Scale drawings showing all dimensions of any new construction including utility.

V. HISTORIC BUILDING PERMIT FEE WAIVERS

- A. Check this box if you are applying for a waiver of your building permit fees and agree to the policies set forth in the Historic Preservation Building Permit Fee Waiver Policies.

VI. ACKNOWLEDGMENT - (To be signed by Owner, or authorized Representative)

I acknowledge this is a complete application, ready for Historic Preservation Commission review. Each information requirement (described above) has been checked off, as it applies to this design proposal. I understand incomplete submittals will be returned to me for completion. If I am the owner's authorized representative, I certify that I have the owner's permission to affect these design changes upon the referenced landmark property.



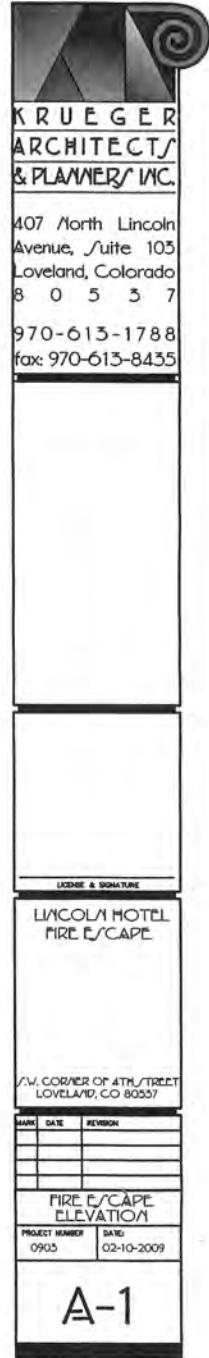
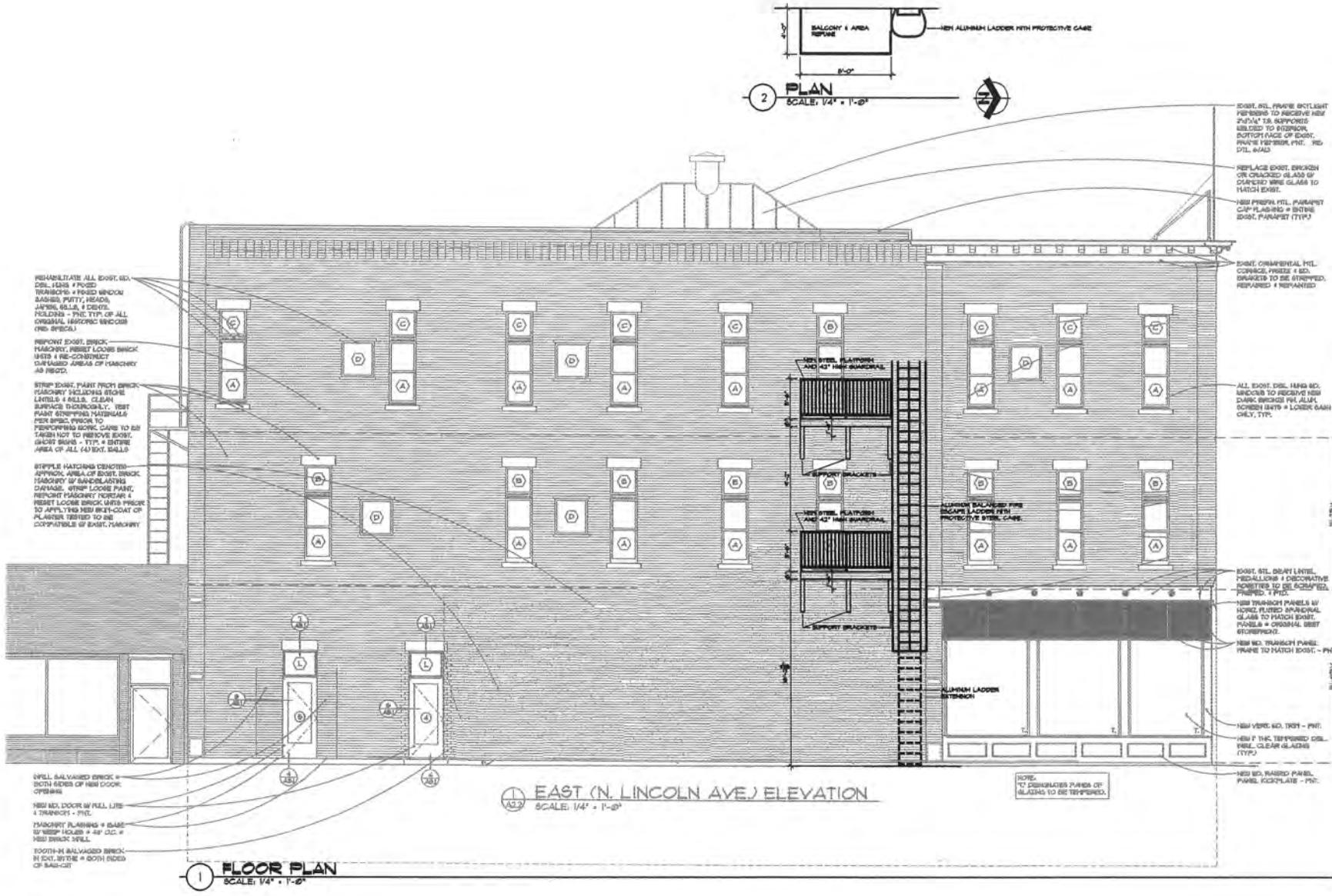
Signature of Owner **OR** Owner's Representative

6-20-13

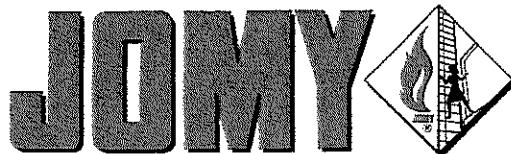
Date of Submittal







No.	Part No.	Description	Length	PC. Mark	Remarks
1					
2	C6x10.5	8'-0" CH1	8'-0" CH1		
2	C6x10.5	4'-0" CH2	4'-0" CH2		
2	C6x10.5	4'-0" CH3	4'-0" CH3		
2	HSS 5x2x3/8	3'-10" T1	3'-10" T1		
4	HSS 5x2x3/8	3'-9" T2	3'-9" T2		
4	4.3x3x3/8	3'-9" LA1	3'-9" LA1		
4	4.3x2x3/8	3'-9" LA2	3'-9" LA2		
6	HSS 3x3x3/8	4'-5 1/2" B1	4'-5 1/2" B1		
6	P6x6	0'-9" P1	0'-9" P1		
6	P6x3	0'-4 1/2" P2	0'-4 1/2" P2		
4	BAR GRATING	19WZ 1 1/2" x 1" BARS	19WZ 1 1/2" x 1" BARS		
35 1/2		35 1/2" WIDE x 3'-9 1/2" LONG.			
6	(4) PANELS REQ'D.				
4	BAR GRATING	19WZ 1 1/2" x 1" BARS	19WZ 1 1/2" x 1" BARS		
19 1/2		19 1/2" WIDE x 3'-9 1/2" LONG.			
6	(4) PANELS REQ'D.				
6	BAR GRATING	19WZ	19WZ		
4	1 1/2" x 1" BARS	3'-0" B1	3'-0" B1		
2	1 1/2" x 1" BARS	3'-0" B2	3'-0" B2		
24	5/8" x 4" ALL-THREAD	0'-4 1/2" P1	0'-4 1/2" P1		
		WITH EPOXY SCREWS.			
2	T.S. P1x1/2x11 GA.	7'-11 1/2" R1	7'-11 1/2" R1		
2	T.S. P1x1/2x11 GA.	3'-0" R2	3'-0" R2		
2	T.S. P1x1/2x11 GA.	1'-10" R16	1'-10" R16		
8	T.S. P1x1/2x11 GA.	3'-0" V1	3'-0" V1		
2	T.S. P1x1/2x11 GA.	3'-0" V2	3'-0" V2		
4	T.S. P1x1/2x11 GA.	5'-4" H1	5'-4" H1		
2	T.S. P1x1/2x11 GA.	3'-6" H2	3'-6" H2		
2	T.S. P1x1/2x11 GA.	1'-8" H3	1'-8" H3		
46	T.S. P1x1/2x11 GA.	2'-11 1/2" X1	2'-11 1/2" X1		
2	T.S. P1x1/2x3/4	3'-6" V3	3'-6" V3		
2	P4x1/2	0'-1 1/2" P3	0'-1 1/2" P3		
2	4.3x3x3/8	0'-2 1/2" A1	0'-2 1/2" A1		
4	T.S. P1x1/2x11 GA.	3'-2 1/2" V3	3'-2 1/2" V3		
4	T.S. P1x1/2x11 GA.	1'-7 1/2" G1	1'-7 1/2" G1		
6	X1				
4	4" H.H. HINGES	0'-4" S1	0'-4" S1		
2	GRAVITY GATE LATCH	1'-0" E	1'-0" E		
2	5/8" x 4" ALL-THREAD	0'-4 1/2" AT1	0'-4 1/2" AT1		
		WALL GATE BOLT WITH EPOXY SCREWS			
2	W.P.				
1	B1				
1	P2				
1	CH1				
1	CH2				
1	CH3				
1	T1				
1	T2				
1	LA1				
1	LA2				
1	LA3				
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1	TP207				
1	TP208				



**Retractable and Counter
Balanced Ladders for Access,
Egress and Escape**

Lincoln Hotel Apartments
Mr. Charlie Salwei

Date: 3/12/2013

USA

Your Ref:

Quoted by: Michelle Gussenbauer
Our Ref: MIG/13/2472/A

QUOTE

Model #	Product description	Quantity	Unit Price	Price
JOMY Counter Balanced Ladder	JOMY Counter Balanced Ladder: Overall height 37' 8", clearance height 10', ladder width 24", with cage and upper level release mechanism. Includes all standard mounting hardware.	1 Pce	\$11,776.00	\$11,776.00
Ladder is in stock with a typical delivery time of 5-7 days. Please estimate 8-10 weeks for custom balcony. Price includes all freight and delivery charges. Release mechanism is pre-installed on the right side. It will require minor field modification to move release mechanism to the left side.				TOTAL \$11,776.00

We appreciate your business

We provide a 2% discount for prepaid orders. This quote is valid for 6 weeks. All goods are shipped to one domestic destination of your choice, for your installation. Delivery delay to be confirmed at order, based on our inventory at that time. Sales, use or other taxes are not collected or paid by JOMY. This quote is based solely on the information provided by you; additions or deletions could affect the price. Terms and conditions of sales on the next page apply.

JOMY Inc.
P.O. Box 577
Louisville, CO 80027
800-255-2591

Please visit our website at
www.jomy.com

Phone: 720-304-6001
Fax: 720-304-6007
Email: micelle@jomy.com



**TIGER
STEEL
INC.**

2201 Airway Avenue
Fort Collins, Colorado 80524
(970) 482-2324
(970) 482-2297 FAX

TO	CHARLIE	STRUCTURE	LINCOLN HOTEL
STREET		LOCATION	LOVELAND, CO
CITY		ARCHITECT	
BID DATE	APRIL 30, 2013	DAVE LINDSAY	
		ESTIMATOR	

WE PROPOSE TO FURNISH THE FOLLOWING DESCRIBED MATERIALS REQUIRED FOR THE ABOVE STRUCTURE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE FOLLOWING TERMS. THIS QUOTATION IS FIRM FOR 30 DAYS.

Price to include the following items of structural and misc steel per shop drawings and sheet A-1 dated 2-10-2009. All items to be shop painted black unless otherwise noted.

- 1) (2) Fire escape platforms with rails and a gate
- 2) Wall braces to wall
- 3) Bolts for attachment to existing brick
- 4) Shop drawings and delivery
- 5) Install of owner supplied aluminum ladder

Price FOB Jobsite	
No Tax Included	
Furnish Only	<u>\$5,560.00</u>
2.9% Tax ADD <u>\$162.00</u>	
Install	<u>ADD \$4,570.00</u>

EXCLUSIONS: No aluminum ladder or cage (by owner), bolts for attachment of ladder and cage, assembly of ladder and cage if not delivered assembled to fullest extent. Permits if required, testing cost, traffic control, cutting of holes or demo of existing building, any other items not specifically listed above.



April 24, 2013

Mr. Charles Salwei
 Lincoln Hotel/Apartments, LLC
 2476 Van Buren Avenue
 Loveland, CO 80538

RE: Lincoln Hotel/Apartments, 365 N. Lincoln Avenue, Loveland, Colorado
 Advanced Engineering, LLC Project Number 1562-01-01B

Dear Mr. Salwei:

We have reviewed the Shop Drawings from Tiger Steel for the proposed fire escape landings at the above referenced building. The Shop Drawings show the steel framing and attachment specifications for the 4'-0" x 8'-0" landings. Your architectural plans indicated a landing is to be installed at the second and third floors on the east face of the building. It is our understanding the ladder is a pre-fabricated unit, we have not reviewed any of the ladder framing or attachment.

It is our opinion the proposed steel framing specifications for the landings are sufficient for the required 100 psf design live load. However, we feel the 5/8" diameter x 4 1/2" long bolts specified for attachment to the building are not sufficient. We recommend the bolts be lengthened to 10 1/2" such that the epoxy with screen attachment penetrates a minimum of 4" into the second wythe of masonry (behind the exterior brick wythe). With this bolt penetration into both wythes of the masonry wall, we feel the attachment will be sufficient for the design load.

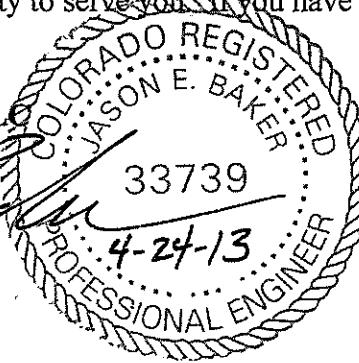
The recommendations and conclusions presented in this letter are based on a review of portions of the described structure, your plans and your directions. The engineer's opinions of the described portions of the building are based solely upon information obtained from readily visible elements (i.e., elements which do not require the removal of sheathing, cladding, or covering of any kind) unless specifically noted. Our review was limited to the items described in this letter, and is not intended to cover other structural, mechanical, electrical, environmental, mold, site grading, or architectural features of the building. Any discrepancies or structural deficiencies revealed during construction should be brought to the attention of the engineer.

Thank you for the opportunity to serve you. If you have any questions, please feel free to call.

Sincerely,

Advanced Engineering, LLC


 Jason E. Baker, P.E.
 President





June 29, 2009

Mr. Charlie Salwei
 Lincoln Hotel Apartments
 2476 Van Buren Court
 Loveland, CO 80538

RE: East Fire Escape at the Lincoln Hotel Apartments
 365 North Lincoln Avenue, Loveland, Colorado
 Advanced Engineering, LLC Project Number 1562-01-01A

Dear Mr. Salwei:

Our office has reviewed portions of the Lincoln Hotel Facade Restoration plan by Aller-Lingle Architects, Project Number 0513, dated October 9, 2006. Specifically, we have reviewed the Stair Section and Stair Floor Plan shown on sheet A3.3 of this document for the east fire escape structure. This plan shows a large system of landings and stair runs, with a counterbalanced drop down section of stairs. The structural sheets of the plan specify support of the stair landings via brackets and channels bolted to the existing exterior brick wall and/or floor framing. However, the structural sheets show a different stair configuration which is smaller, and states the support brackets are to be specified by the stair manufacturer.

It is our opinion the proposed stair configuration on sheet A3.3 would be very difficult to support completely from the exterior wall, and the large lateral loading may compromise the stability of the un-reinforced masonry. We feel this stair configuration would require columns extending down to the sidewalk area below.

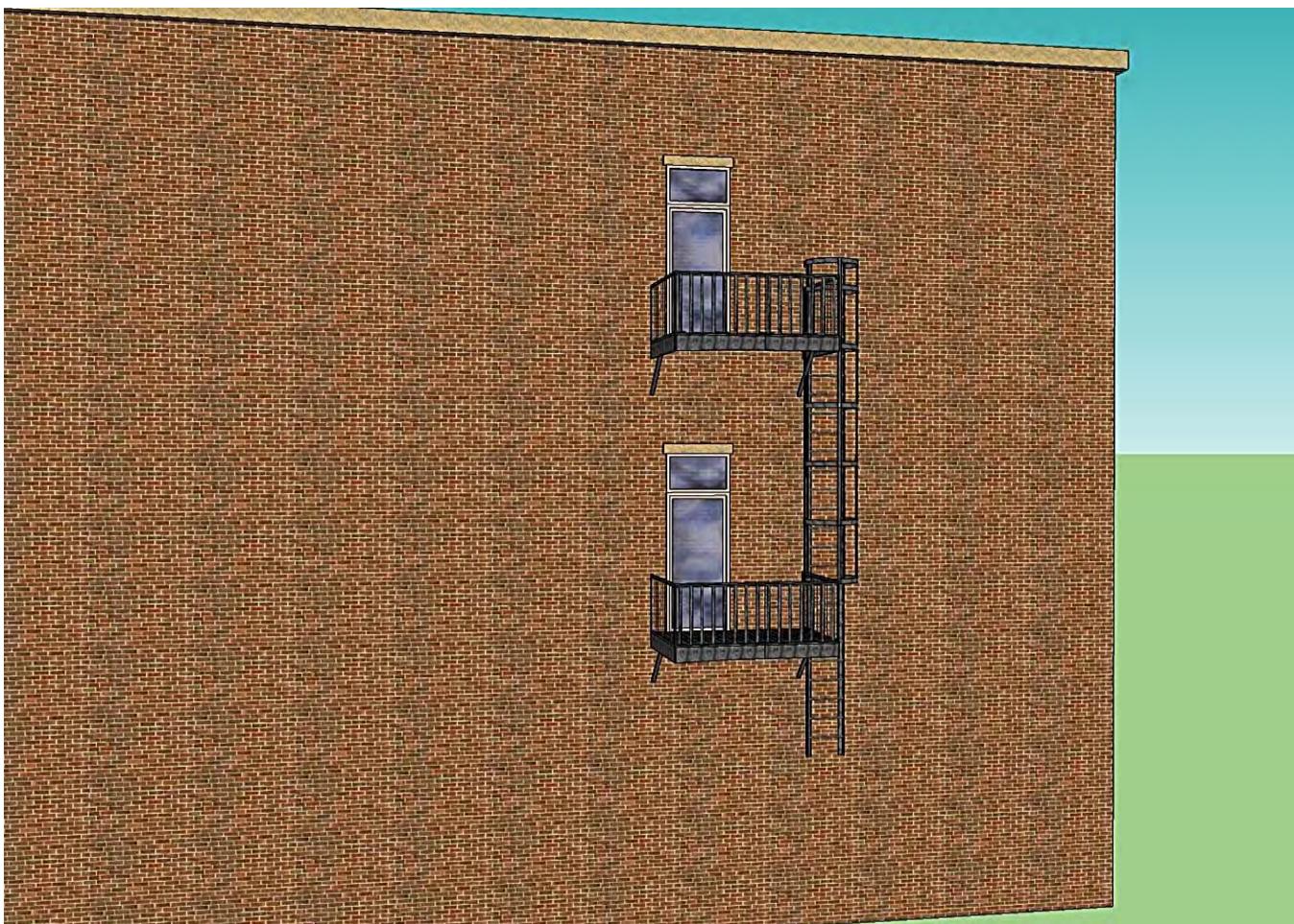
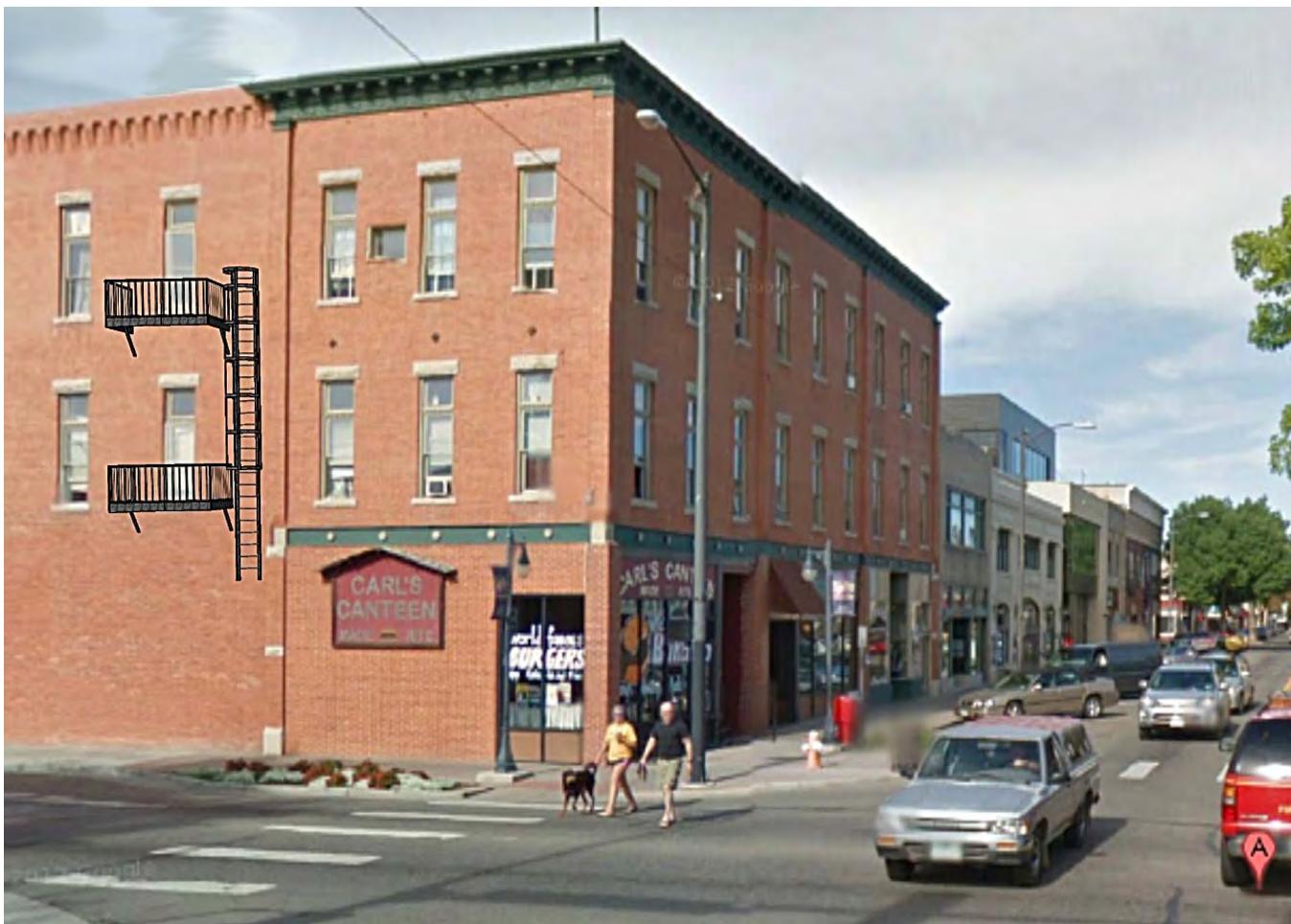
We have also reviewed portions of the preliminary Lincoln Hotel Fire Escape plan from Krueger Architects & Planners, Project Number 0903, dated February 10, 2009. Sheet A-1 of this plan shows a small fire escape landing at each floor level with an adjacent drop down ladder. It is our opinion this fire escape option would be much more feasible to construct, and to support from the existing exterior wall. We recommend the landing supports be extended through the brick wall and connected to the floor framing such that the landings are cantilevered. With a cantilever the loading would be placed vertically on the masonry wall rather than as a lateral load. This configuration would also eliminate the need for columns in the sidewalk area.

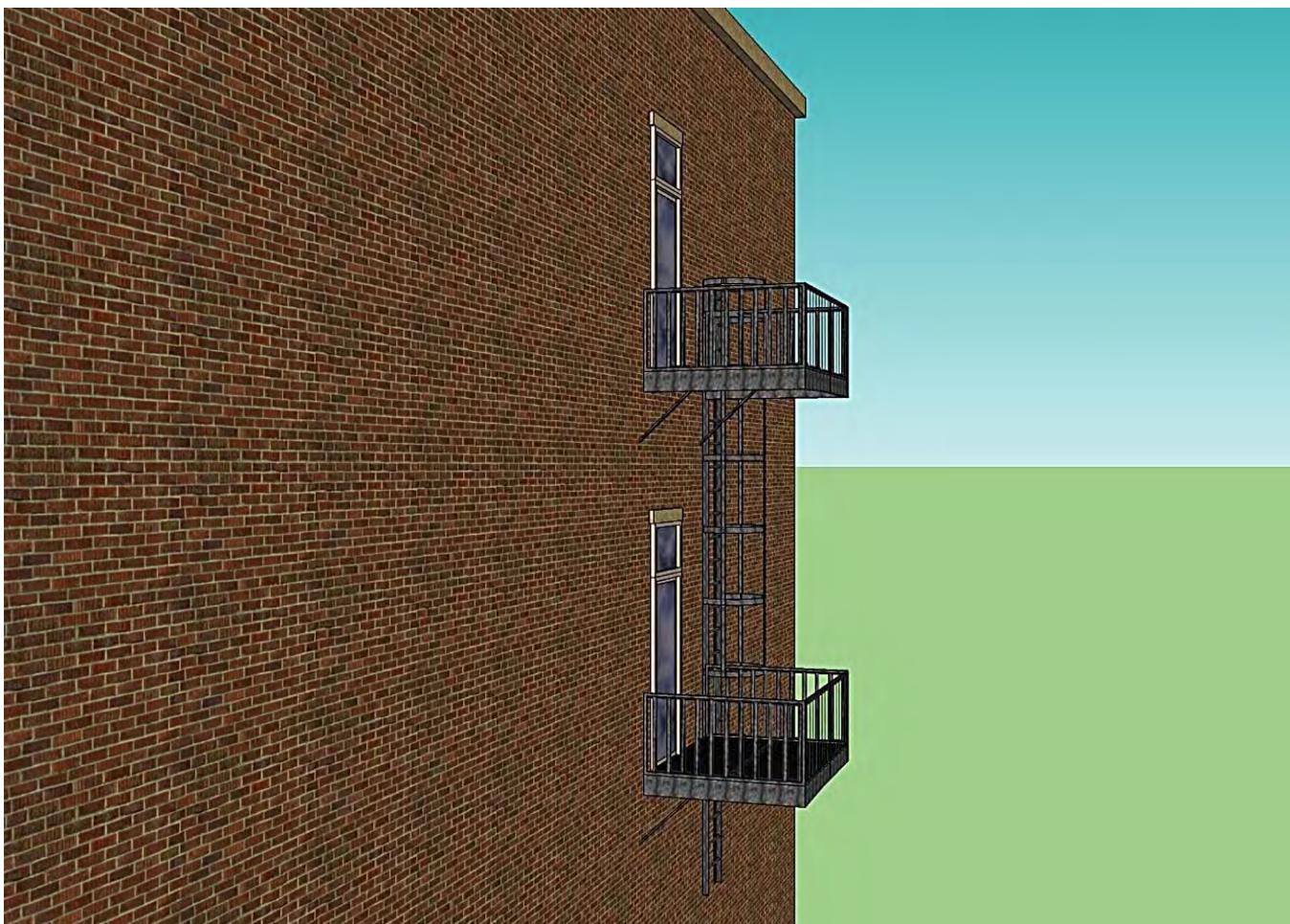
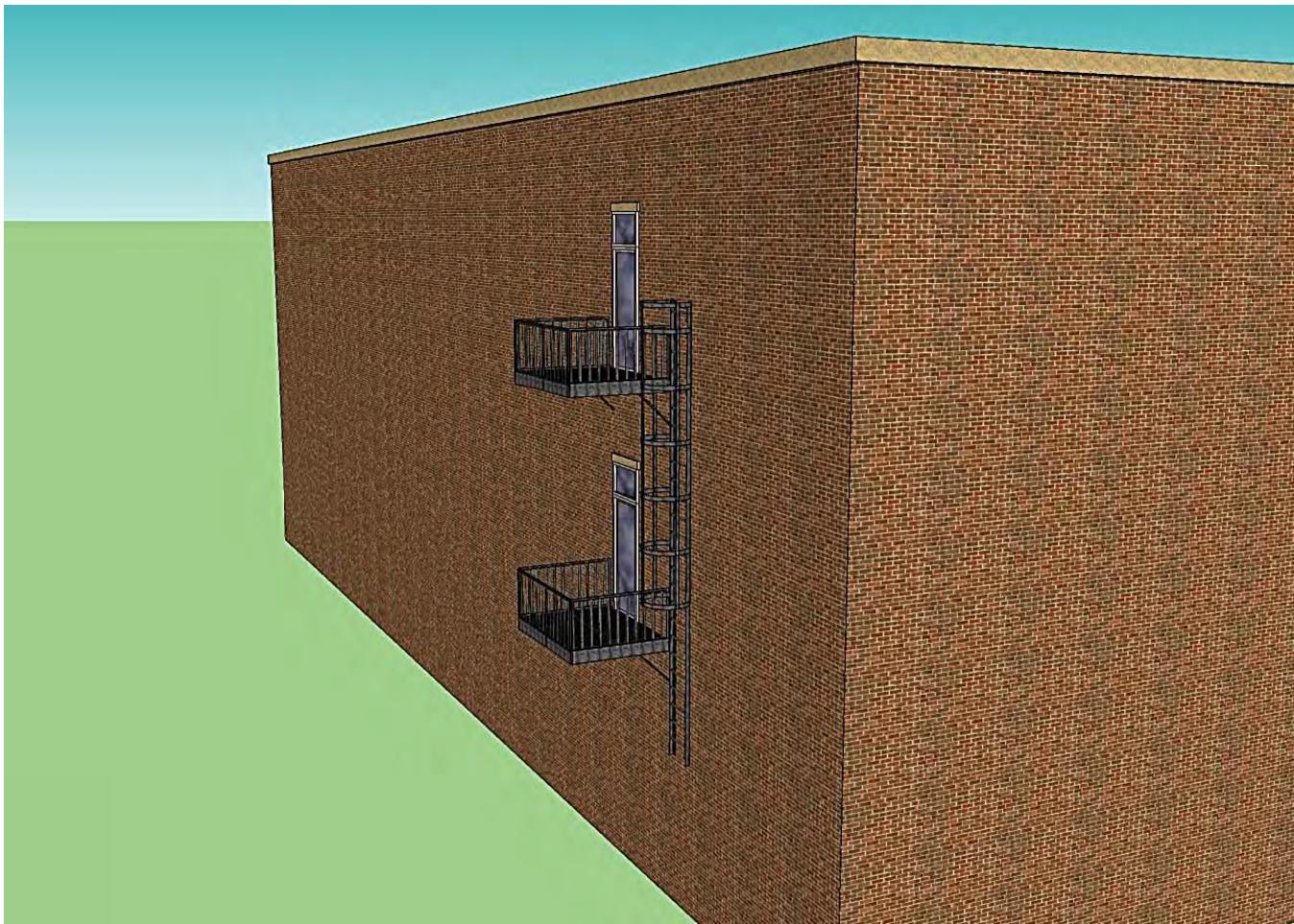
The recommendations and conclusions presented in this letter are based solely on a review of portions of the described structure, the referenced plans and your directions. Our review was limited to the items described in this letter, and is not intended to cover other structural, mechanical, electrical, environmental, mold, site grading, or architectural features of the building. Any discrepancies or structural deficiencies revealed during construction should be brought to the attention of the engineer. Our office has not performed any engineering analysis of the existing framing or foundation elements of the structure or the subsurface soil conditions, unless noted otherwise. Thank you for the opportunity to serve you. If you have any questions, please feel free to call.

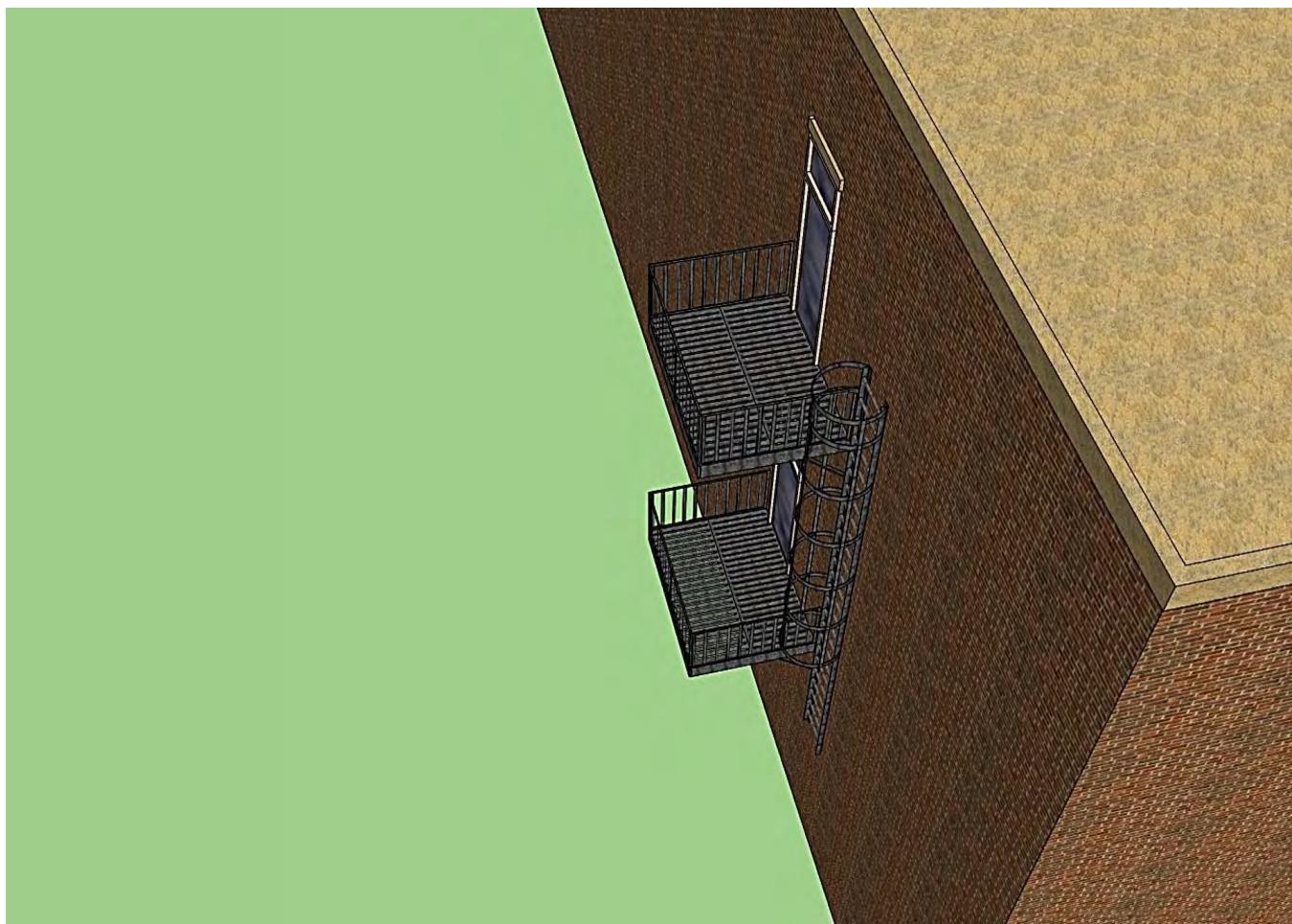
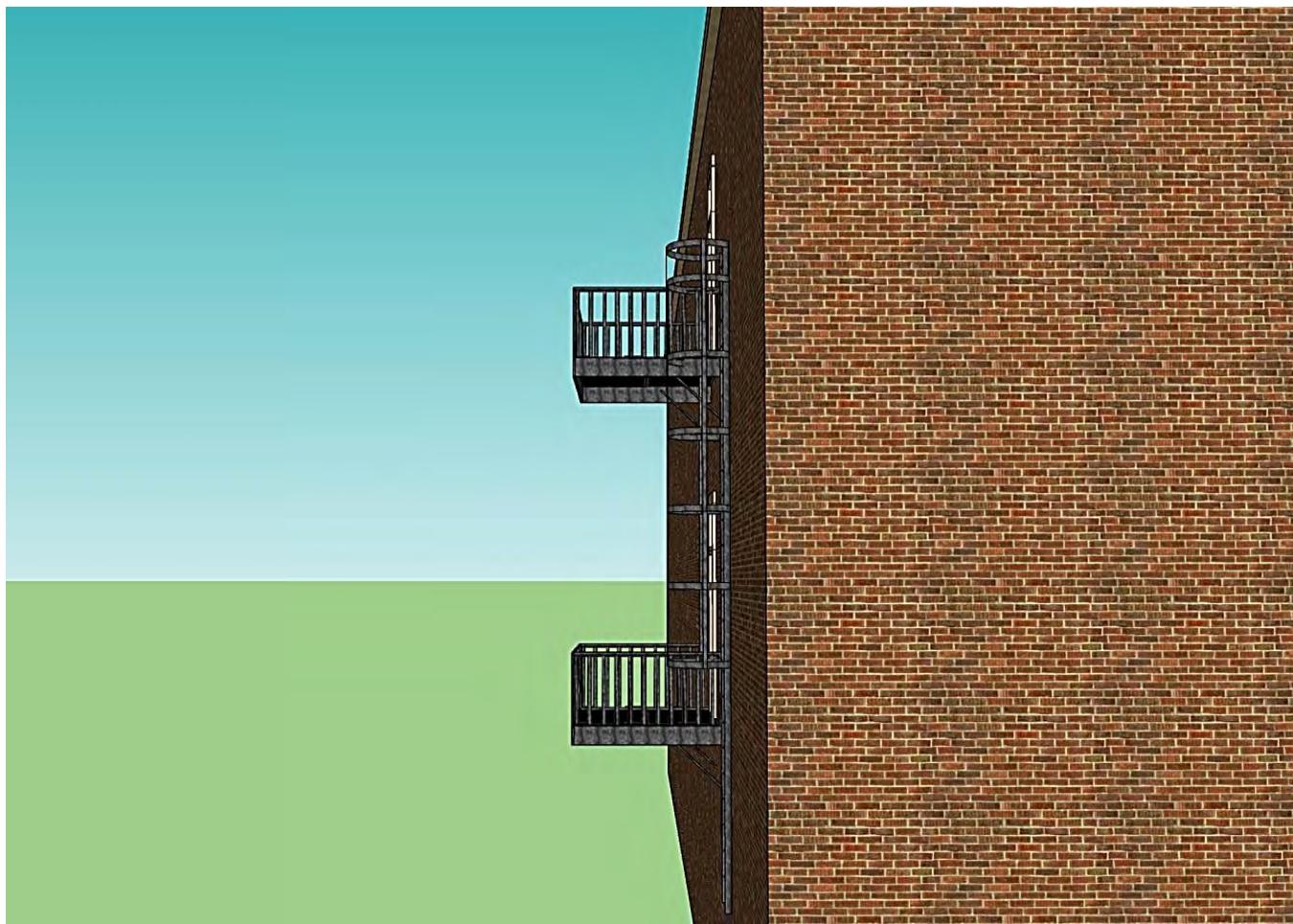
Sincerely,
 Advanced Engineering, LLC


 Jason E. Baker, P.E.













FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are textured polyester powder coat paint in brushed nickel, white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. D468,046.

OPTICS — Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vac-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improve photometrics.

Forward throw (FWD) option optics provided with two high-brightness white LEDs, projecting an NFPA-101 compliant path 3' wide and 28' forward, when mounted 8-1/2' AFF. The typical life of the LED lamp is 10 years.

All light sources meet requirements for NEC 700.16.

Dual-voltage input capability (120/277V).

Edge connectors on printed circuit board ensure long-term durability.

Universal J-box mounting pattern.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

Rigid conduit entry provision on top of the unit.

Battery: Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

ELECTRICAL — Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity.

Filtered charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.

EXT option package includes 20-minute time delay for supplemental lighting during HID startup.

Self-diagnostics (PREM and EXT option packages)

Patented Electronics - U.S. Patent No. 6,502,044.

Catalog Number	
Notes	
Type	

AFFINITY® Die-Cast Architectural Emergency Light

AFN



White
Brushed Nickel

Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

LISTINGS — UL Listed. Wet location (EXT) listed. Damp location (PREM, EXT) listed. Cold weather (EXT) listed.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

WARRANTY — 3-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: AFN W EXT

AFN		
Series	Finish	Options
AFN AFFINITY Series die-cast architectural emergency lighting	W White B Black BN Brushed nickel DB Dark bronze ¹	(blank) Features lead calcium battery PREM Features ni-cad battery, self-diagnostics and damp location 32°F to 122°F (0°C to 50°C) EXT Features high-temperature ni-cad battery listed from 0°F to 122°F (-18°C to 50°C), self-diagnostics, time delay; listed for cold weather, damp and wet location FWD Forward throw optics with LED light source

Accessories: Order as separate catalog number. ²
ELA AFNR DB Remote fixture (less batteries and electronics) to be powered by 6V battery equipment as part of an emergency lighting system (listed from 0°F to 122°F; -18°C to 50°C), BN, W, B finishes available.

Notes

1 Dark bronze can only be ordered with EXT option.

2 See spec sheet ELA-OMC-ELA-AFNR.

AFN Affinity® Die-Cast Architectural Emergency Light

SPECIFICATIONS

ELECTRICAL: Primary Circuit

Type	AC Input			Output volts	Watts output
	Volts	Amps	Watts		
AFN	120	.11	1.1	6	12
	277	.12	1.3		
AFN PREM	120	.15	1.4	6	12
	277	.14	1.4		
AFN EXT	120	.23	21 ¹	6	12
	277	.25	35 ¹		

BATTERY: Sealed Lead-Calcium

Voltage	Shelf life ²	Typical life ²	Maintenance ⁴	Optimum temperature ³
6	12 months	5 - 7 years	none	60° - 90°F (16° - 32°C)

BATTERY: Nickel-Cadmium

Voltage	Shelf life ²	Typical life ²	Maintenance ⁴	Optimum temperature ³
6	3 years	7 - 9 years	none	32° - 122°F (0° - 50°C)

1 Exit provided with battery heater.

2 At 77°F (25°C).

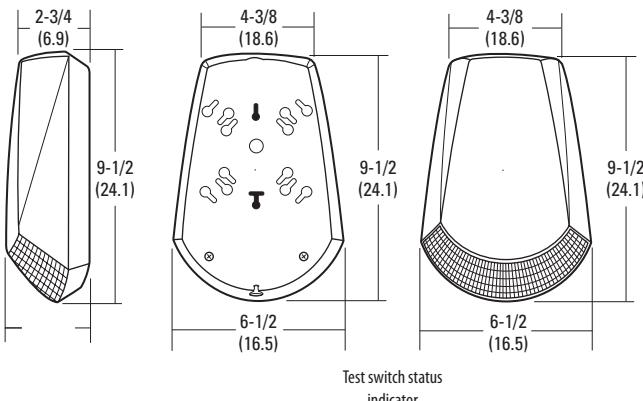
3 Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges. Consult factory for detailed information.

4 All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

MOUNTING

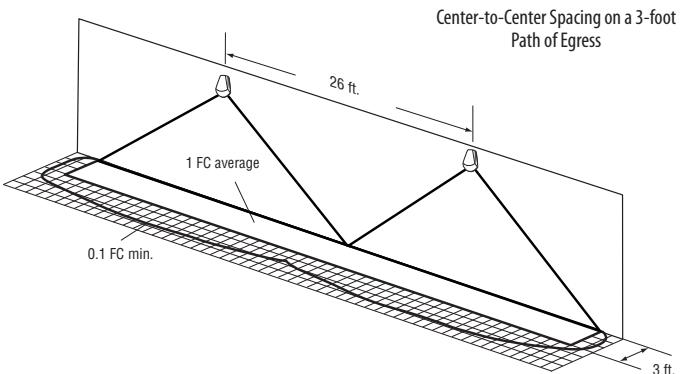
All dimensions are inches (centimeters).

Shipping weight: 3.5 lbs. (1.59 kgs.)

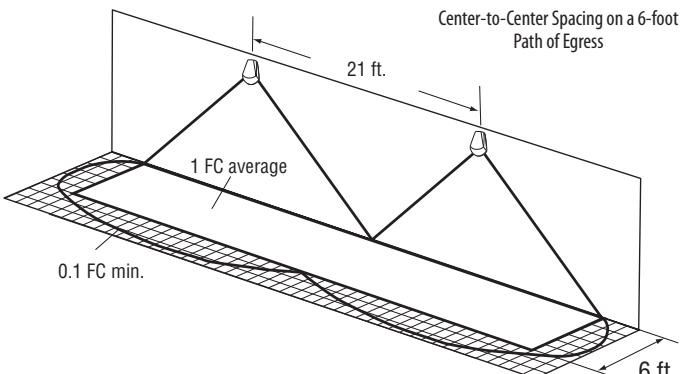


Test switch status indicator

Fixture Performance

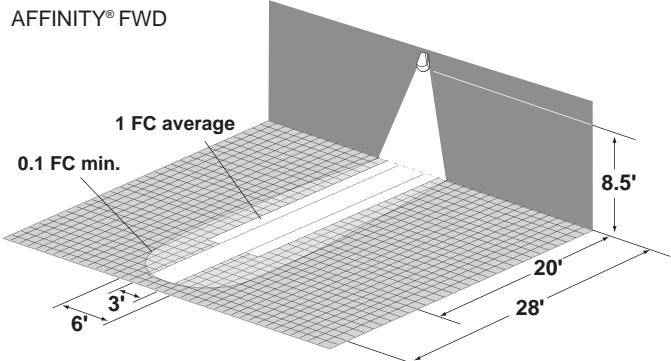


Center-to-Center Spacing on a 3-foot Path of Egress



Center-to-Center Spacing on a 6-foot Path of Egress

AFFINITY® FWD



SPACING GUIDE

Xenon Lamp	Path of Egress 3'-wide	Path of Egress 6'-wide
Center-to-Center Spacing	26'	21'

NOTE: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Assumes open space with no obstructions, mounting height: 8.5', ceiling height: 9', and reflectances: 80/50/20.

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**



SPECIAL REQUIREMENTS

health + safety considerations



HISTORICAL OVERVIEW

-GUIDELINES-

[The Approach](#)**Exterior Materials**[Masonry](#)[Wood](#)[Architectural Metals](#)**Exterior Features**[Roofs](#)[Windows](#)[Entrances + Porches](#)[Storefronts](#)**Interior Features**[Structural System](#)[Spaces/Features/Finishes](#)[Mechanical Systems](#)[Site](#)[Setting](#)**Special Requirements**[Energy Efficiency](#)[New Additions](#)[Accessibility](#)[Health + Safety](#)

THE STANDARDS



This small-scale sturtower on a nonsignificant rear elevation is compatible with the historic character of the building. Photo: NPS files.

Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

Providing workers with appropriate personal protective equipment for hazards found in the worksite.

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

*In undertaking
rehabilitation work on
historic buildings, it is*



necessary to consider the impact that meeting current health and safety codes will have on character-defining spaces, features, and finishes. This stair enclosure preserves the decorative staircase and also meets the safety code. Photo: NPS files.

Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

NOT RECOMMENDED

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.

Removing unhealthful building materials without regard to personal and environmental safety.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance. Using fire-retardant coatings if they damage or obscure character-defining features.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.



This new stiltower addition on a historic university building has been constructed on a highly visible side elevation. Together with its contrasting color and size, it obscures the historic form and roofline. Photo: Martha L. Werenfels, AIA.

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [rehabilitating](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)

Alternatives Examined to Achieve Code Compliant Means of Egress

The following options were examined as options for placement of a new means of egress:

OPTION 1 - New Interior Staircase at NW or NE Corner of Building

The construction of a second interior staircase was evaluated as an alternative to achieve UBC compliance. Since the primary existing staircase is currently located at the south or rear of the Lincoln Hotel, compliance with the UBC would require that a second staircase be located at the north end of the structure to achieve the appropriate minimum spacing between means of egress.

The owner of the Lincoln Hotel is currently entered into a legal agreement with the Federal Dept. of Housing and Urban Development to provide qualifying affordable rental units for a period of 20 years in exchange for receiving Community Development Block Grants to help defray the costs of interior renovation. The interior renovation project, currently in progress, is at risk for contractual default by the owner if the agreed upon number of units slated for renovation are not completed and offered to income qualified tenants.

Placement of a second interior staircase was considered for the NW corner of the building. The construction of a staircase shaft in the NW corner location would meet UBC spacing requirements for distance between means of egress, but would force the loss of a newly remodeled rental apartment unit on the second floor, and force the loss of another rental apartment unit on the third floor. The exit for this new interior staircase would adversely affect the proposed storefront restoration, and destroy the area of the first floor that retains some of the original historical materials. The construction of a new interior staircase at the NE corner of the building would result in a similar loss of rental apartment units, and cause adverse impact to the proposed storefront restoration.

OPTION 2 – New Interior Staircase at North End of Existing Atrium

The construction of a new interior staircase at the north end of the existing atrium was evaluated as an alternative to prevent the loss of qualifying affordable rental units as described in Option 1 above. However, the construction of a new staircase at the north end of the existing atrium was not considered a viable alternative for two reasons.

First, in the location at the north end of the atrium, a new staircase would not meet the minimum spacing requirement between means of egress as required pursuant to Section 1004.2.4 of the UBC (1997). Second, construction of a new staircase at the north end of the atrium would adversely affect the integrity of the historic interior space. Radical measures, such as cutting through the floor of the existing Arts & Crafts era atrium and third floor mezzanine would be required to accommodate a new staircase at this location. This option is not considered viable as it is not UBC compliant, nor does it achieve an adequate level of sensitivity to a defining interior feature of the historic resource.

OPTION 3 – New Exterior Fire Escape on West Façade

The west side of the Lincoln Hotel is adjoined by a common wall with the building at 234 E. 4th Street. The Lincoln Hotel is three stories in height, and the building at 234 E. 4th Street is two stories with a one story rear addition. The placement of a fire escape on the west façade of the Lincoln Hotel was investigated as a less intrusive location than one of the building's street facades, but it is not considered a viable alternative. A new fire escape located on the west side of the building could be placed in a location meeting the minimum spacing requirement between means of egress, however it would create non-compliance with Table 5-A, which prohibits any openings, including exit doors, in exterior walls located within 5 feet of property lines. The common wall of the Lincoln Hotel and the building at 234 E. 4th is located on the property line. Additionally, Section 1006.2.1 does not permit exterior exit stairways and balconies to be located within 5 feet of property lines. This option lacks further viability because the Lincoln Hotel's boiler chimney creates a physical impediment to placement of a fire escape on the building's second floor. The physical impediment caused by the Lincoln Hotel chimney would require that 2nd floor tenants climb up to the 2nd floor roof of 234 E. 4th St., and then descend downward to the alley from the roof of the rear addition of 234 E. 4th St.

OPTION 4 – New Exterior Fire Escape on East Façade

The placement of a fire escape on the east façade of the Lincoln Hotel has been identified as the most feasible and least obtrusive method for mitigating current non-compliance with the UBC. This alternative meets the minimum distance requirement between means of egress, does not destroy or damage interior character defining spaces or features such as the atrium and mezzanine, does not interfere with plans to restore the storefronts to their 1912 historic configuration, and can be located such that it will not require the loss of existing openings on the façade. The use of a fire escape is much less obtrusive than would be the construction of a new addition to house the code-required stairs, and would be easily reversible. This option also reduces the likelihood of the owner defaulting on the contractual obligations with the Dept. of Housing and Urban Development to provide qualifying affordable units for a period of 20 years.

RESOLUTION NO. 13-01

A RESOLUTION APPROVING A LANDMARK ALTERATION CERTIFICATE FOR THE INSTALLATION OF A FIRE ESCAPE SYSTEM ON THE LINCOLN HOTEL AT 365 NORTH LINCOLN AVENUE IN LOVELAND, COLORADO

WHEREAS, Chapter 15.56 of the Loveland Municipal Code (“Code”) provides that the Historic Preservation Commission (“Commission”) shall hold a public hearing on all referred applications for landmark alteration certificates of a designated landmark structure; and

WHEREAS, the Commission has received an application for a landmark alteration certificate for the installation of a fire escape system as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the “Application”) on the Lincoln Hotel at 365 North Lincoln Avenue, Loveland, Colorado, which is a designated landmark structure (the “Lincoln Hotel”); and

WHEREAS, the Commission is charged with determining whether the Application meets the standards in Code Sections 15.56.110; and

WHEREAS, Code Section 15.56.070 provides that once an applicant has obtained a landmark alteration certificate, the applicant must apply for a building permit and comply with all other requirements under the City’s building codes, fire code, all other ordinances of the City, and all applicable rules, regulations, and policies of the City; and

WHEREAS, under Chapter 15.56 of the Code, approval of a landmark alteration certificate by the Commission reflects only that an application meets the standards set forth in Code Sections 15.56.110 and does not constitute approval of a building permit or reflect an opinion or decision as to compliance with the City’s building codes, fire codes, or other ordinances, rules, regulations or policies of the City; and

WHEREAS, the authority to review applications for compliance with building codes and fire codes lies with the Chief Building Official and Fire Chief and Code Section 15.56.070 also provides that they shall have the discretion to modify the alteration certificate as necessary to mitigate health and safety issues; and

WHEREAS, the City of Loveland has, through the Historic Preservation Commission, evaluated the Application for a landmark alteration certificate for the Lincoln Hotel for compliance with the required historic preservation criteria set forth in Code Section 15.56.110; and

WHEREAS, on August 19, 2013 and, by continuance, on September 16, 2013, a duly noticed public hearing was held on the Application for a proposed landmark alteration certificate for the Lincoln Hotel.

NOW THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOVELAND THAT:

Section 1. The Historic Preservation Commission finds that the fire escape as proposed in the landmark alteration certificate Application for the Lincoln Hotel does not detrimentally alter, destroy, or adversely affect any architectural or landscape feature that contributes to the Lincoln Hotel’s original historic designation and is visually compatible with

the designated historic structure in terms of design, finish, material, scale, mass, and height in that it is consistent with, harmonious with, and/or enhances architecture of the designated historic structure.

Section 2. The Historic Preservation Commission further finds that the fire escape proposed in the landmark alteration certificate Application for the Lincoln Hotel meets the criteria for review of alteration certificates set forth in Code Section 15.56.110 for the reasons enumerated in Section VI of the Staff Report dated September 16, 2013 which is attached hereto as **Exhibit B** and incorporated herein by reference, and hereby approves the landmark alteration certificate.

Section 3. The Historic Preservation Commission makes no determination as to whether the improvements included in the Application and approved pursuant to the landmark alteration certificate comply with the City's building codes, fire codes, or other ordinances, rules, regulations or policies of the City, although it does not believe that the fire escape will meet the required building codes or fire codes and hereby calls the Chief Building Official's and Fire Chief's attention to the matter for their determination.

Section 4. This Resolution shall be effective as of the date of its adoption.

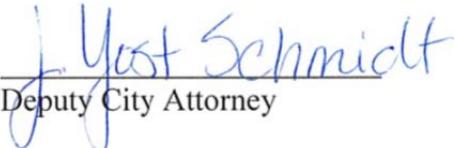
Signed this 16th day of September, 2013

Chairperson of the Loveland Historic Preservation Commission

Attest:

Secretary of the Loveland Historic Preservation Commission

APPROVED AS TO FORM:



Deputy City Attorney

EXHIBIT A

ALTERATION CERTIFICATE APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Digital copies (MS Word or fillable PDF) of this application are available by contacting Community & Strategic Planning Division at 970-962-2745.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

- a. Name: Lincoln Hotel Apartments, LLC
- b. Mailing Address: 2476 Van Buren Ct.
- c. Telephone: 970-391-0834
- d. Email: CSalwci@aol.com

Applicant/Contact Person (if different than owner)

- e. Name: Charles Salwci
- f. Mailing Address: Same
- g. Telephone: _____
- h. Email: _____

2. PROPERTY INFORMATION

- a. Landmark Address: 365 North Lincoln Avenue
- b. Exact name of the landmark property as listed with the City of Loveland:
Lincoln Hotel Apartments, LLC
- c. Provide a brief description of the primary use of the property:
26 apartments and
4 retail businesses

3. ABUTTING PROPERTY OWNERS

Provide the names and addresses of all abutting property owners. (Please attach additional sheets as necessary)

a. _____
name _____ address _____

b. _____
name _____ address _____

c. _____
name _____ address _____

d. _____
name _____ address _____

In the event that a public hearing is a necessary requirement of this alteration certificate application process, the Applicant/Owner is encouraged, as a courtesy, to contact neighboring property owners to make them aware that an application has been submitted.

4. PROJECT DESCRIPTION (Please attach additional sheets as necessary.)

a. Identify the scope of work as new construction, alteration, removal, or demolition, or combination thereof. Provide a brief description of the proposed scope of work. Include photos of all sides (elevations) of the property.

Type of Work (*please check one of the following*):

New Construction (Site Improvement)
 Alteration (Change Exterior Façade)
 Removal (Removal of Specific Feature(s))
 Demolition Permit
 Awning
 Private Improvements in the Public Right-of-Way (outdoor seating areas, landscaping, utility work)
 Other (explain) fire escape

PROJECT DESCRIPTION (continued)

Installation of new fire escape on east elevation.

See attachments for details.

b. Summarize and describe below who will carry out the work and how it will be performed. Include a description of any new construction, alteration, removal, or demolition and describe work techniques that will be used. (Please use attached forms when describing specific work to individual features of the landmark property).

Fire escape to be fabricated and installed by
Tiger Steele, Inc, Ft. Collins, Co. Retractable ladder
and cage fabricated by Jomy, Lewisville, Co. See
attachments for details.

SUBMITTAL CHECKLIST & ACKNOWLEDGEMENT SIGNATURE

All proposals must contain sufficient information for adequate review and documentation. Please supply the following information as it applies to your design proposal.

I. NEW CONSTRUCTION OR ALTERATIONS (*Check box if completed*)

- A. Scale drawing or construction document showing all dimensions of existing building and dimensions of proposed work, noting all changes to facades, including cross sections (if applicable) of facades and proposed materials to be used. (3 copies - and if plans are larger than 11"x17", submit one set of 11"x17" reductions).
- B. Color evaluation of building, indicating proposed color scheme.
- C. Photos of existing building and area of proposed work.
- D. Color sample(s) or chip(s) of all proposed paint colors and/or materials.
- E. Site and landscape plans (drawn to scale), if appropriate (3 copies).
- F. Location of all signs, with dimensions showing approximate size, height from grade, and relation to windows, doors, and other primary features of the facade.

II. AWNINGS and SIGNS (*Check box if completed*)

- A. Scale drawing showing all dimensions of all lettering, designs, or logos; minimum 1/4" = 1'. For awnings, include cross section or side view showing slope and projection. (3 copies)
- B. Scale drawing or photograph of building facade demonstrating placement and proportions (height and width), include dimensions showing height from grade and relationships to roofline, doors, windows, and other primary facade features.
- C. Color sample(s) and material(s) of all proposed materials.
- D. Lighting specifications, including layout and installation details (this may be part of the side view scale drawing, as required in A, above).

III. REMOVAL (*Check box if completed*)

- A. Provide description of items or features to be removed from property exterior.
- B. Identify reasons for removing items or feature, and provide a summary of the impact removal will have on significance and integrity of the landmark property.
- C. If feature or item to be removed is to be replaced with equivalent, please follow Section I. New Construction or Alterations above.

IV. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY

- A. Site plan drawn to scale (3 copies).
- B. Landscape plan drawn to scale (3 copies).
- C. Samples of all proposed materials.
- D. Color sample(s) or chip(s) of all proposed colors.
- E. Scale drawings showing all dimensions of any new construction including utility.

V. HISTORIC BUILDING PERMIT FEE WAIVERS

- A. Check this box if you are applying for a waiver of your building permit fees and agree to the policies set forth in the Historic Preservation Building Permit Fee Waiver Policies.

VI. ACKNOWLEDGMENT - (To be signed by Owner, or authorized Representative)

I acknowledge this is a complete application, ready for Historic Preservation Commission review. Each information requirement (described above) has been checked off, as it applies to this design proposal. I understand incomplete submittals will be returned to me for completion. If I am the owner's authorized representative, I certify that I have the owner's permission to affect these design changes upon the referenced landmark property.

Charles Salwey

Signature of Owner OR Owner's Representative

6-20-13

Date of Submittal

CARL'S
CANTEEN
MADE RITE

world famous
BURGERS

hot dogs, malts, fries

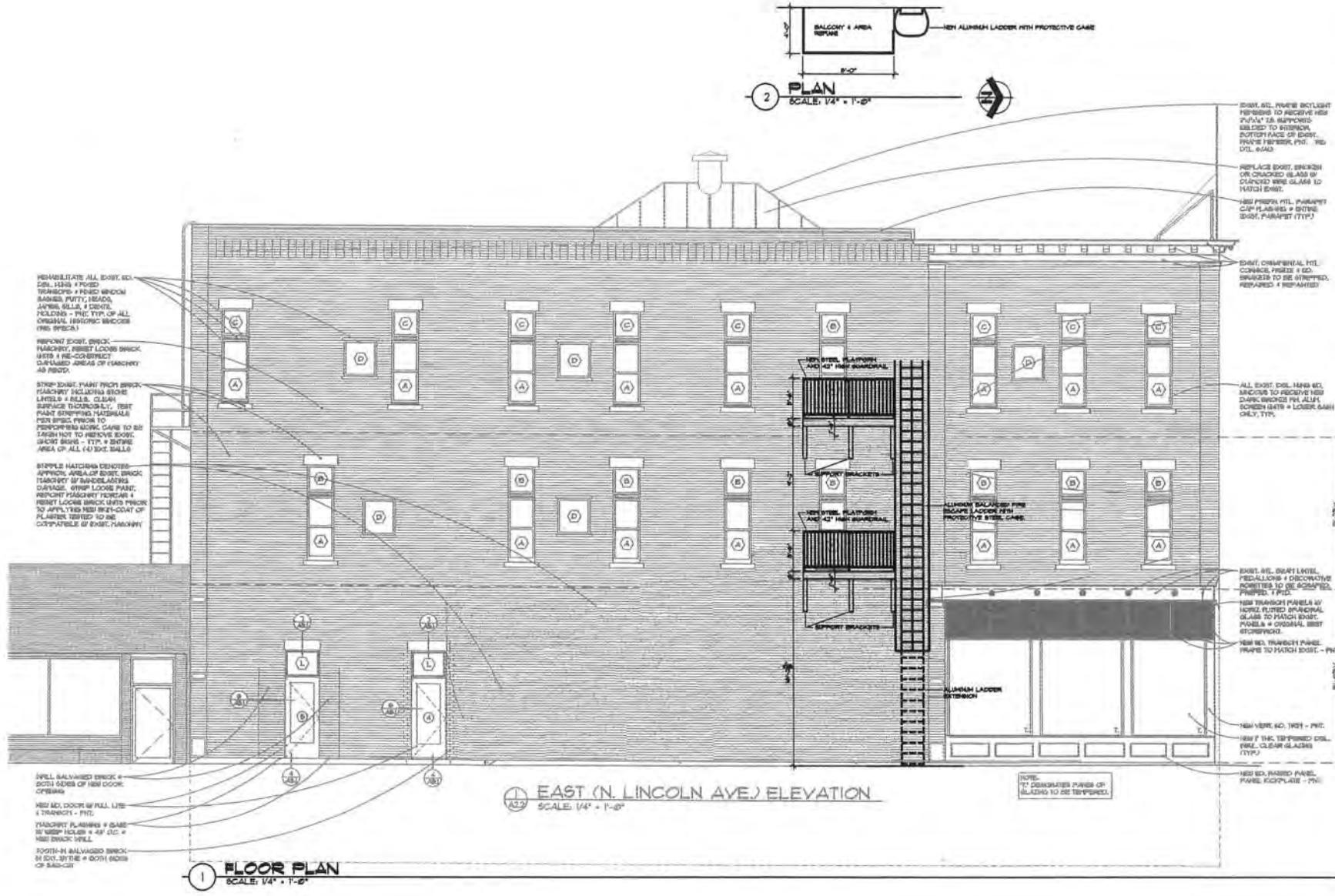
CARL'S
CANTEEN
MADE RITE
famous
BURGERS
hot dogs, malts, fries





CHARS
DANTER

Iron & Co



KRUEGER
ARCHITECTS
& PLANNERS INC.

407 North Lincoln
Avenue, Suite 103
Loveland, Colorado
8 0 5 3 7

970-613-1788
fax: 970-613-8435

THE BOSTONIAN SOCIETY

LICENSE & SIGNATURE

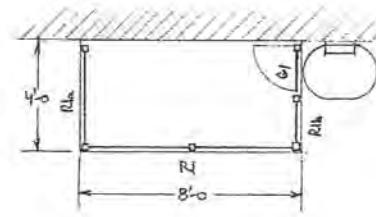
S.W. CORNER OF 4TH STREET
LOVELAND, CO 80537

MARK	DATE	REVISION

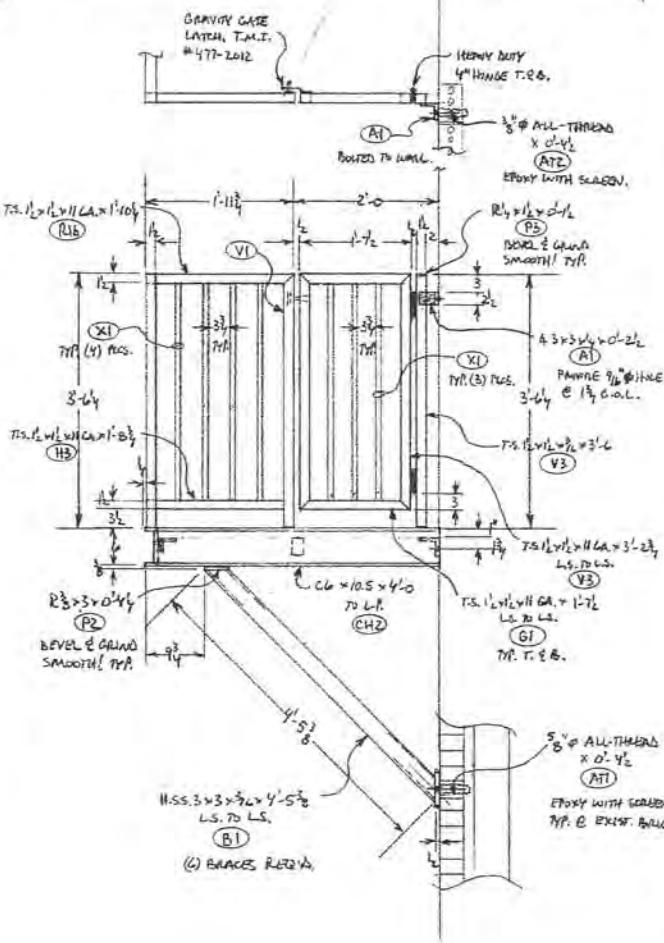
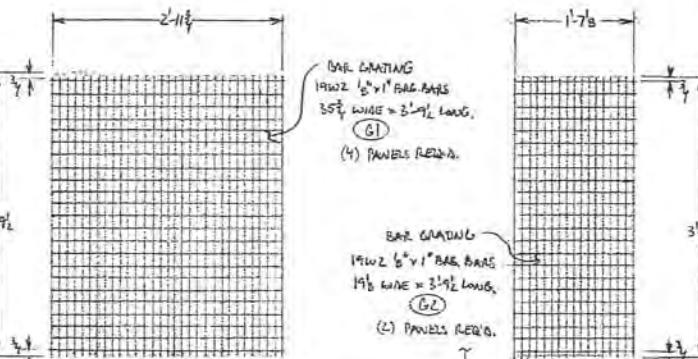
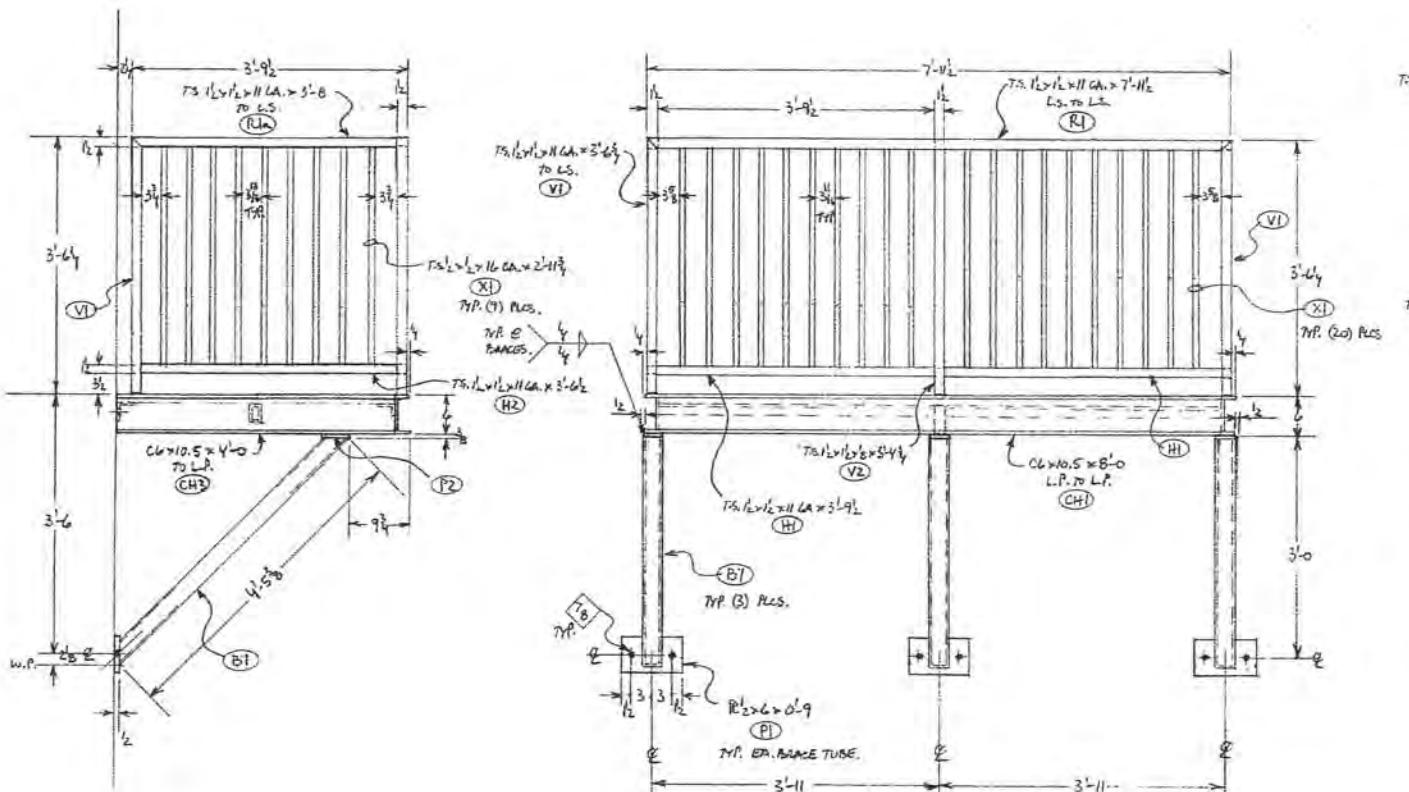
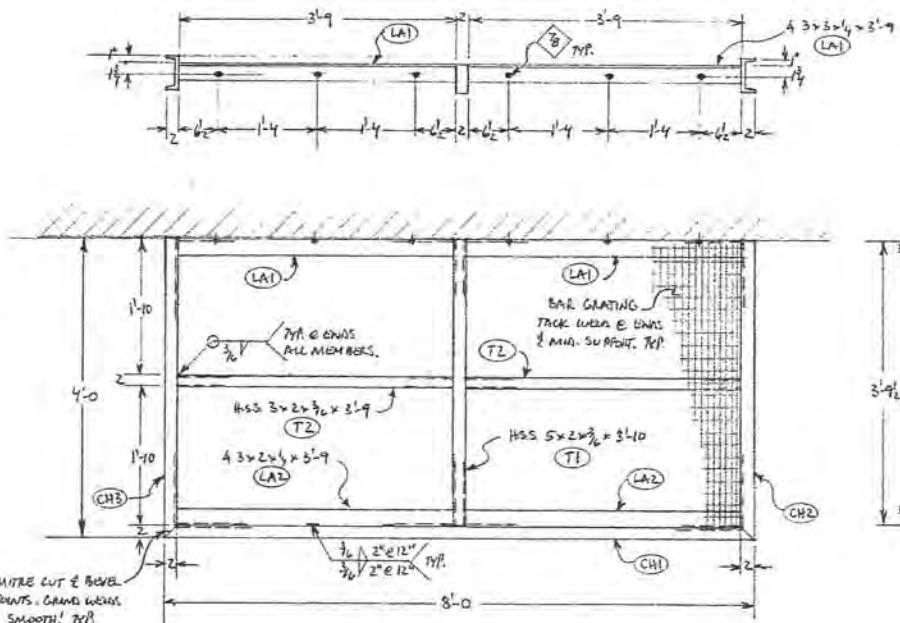
FIRE ESCAPE ELEVATION

PROJECT NUMBER	DATE
0905	02-10-2009

A-1



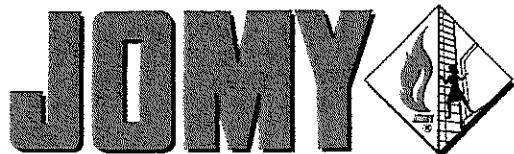
PLAN @ BALCONIES



BILL OF MATERIAL

TIGER STEEL, INC.
FT. COLLINS, COLORADO

BOLTS:	HOLES:	UNLESS NOTED	
Shop Paint	BLACK SATIN		
Architect:			
Encl. By	Field Connections	Revised	Date
DESCRIPTION	BALCONY 3 RAILING, INSTALL		
STRUCTURE	LINCOLN MOTEL REMODEL		
LOCATION	LOVELAND, CO.		
SHIP TO	JD BAGATE		
CUSTOMER	VIA		
Customer Order No.	SHEET NO. 1 OF 1		



**Retractable and Counter
Balanced Ladders for Access,
Egress and Escape**

Lincoln Hotel Apartments
Mr. Charlie Salwei

Date: 3/12/2013

USA

Your Ref:

Quoted by: Michelle Gussenbauer
Our Ref: MIG/13/2472/A

QUOTE

Model #	Product description	Quantity	Unit Price	Price
JOMY Counter Balanced Ladder	JOMY Counter Balanced Ladder: Overall height 37' 8", clearance height 10', ladder width 24", with cage and upper level release mechanism. Includes all standard mounting hardware.	1 Pce	\$11,776.00	\$11,776.00
Ladder is in stock with a typical delivery time of 5-7 days. Please estimate 8-10 weeks for custom balcony. Price includes all freight and delivery charges. Release mechanism is pre-installed on the right side. It will require minor field modification to move release mechanism to the left side.				TOTAL \$11,776.00

We appreciate your business

We provide a 2% discount for prepaid orders. This quote is valid for 6 weeks. All goods are shipped to one domestic destination of your choice, for your installation. Delivery delay to be confirmed at order, based on our inventory at that time. Sales, use or other taxes are not collected or paid by JOMY. This quote is based solely on the information provided by you; additions or deletions could affect the price. Terms and conditions of sales on the next page apply.

JOMY Inc.
P.O. Box 577
Louisville, CO 80027
800-255-2591

Please visit our website at
www.jomy.com

Phone: 720-304-6001
Fax: 720-304-6007
Email: micelle@jomy.com



**TIGER
STEEL
INC.**

2201 Airway Avenue
Fort Collins, Colorado 80524
(970) 482-2324
(970) 482-2297 FAX

TO	CHARLIE	STRUCTURE	LINCOLN HOTEL
STREET		LOCATION	LOVELAND, CO
CITY		ARCHITECT	
BID DATE	APRIL 30, 2013	DAVE LINDSAY	
		ESTIMATOR	

WE PROPOSE TO FURNISH THE FOLLOWING DESCRIBED MATERIALS REQUIRED FOR THE ABOVE STRUCTURE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE FOLLOWING TERMS. THIS QUOTATION IS FIRM FOR 30 DAYS.

Price to include the following items of structural and misc steel per shop drawings and sheet A-1 dated 2-10-2009. All items to be shop painted black unless otherwise noted.

- 1) (2) Fire escape platforms with rails and a gate
- 2) Wall braces to wall
- 3) Bolts for attachment to existing brick
- 4) Shop drawings and delivery
- 5) Install of owner supplied aluminum ladder

Price FOB Jobsite	
No Tax Included	
Furnish Only	<u>\$5,560.00</u>
2.9% Tax ADD <u>\$162.00</u>	
Install	<u>ADD \$4,570.00</u>

EXCLUSIONS: No aluminum ladder or cage (by owner), bolts for attachment of ladder and cage, assembly of ladder and cage if not delivered assembled to fullest extent. Permits if required, testing cost, traffic control, cutting of holes or demo of existing building, any other items not specifically listed above.



April 24, 2013

Mr. Charles Salwei
Lincoln Hotel/Apartments, LLC
2476 Van Buren Avenue
Loveland, CO 80538

RE: Lincoln Hotel/Apartments, 365 N. Lincoln Avenue, Loveland, Colorado
Advanced Engineering, LLC Project Number 1562-01-01B

Dear Mr. Salwei:

We have reviewed the Shop Drawings from Tiger Steel for the proposed fire escape landings at the above referenced building. The Shop Drawings show the steel framing and attachment specifications for the 4'-0" x 8'-0" landings. Your architectural plans indicated a landing is to be installed at the second and third floors on the east face of the building. It is our understanding the ladder is a pre-fabricated unit, we have not reviewed any of the ladder framing or attachment.

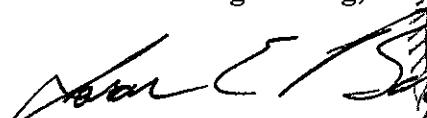
It is our opinion the proposed steel framing specifications for the landings are sufficient for the required 100 psf design live load. However, we feel the 5/8" diameter x 4 1/2" long bolts specified for attachment to the building are not sufficient. We recommend the bolts be lengthened to 10 1/2" such that the epoxy with screen attachment penetrates a minimum of 4" into the second wythe of masonry (behind the exterior brick wythe). With this bolt penetration into both wythes of the masonry wall, we feel the attachment will be sufficient for the design load.

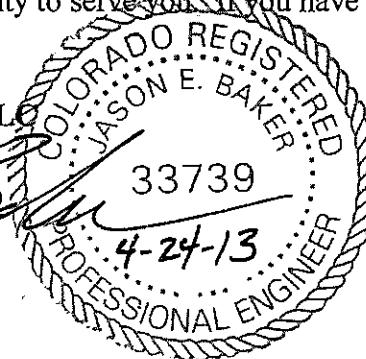
The recommendations and conclusions presented in this letter are based on a review of portions of the described structure, your plans and your directions. The engineer's opinions of the described portions of the building are based solely upon information obtained from readily visible elements (i.e., elements which do not require the removal of sheathing, cladding, or covering of any kind) unless specifically noted. Our review was limited to the items described in this letter, and is not intended to cover other structural, mechanical, electrical, environmental, mold, site grading, or architectural features of the building. Any discrepancies or structural deficiencies revealed during construction should be brought to the attention of the engineer.

Thank you for the opportunity to serve you. If you have any questions, please feel free to call.

Sincerely,

Advanced Engineering, LLC


Jason E. Baker, P.E.
President





June 29, 2009

Mr. Charlie Salwei
Lincoln Hotel Apartments
2476 Van Buren Court
Loveland, CO 80538

RE: East Fire Escape at the Lincoln Hotel Apartments
365 North Lincoln Avenue, Loveland, Colorado
Advanced Engineering, LLC Project Number 1562-01-01A

Dear Mr. Salwei:

Our office has reviewed portions of the Lincoln Hotel Facade Restoration plan by Aller-Lingle Architects, Project Number 0513, dated October 9, 2006. Specifically, we have reviewed the Stair Section and Stair Floor Plan shown on sheet A3.3 of this document for the east fire escape structure. This plan shows a large system of landings and stair runs, with a counterbalanced drop down section of stairs. The structural sheets of the plan specify support of the stair landings via brackets and channels bolted to the existing exterior brick wall and/or floor framing. However, the structural sheets show a different stair configuration which is smaller, and states the support brackets are to be specified by the stair manufacturer.

It is our opinion the proposed stair configuration on sheet A3.3 would be very difficult to support completely from the exterior wall, and the large lateral loading may compromise the stability of the un-reinforced masonry. We feel this stair configuration would require columns extending down to the sidewalk area below.

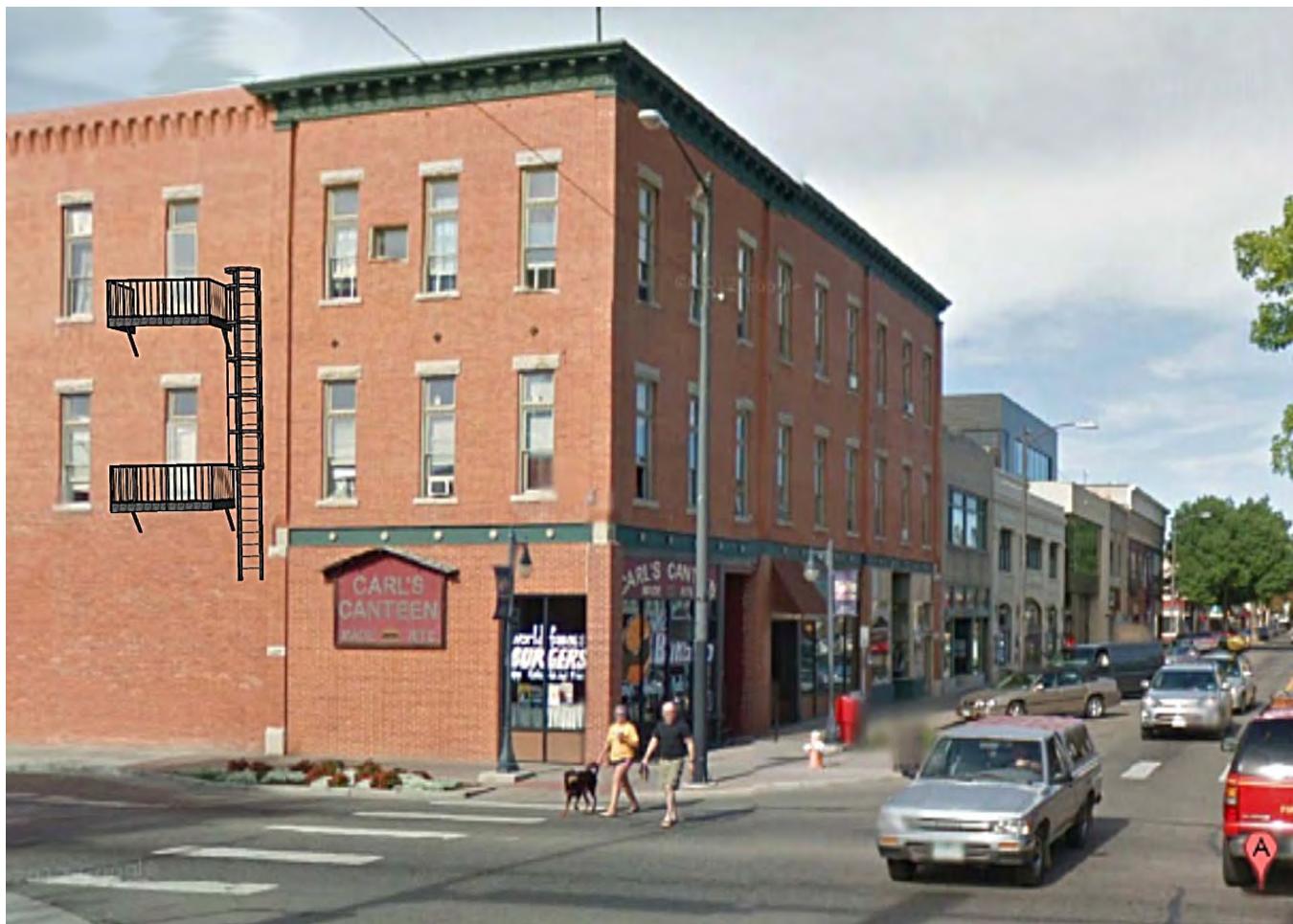
We have also reviewed portions of the preliminary Lincoln Hotel Fire Escape plan from Krueger Architects & Planners, Project Number 0903, dated February 10, 2009. Sheet A-1 of this plan shows a small fire escape landing at each floor level with an adjacent drop down ladder. It is our opinion this fire escape option would be much more feasible to construct, and to support from the existing exterior wall. We recommend the landing supports be extended through the brick wall and connected to the floor framing such that the landings are cantilevered. With a cantilever the loading would be placed vertically on the masonry wall rather than as a lateral load. This configuration would also eliminate the need for columns in the sidewalk area.

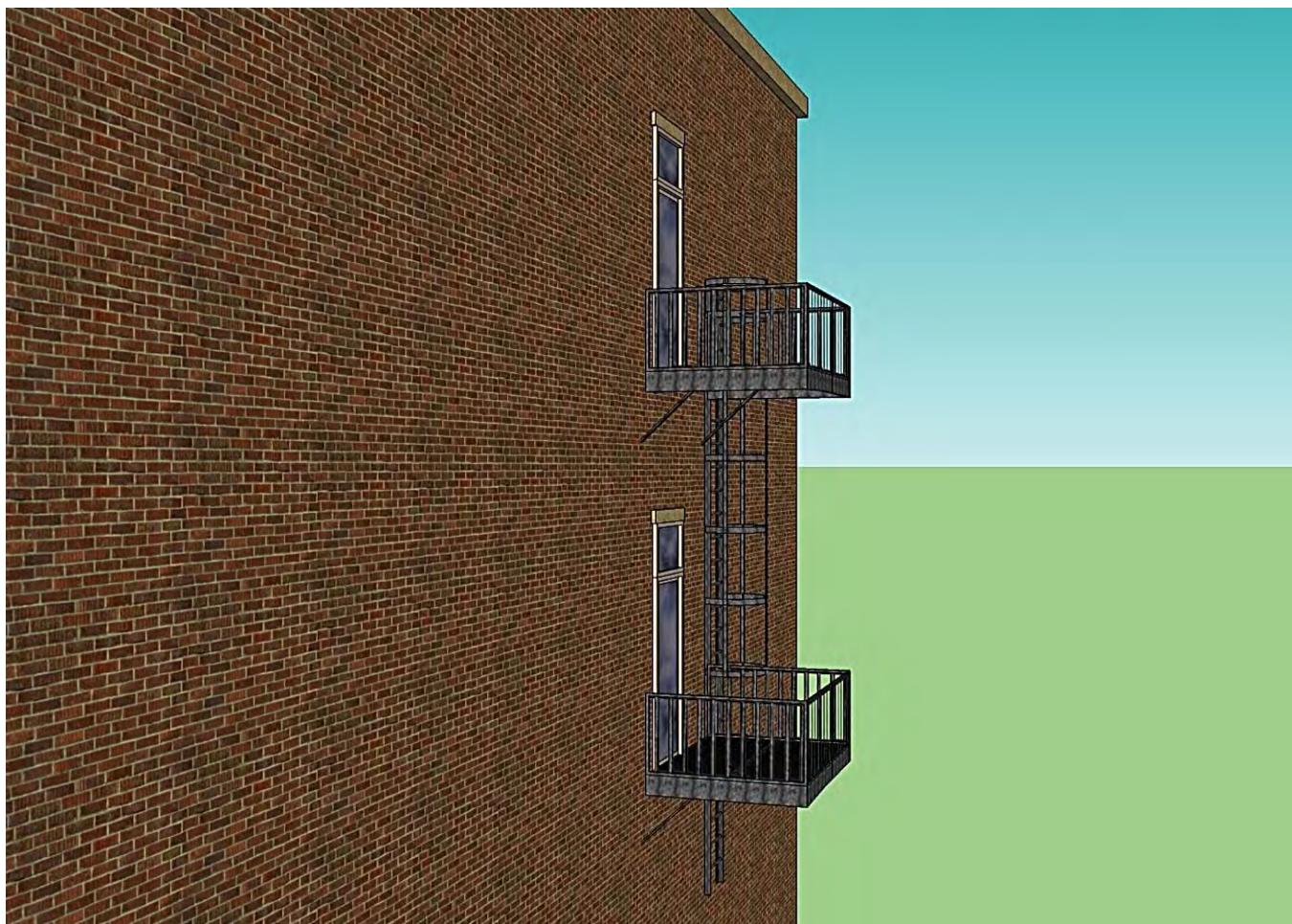
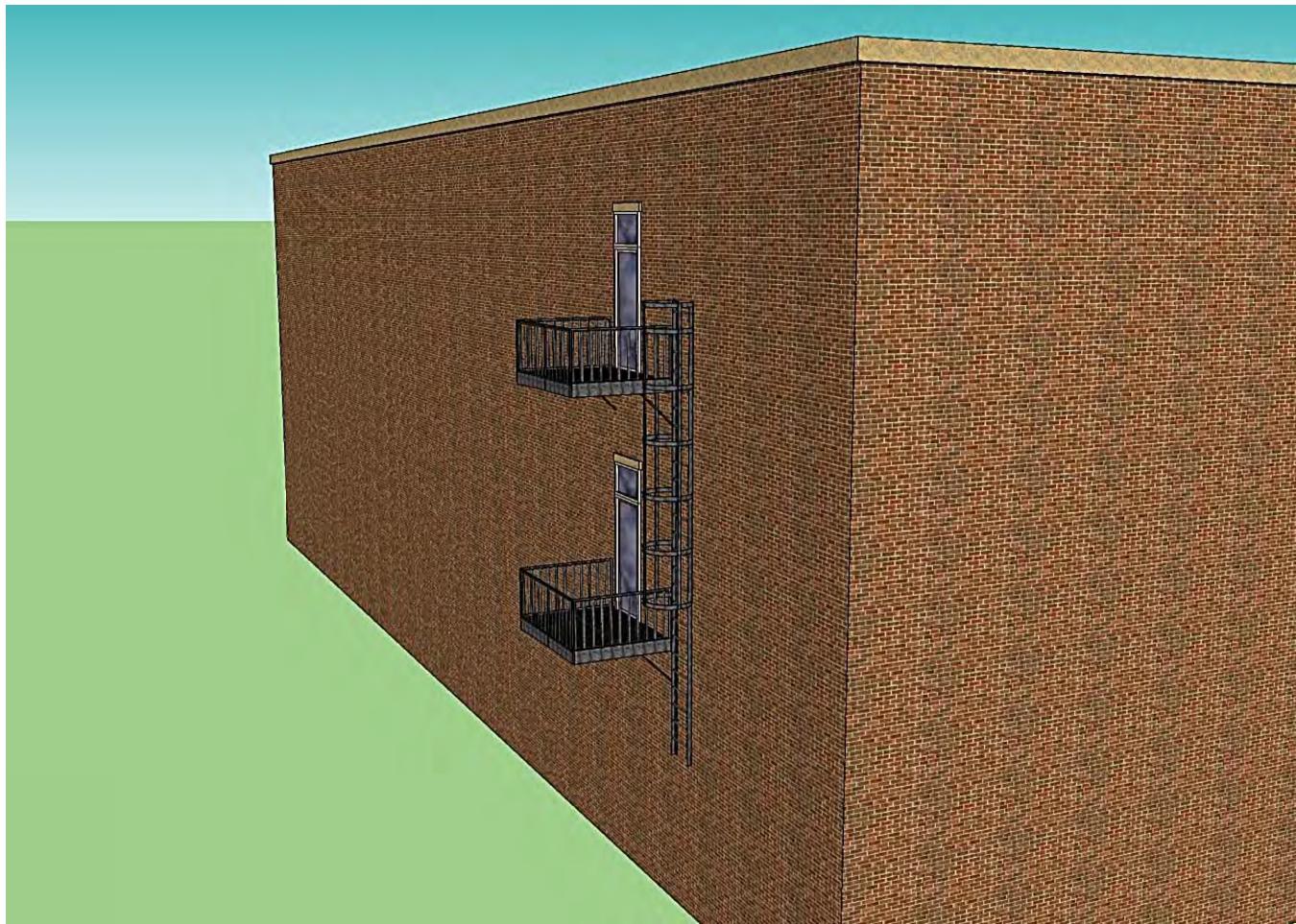
The recommendations and conclusions presented in this letter are based solely on a review of portions of the described structure, the referenced plans and your directions. Our review was limited to the items described in this letter, and is not intended to cover other structural, mechanical, electrical, environmental, mold, site grading, or architectural features of the building. Any discrepancies or structural deficiencies revealed during construction should be brought to the attention of the engineer. Our office has not performed any engineering analysis of the existing framing or foundation elements of the structure or the subsurface soil conditions, unless noted otherwise. Thank you for the opportunity to serve you. If you have any questions, please feel free to call.

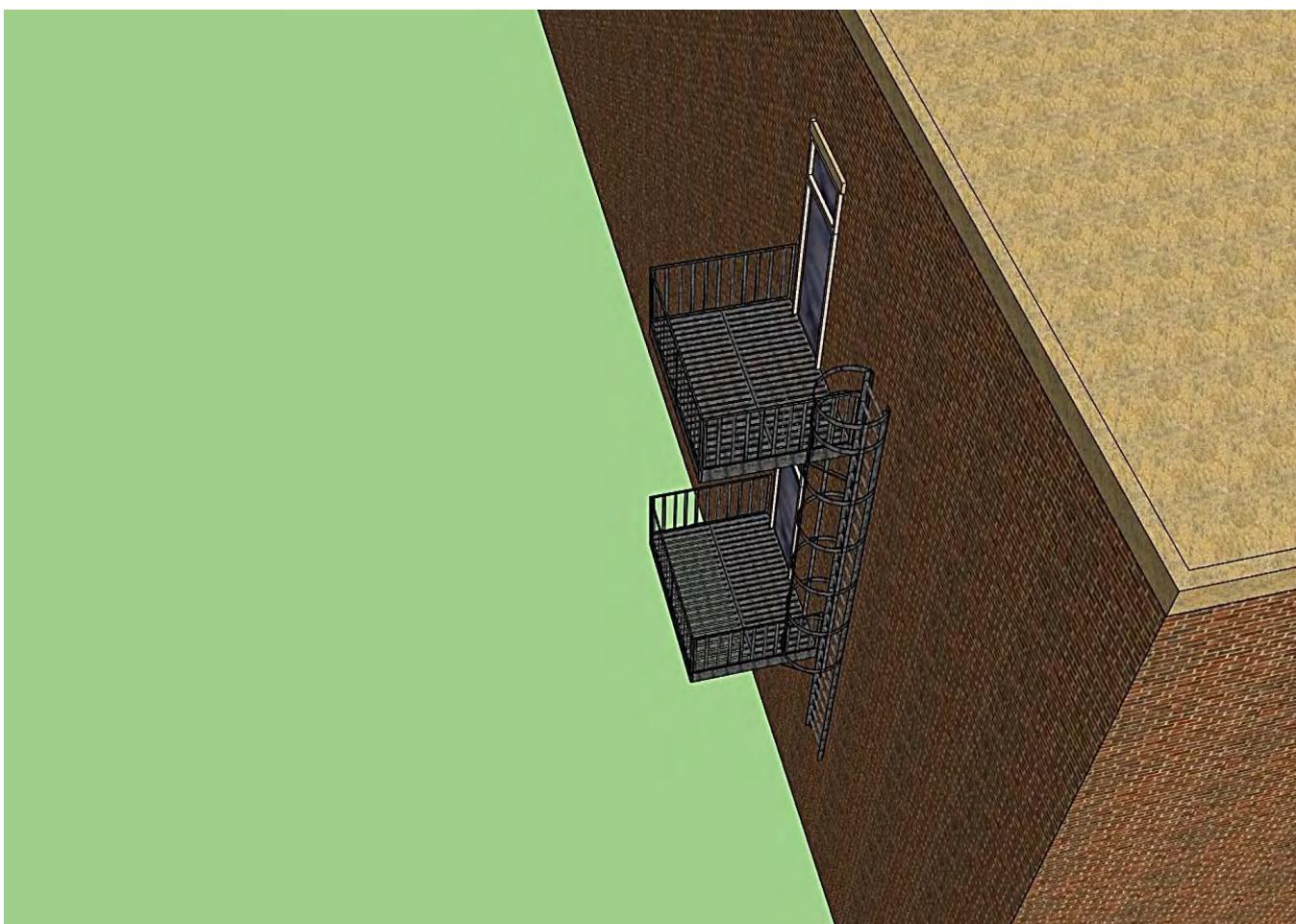
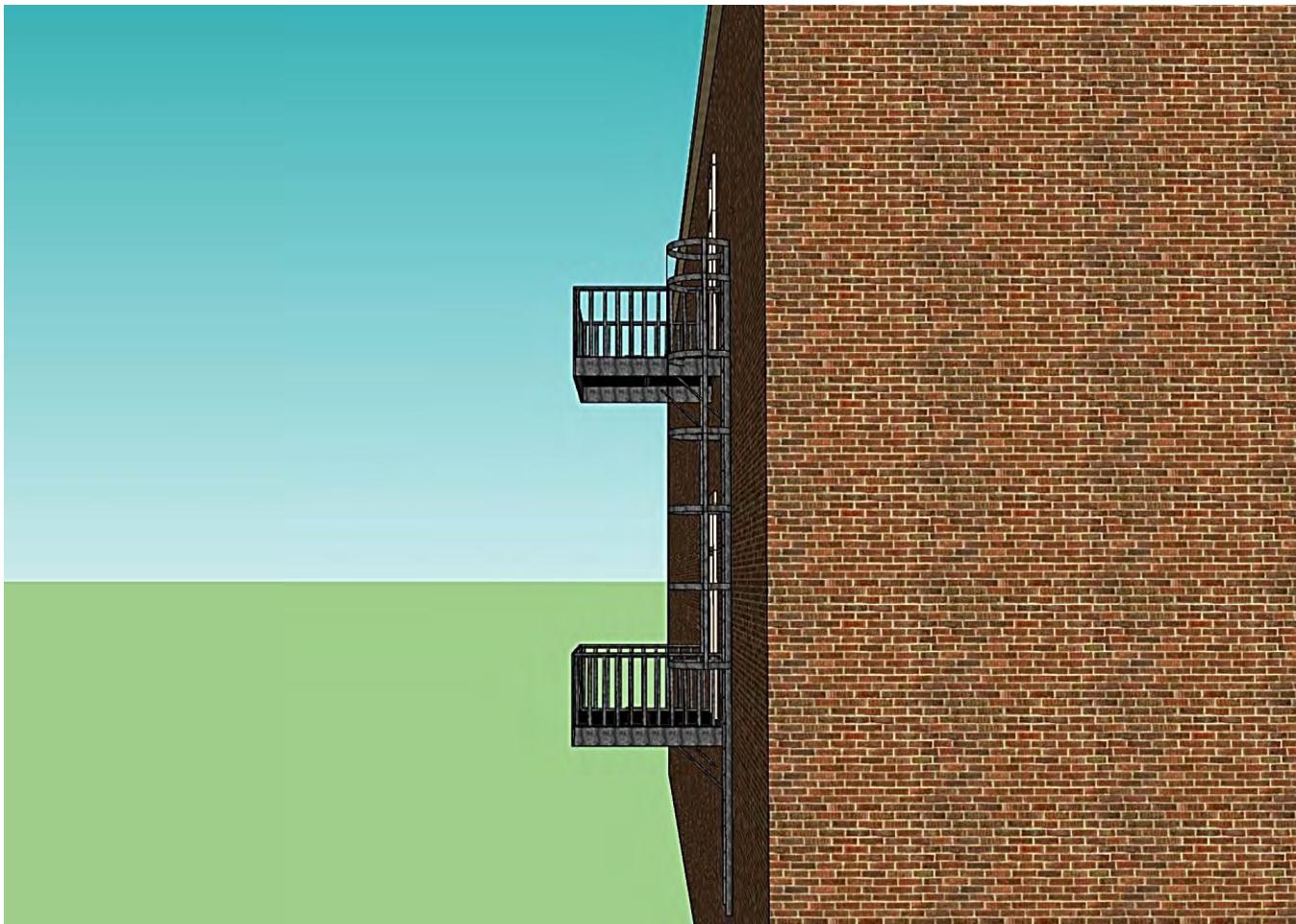
Sincerely,
Advanced Engineering, LLC


Jason E. Baker, P.E.











FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are textured polyester powder coat paint in brushed nickel, white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. D468,046.

OPTICS — Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vac-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improve photometrics.

Forward throw (FWD) option optics provided with two high-brightness white LEDs, projecting an NFPA-101 compliant path 3' wide and 28' forward, when mounted 8-1/2' AFF. The typical life of the LED lamp is 10 years.

All light sources meet requirements for NEC 700.16.

Dual-voltage input capability (120/277V).

Edge connectors on printed circuit board ensure long-term durability.

Universal J-box mounting pattern.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

Rigid conduit entry provision on top of the unit.

Battery: Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

ELECTRICAL — Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity.

Filtered charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.

EXT option package includes 20-minute time delay for supplemental lighting during HID startup.

Self-diagnostics (PREM and EXT option packages)

Patented Electronics - U.S. Patent No. 6,502,044.

Catalog
Number

Notes

Type

AFFINITY®

Die-Cast Architectural Emergency Light

AFN



Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

LISTINGS — UL Listed. Wet location (EXT) listed. Damp location (PREM, EXT) listed. Cold weather (EXT) listed.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

WARRANTY — 3-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: AFN W EXT

AFN			
Series	Finish	Options	
AFN AFFINITY Series die-cast architectural emergency lighting	W White B Black BN Brushed nickel DB Dark bronze ¹	(blank)	Features lead calcium battery
		PREM	Features ni-cad battery, self-diagnostics and damp location 32°F to 122°F (0°C to 50°C)
		EXT	Features high-temperature ni-cad battery listed from 0°F to 122°F (-18°C to 50°C), self-diagnostics, time delay; listed for cold weather, damp and wet location
		FWD	Forward throw optics with LED light source

Accessories: Order as separate catalog number.²

ELA AFNR DB Remote fixture (less batteries and electronics) to be powered by 6V battery equipment as part of an emergency lighting system (listed from 0°F to 122°F; -18°C to 50°C), BN, W, B finishes available.

Notes

1 Dark bronze can only be ordered with EXT option.

2 See spec sheet ELA-OMC-ELA-AFNR.

AFN Affinity® Die-Cast Architectural Emergency Light

SPECIFICATIONS

ELECTRICAL: Primary Circuit

Type	AC Input			Output volts	Watts output
	Volts	Amps	Watts		
AFN	120	.11	1.1	6	12
	277	.12	1.3		
AFN PREM	120	.15	1.4	6	12
	277	.14	1.4		
AFN EXT	120	.23	21 ¹	6	12
	277	.25	35 ¹		

BATTERY: Sealed Lead-Calcium

Voltage	Shelf life ²	Typical life ²	Maintenance ⁴	Optimum temperature ³
6	12 months	5 - 7 years	none	60° - 90°F (16° - 32°C)

BATTERY: Nickel-Cadmium

Voltage	Shelf life ²	Typical life ²	Maintenance ⁴	Optimum temperature ³
6	3 years	7 - 9 years	none	32° - 122°F (0° - 50°C)

1 Exit provided with battery heater.

2 At 77°F (25°C).

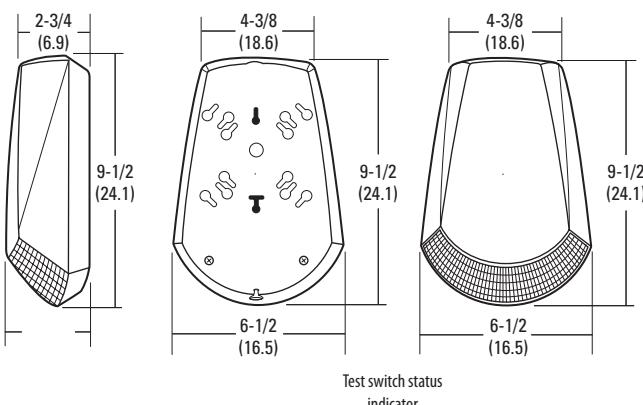
3 Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges. Consult factory for detailed information.

4 All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

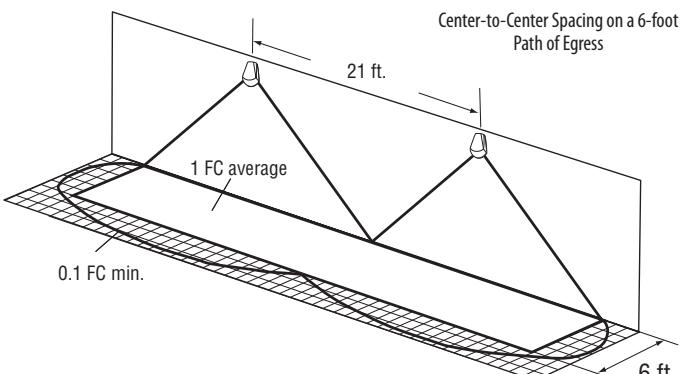
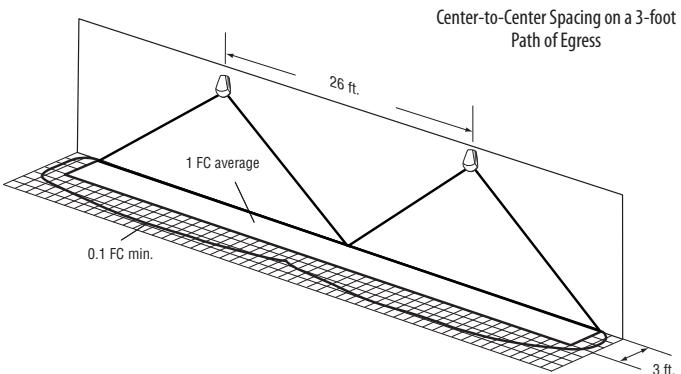
MOUNTING

All dimensions are inches (centimeters).

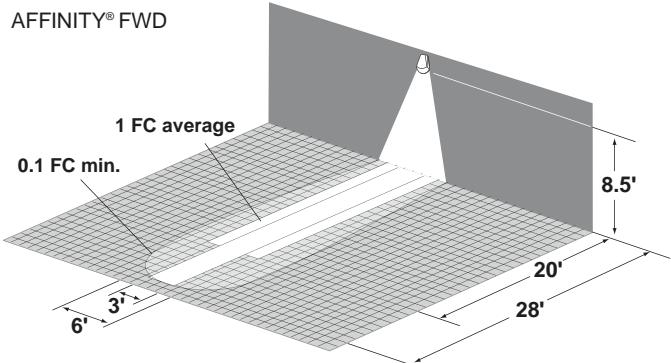
Shipping weight: 3.5 lbs. (1.59 kgs.)



Fixture Performance



AFFINITY® FWD



SPACING GUIDE

Xenon Lamp	Path of Egress 3'-wide	Path of Egress 6'-wide
Center-to-Center Spacing	26'	21'

NOTE: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Assumes open space with no obstructions, mounting height: 8.5', ceiling height: 9', and reflectances: 80/50/20.



Community & Strategic Planning

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Loveland Historic Preservation Commission
Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: September 16, 2013
Re: Alteration Certificate Application for 365 N Lincoln Avenue

SITE DATA

Address: 365 N Lincoln Avenue
Loveland, CO 80537

Request: Application for Alteration Certificate

Historic Name: Union Block/Lincoln Hotel

Architectural Style: Two-Part Commercial Block

Construction

Date: 1905

Owner(s): Lincoln Hotel/Apartments LLC
C/O Charles Salwei

Applicant(s): Charles Salwei

Attachments:

1. Alteration Certificate Application
2. The Secretary of the Interior's Standards for Rehabilitation
3. Special Requirements: Health & Safety Considerations, Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings
4. Alternatives Examined to Achieve Code Compliant Means of Egress
5. Resolution #13-01

I. SUMMARY

This application proposes to install a fire escape on the east elevation of the Union Block/Lincoln Hotel located at 365 N Lincoln Avenue. The owner of the Lincoln Hotel has been remodeling the interior upper story of this building and modifying the layout of the existing apartment units. The fire escape is being required to meet current building and fire codes. See Background and Project Description.

II. BACKGROUND

In 2004 Rolf Jensen & Associates Inc., fire and security engineering consultants from Denver, were commissioned to evaluate the Union Block/Lincoln Hotel with respect to the building and fire codes active at that time by the City of Loveland, and to issue a technical opinion via a written report. At the time, the owners wished to modify apartment layouts on the 2nd and 3rd floors.

The Fire Protection and Life Safety Evaluation noted numerous dead-end corridors and only one code-compliant exit from the two floors above grade. As a condition of approval to modify the existing units, the owner agreed to install an additional (second) exit from the two floors above grade. Due to the configuration of the interior of the building, the only option to fulfill this requirement was an exterior exit (fire escape). The evaluation stated:

"An additional fire escape or exit needs to be added to the building to provide the required second exit. This exit should be designed and presented to the building and fire departments for their review and approval."

At that time, the Building and Fire departments agreed to accept the fire escape as a means of addressing the existing life-safety issue caused by only one exit on the floors above grade.

III. ARCHITECTURAL CHARACTERISTICS

The Union Block/Lincoln Hotel building was constructed on the southwest corner of E 4th Street and North Lincoln Avenue in 1905. The building's architectural style is Three-Part Commercial Block. The building measures 90' north to south by 75' east to west. Bricks are laid in a running bond configuration, and a cornice extends the full length of the façade with elaborate modillions and scrollwork features on the north end of the east elevation and the north elevation. Glass-in-wood-frame doors leading into the storefronts at 236 and 238 E 4th Street features transom lights, and glass-in-steel-frame doors featuring transom and sidelights lead into 246 and 248 E 4th Street. Storefronts on 4th Street are separated into three divisions by brick columns, and feature fixed-pane display windows and metal and brick kickplate areas.

A steel channel with tie rods with rosette ends divides the Union Block/Lincoln hotel building's first and second stories on the north end of the east elevation and the north elevation. The east façade contains eight (8) 1/1 double-hung sash windows with stone lugsills and lintels on the second story, and nine (9) 1/1 double-hung sash windows on the third story. Also on the east façade are two (2) single-light fixed-pane windows with stone lugsills and lintels located on the second story,

and three (3) similar windows on the third story. Two (2) glass-in-wood-frame doors with transom lights are also located on the east elevation. A steel fire escape ladder is located on the south elevation that leads to two exit doors on the second and third stories.

IV. PROJECT DESCRIPTION

The scope of proposed work is outlined in the Alteration Certificate Application, prepared by the applicant and included as **Attachment 1**. The applicant proposes to install a new fire escape on the east elevation. The two landings from the second and third floor windows will be manufactured by Tiger Steel Inc. and will be constructed of structural and misc. steel painted black. The retractable counter-balanced ladder and cage surround will be manufactured by Jomy, a company that specializes in fire escape ladders, and will be constructed of aluminum and powder-coated black to match the landings. Required emergency exterior lighting will be a small unit above each of the two exit windows and painted to match the brick. The lighting will only be activated if the building loses power.

V. REQUIRED CRITERIA

The Alteration Certificate process provides for the protection of the historic character of buildings on Loveland's Historic Register. Generally, the standards to be used in considering an Alteration Certificate are identified as the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*. Specifically, Section 14.45.110.D of the Loveland Municipal Code states that:

"In addition to the criteria set forth in the Historic Residential Design Guidelines for alteration certificates, the Commission shall use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure and property;
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures;
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
6. The condition of existing improvements and whether they are a hazard to public health and safety;
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and

8. Compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* set forth in Title 36 of the Code of Federal Regulations, Part 68. This reference shall always refer to the current standards, as amended."

Secretary of the Interior's Standards and Guidelines

Per Criteria number 8, the Commission must also use the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These Standards are further classified as Standards and Guidelines for "preserving," "rehabilitating," "restoring" and "reconstructing." The Guidelines provide more specific guidance on the topic at hand. In the case of this proposal, the proposed work falls under the category of "rehabilitation." Therefore, the *Standards for Rehabilitation* are used, see **Attachment 2**.

Within these Standards are Guidelines specific to *Special Features: Health & Safety Considerations*. These Guidelines are included as **Attachment 3**.

VI. STAFF ANALYSIS

Staff analysis is based upon the criteria and materials listed in the above Section and as outlined in Section 15.56.110D of the Loveland Municipal Code. It does not appear that the Historic Residential Design Guidelines would apply per Section 15.56.110E.

Criteria in the Historic Preservation Ordinance

Staff believes that Criteria **1, 4, 5, 6, and 8** in Section 15.56.110 of the Municipal Code and the Required Criteria and Findings Section of this staff report are applicable to the proposed work. These criteria deal with the effect of the proposed work on the individual structure as well as that effect of the proposed work on the historic district in its entirety. They look at the overall impact of the change. As this property is part of a historic district, it is the impact on the integrity of the entire district must be considered.

1. The effect upon the general historical and architectural character of the structure of the property.

According to the Historic Building Inventory – Site No. 5LR1059, the Union Block/Lincoln Hotel is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development in the first half of the twentieth century. The building is also architecturally significant as one of the largest commercial buildings in Loveland and because it is located at a key corner intersection in the core of downtown Loveland. The building's significance as a prominent building at a key corner intersection also means that any exterior change will be highly visible and any impact it may have on the building's architectural character will be of a greater magnitude.

4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;

As a code-required alteration, the fire escape should be evaluated for compatibility in terms of design, materials, finish, scale, massing, etc. The profile and design of the landings and ladder are a minimal profile and the finish will be black. Though the fire escape will be an obvious alteration on a prominent façade, the necessity of it is unavoidable. However, in terms of scale, color, and overall appearance of the fire escape on the façade, it is compatible with the Union Block/Lincoln Hotel.

5. The effect of the proposed work in creating, changing, destroying or otherwise impacting the exterior architectural features of the structure upon which such work is done.

The east façade of the Union Block/Lincoln Hotel building is a prominent elevation fronting a main U.S. Highway. The addition of a fire escape on such a prominent elevation would have a significant effect on the appearance of the structure. However, the fire escape itself would not irreversibly destroy any architectural elements.

6. The condition of existing improvements and whether they are a hazard to public health and safety.

As previously mentioned the property owner has been remodeling the interior second and third floors to add additional apartment units. To meet fire code requirements, the owner was given the option of either installing a fire sprinkler system or an additional fire escape to provide the necessary means of egress. In either case, the modified units pose a safety risk and are not occupiable without some sort of improvement to meet the fire code.

8. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for Rehabilitation include two especially relevant standards to evaluate the fire escape:

(9.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The fire escape will be attached to the exterior wall with bolts that will obviously create some damage to the historic masonry and will leave holes if it were ever to be removed. However, the holes will be minimal and should not be considered destructive to the overall building. Although the fire escape is a noticeable alteration and a main elevation, and changes the spatial relationship of the façade, the profile is minimal with only two 4'x8' landings and accompanying retractable ladder and cage. The ladder is not being required to extend up to the roof as roof access is already provided by the rear fire escape, and the ladder will not extend to the ground. The fire escape is a counter-balanced retractable ladder, so it will not extend until released in the case of an evacuation.

(10.) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The fire escape will be installed in a manner that will allow it to be removed in the future and the form and integrity of the Union Block/Lincoln Hotel will be relatively unimpaired.

Secretary of the Interior's Guidelines

The Secretary of the Interior Guidelines also contains Special Requirements for Health & Safety Considerations. Such work is assessed for its potential negative impact on the building's historic character and ensuring that character-defining features are not destroyed, obscured, or radically changed.

A recommended course of action is "*placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.*"

As the east elevation is a prominent elevation, a fire escape would not be inconspicuous. However, the Fire Protection and Life Safety Evaluation determined that the only way to accommodate an additional exit is with an exterior fire escape. A fire escape is already located on the rear elevation to provide a means of egress for the existing apartment units. The existing fire escape is not sufficient to serve the additional units. An examination was done to explore alternative options to achieve the required means of egress, and the only viable option was determined to be placement of the exterior fire escape on the east elevation (**See Attachment 4**).

The Guidelines do not recommend:

- *Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.*
- *Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.*

VII. HISTORIC PRESERVATION COMMISSION ACTIONS

It is the charge of the Historic Preservation Commission to review applications for landmark alteration certificates on its basis of compatibility in terms of design, material, finish, scale, mass, etc. The Commission must use the above criteria, to evaluate whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation.

Under Section 2.60.130 of the Loveland Municipal Code, the purpose of the Historic Preservation Commission is to review and make decisions on any application for alterations to a designated historic landmark based upon the criteria outlined in Section 15.56.110. After obtaining an alteration certificate, the applicant must apply for a building permit and comply with all other requirements under the City's building codes, fire code, all other ordinances of the City, and all

applicable rules, regulations and policies of the city, as required in Code Section 15.56.070.G. Accordingly, the Commission is not charged with reviewing applications for compliance with the required building codes or fire codes. The approval of a landmark alteration certificate does not constitute an approved building permit, nor does it imply that the alteration complies with all other required codes. The determination of compliance with the building codes and fire codes resides with the Chief Building Official and the Fire Chief, who are empowered to modify the alteration certificate as necessary to mitigate health and safety issues.

Per Section 15.56.060.B Commission Review Criteria, the Historic Preservation Commission has thirty (30) days from the hearing date to adopt written findings and conclusions. The findings to be made are:

- Whether the proposed development is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.
- Whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation

VIII. STAFF RECOMMENDATION

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Move to make the findings listed in Section VI of the Historic Preservation Commission staff report dated September 16, 2013 and, based on those findings, adopt Resolution #13-01 approving the landmark alteration certificate for 365 N Lincoln Avenue.



City of Loveland

Community & Strategic Planning

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Loveland Historic Preservation Commission Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: September 16, 2013
Re: Alteration Certificate Application for 130 W 3rd Street

SITE DATA

Address: 130 W 3rd Street
Loveland, CO 80537

Request: Application for Alteration Certificate

Historic Name: Loveland Farmers Milling & Elevator Company Building
Loveland Feed & Grain

Architectural Style: Industrial-Grain Elevator/Mill

Construction

Date: Original Structure: 1891-92
Accessory Warehouse: 1971

Owner(s): Barry J Floyd

Applicant(s): Leah Swartz - ArtSpace

Attachments:

1. Alteration Certificate Application
2. The Secretary of the Interior's Standards for Rehabilitation

I. SUMMARY

This application proposes to demolish a non-historic metal building and construct a new 30-unit live-work residential building adjacent to the historic Feed and Grain building. A separate application under consideration is an Amended Loveland Historic Landmark application to amend the boundaries of the Feed & Grain designation to a new lot configuration. That review is not included in this application or staff report.

II. BACKGROUND

In 2006, when a developer attempted to buy the historic Loveland Feed & Grain Building so that it could be torn down to build new residences on the site, the community swung into action. Both the local Historic Preservation Commission and the Loveland City Council voted to deny permission for demolition, and a citizens' group formed a nonprofit organization, Novo Restoration, to find a way to rehabilitate the building for community use. Novo Restoration turned to Artspace to find a way to revitalize the building.

Artspace has now partnered with the City of Loveland on a two-phase project that will preserve the Feed & Grain Building as a home for creative businesses, artist studios and community space. A new 30-unit affordable live/work project for artists and their families will be built adjacent to the historic building. An outdoor plaza will physically link the two parts of the project.

III. ARCHITECTURAL CHARACTERISTICS

The Feed & Grain Building is a complex assemblage of (painted) brick, timber frame, and stone structures that serve various specialized functions in the milling process. The main structure is a three-story brick-walled timber frame building covered by a metal-clad mansard roof. This main structure contains several window openings containing double-hung wood sash windows. The mansard roof contains a series of dormers, some of which have been sealed. The office portion of the structure is located at the northwest corner, and the former power plant is located at the northeast corner of the structure.

Located behind the mansard roof portion is a three-story wood frame structure with gable ends that are oriented east and west. The wood frame structure is clad with horizontal wood siding, and contains window openings on the gable ends. The east gable features six window openings, while the west gable features four window openings. The east elevation of the building also contains a series of elevated freight doors that were once used to load flour onto rail cars at the former Colorado & Southern railroad siding.

Extending south of the wood-sided mid-section of the building is the central elevator wing. This wing is a wood-frame sheet metal clad gable addition, estimated to have been constructed between 1900 and 1906. This portion of the building houses twenty (20) grain bins that measure in height

from the basement floor to within a few feet of the sheet metal roof, and was constructed in two sections. Evidence of the two-part construction is indicated by the slight jog in the roof line. Shed roof warehouse wings are located on the west and east sides of the central elevator wing. These warehouse wings first emerged in the additions that occurred between 1900-1906, and were enlarged to their present configuration between 1911 and 1918 according to Architectural Inventory Form 5LR6671.

IV. PROJECT DESCRIPTION

The scope of proposed work is outlined in the Alteration Certificate Application, prepared by the applicant and included as **Attachment 1**. The applicant proposes to demolish a non-historic metal 1970s building and constructing 30 new, permanently affordable live/work units for income-eligible artists and their families. The architectural firm The ABO Group and the general contractor Deneuve are leading the design team in preparation for the new residential property and public courtyard. The attitude towards the aesthetics of this residential component will be clean and modern with a nod to the Colorado mill vernacular. The goal is not to mimic, but rather to compliment, the existing structure to create a cohesive arts campus – linked by a public courtyard that can host a variety of events.

V. REQUIRED CRITERIA

The Alteration Certificate process provides for the protection of the historic character of buildings on Loveland's Historic Register. Generally, the standards to be used in considering an Alteration Certificate are identified as the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*. Specifically, the Ordinance states that:

“The Commission shall use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure and property;
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures;
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
6. The condition of existing improvements and whether they are a hazard to public health and safety;

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and
8. Compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* set forth in Title 36 of the Code of Federal Regulations, Part 68. This reference shall always refer to the current standards, as amended."

Secretary of the Interior's Standards and Guidelines

Per Criteria number 8, the Commission must also use the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These Standards are further classified as Standards and Guidelines for "preserving," "rehabilitating," "restoring" and "reconstructing." The Guidelines provide more specific guidance on the topic at hand. In the case of this proposal, the proposed work falls under the category of "rehabilitation." Therefore, the *Standards for Rehabilitation* are used, see **Attachment 2**.

VI. STAFF ANALYSIS

Staff analysis is based upon the criteria and materials listed in the above Section.

Criteria in the Historic Preservation Ordinance

Staff believes that Criteria **1, 2, 3, and 8** in Section 15.56.100 of the Municipal Code and the Required Criteria and Findings Section of this staff report are applicable to the proposed work. These criteria deal with the effect of the proposed work on the individual structure as well as that effect of the proposed work on the historic property in its entirety. They look at the overall impact of the change.

1. The effect upon the general historical and architectural character of the structure of the property.

According to the Historic Building Inventory, the Feed & Grain mill complex embodies considerable historical and architectural significance. It is a highly visible and monumental structure which serves as a tangible reminder of Loveland's agricultural past and is a relatively well-preserved late 19th- early 20th-century flour mill and grain elevator complex. The new loft project is meant to compliment the vernacular of the Feed & Grain building and will not detract from the Feed & Grain's significance.

2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.

The scale and massing of the building does not compete with, or dominate the historic Feed & Grain building. The materials of the new lofts will be a combination of fiber cement paneling, metal siding, concrete blocks, and others in various muted earth colors that are meant to be compatible with the historic Feed & Grain. As previously mentioned, the architectural style is a modern interpretive representation of the Colorado mill vernacular.

3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.

The minimum distance between the new loft building and the Feed & Grain would be approximately 30 feet from elevation to elevation, though an overhang of the roof on the lofts would be within approximately 16 feet of the Feed & Grain. Much of the loft building is set back further than 30 feet west of the Feed & Grain building to create a courtyard for events.

As previously mentioned, the scale of the loft building is compatible with the Feed & Grain building. The new building will be a four-story structure which is comparable to the Feed & Grain building. The scale relates well with the historic structure and does not overwhelm the historic building or form.

8. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for Rehabilitation include two especially relevant standards to evaluate the fire escape:

(9.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new construction will be adjacent to the historic Feed & Grain building and will not destroy any historic materials or features. A non-historic 1970s metal structure will be demolished for the construction of the loft building. The spatial relationship of the Feed & Grain building will be somewhat affected by the new building as there has never been a structure of this scale located adjacent to the building. However, the new structure will not obscure the Feed & Grain as an open courtyard will be located between the two buildings.

The new loft building is differentiated from the historic Feed & Grain as a modern interpretation of Colorado mill architecture, though it shares enough common architectural elements to make it feel related to the Feed & Grain.

(10.) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new construction does not involve removal of historic materials and if removed in the future, the essential form and integrity of the Feed & Grain structure would be retained.

VII. HISTORIC PRESERVATION COMMISSION ACTIONS

The Commission must use the above criteria, to evaluate whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation.

Per Section 15.56.060.B Commission Review Criteria, the Historic Preservation Commission has thirty (30) days from the hearing date to adopt written findings and conclusions. The findings to be made are:

- Whether the proposed development is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.
- Whether the proposed work would or would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historical designation

VIII. STAFF RECOMMENDATION

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Move to make the findings listed in Section VI of the Historic Preservation Commission staff report dated September 16, 2013 and, based on those findings, approve the landmark alteration certificate for 130 W 3rd Street for the construction of a 30-unit affordable live/work residential complex.

ALTERATION CERTIFICATE APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Digital copies (MS Word or fillable PDF) of this application are available by contacting Community & Strategic Planning Division at 970-962-2745.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

a. Name: Barry Floyd

b. Mailing Address: PO Box 7125, Loveland, CO 80537

c. Telephone: 970.988.3120

d. Email: barry@logisticsloveland.com

Applicant/Contact Person (if different than owner)

e. Name: Leah Swartz

f. Mailing Address: 250 Third Avenue North, Suite 500, Minneapolis, MN

g. Telephone: 952.905.6051

h. Email: leah.swartz@artspace.org

2. PROPERTY INFORMATION

a. Landmark Address: 130 West Third Street

b. Exact name of the landmark property as listed with the City of Loveland:
Loveland Feed & Grain Building

c. Provide a brief description of the primary use of the property:

The property generally consists of the Historic Feed & Grain Building, a metal shed building, and some open space in between. The current uses for the Historic Feed & Grain are a small gallery, temporary arts-related event space, and storage. The metal shed building is rented out as an auto body repair shop. The open space in between has been used for a couple of arts-related events, but mainly serves as temp storage/parking.

3. ABUTTING PROPERTY OWNERS

Provide the names and addresses of all abutting property owners. (Please attach additional sheets as necessary)

a.	Maslen Marlaine Trust	7838 N. County Road 27, Loveland
	name	address
b.	Barry J. Floyd	PO Box 7125, Loveland, CO 805
	name	address
c.	Light & Power LLC	400 E. Horsetooth Road, Fort Col
	name	address
d.	Jeffery & Brenda Doran	209 Southside Court, Fort Collins
	name	address

In the event that a public hearing is a necessary requirement of this alteration certificate application process, the Applicant/Owner is encouraged, as a courtesy, to contact neighboring property owners to make them aware that an application has been submitted.

4. PROJECT DESCRIPTION (Please attach additional sheets as necessary.)

a. Identify the scope of work as new construction, alteration, removal, or demolition, or combination thereof. Provide a brief description of the proposed scope of work. Include photos of all sides (elevations) of the property.

Type of Work (*please check one of the following*):

New Construction (Site Improvement)
 Alteration (Change Exterior Façade)
 Removal (Removal of Specific Feature(s))
 Demolition Permit
 Awning
 Private Improvements in the Public Right-of-Way (outdoor seating areas, landscaping, utility work)
 Other (explain) _____

PROJECT DESCRIPTION (continued)

The project includes a plat amendment to create two separate lots under separate ownership as required by our prime funding source, \$5.6M in low income housing tax credits (LIHTC), provided by CHFA. CHFA requires that no LIHTC dollars be spent on non-residential uses. The plat amendment will not materially affect the Feed & Grain.

The non-historic metal building to the west of the Feed & Grain will be demolished.

Thirty new, permanently affordable live/work units for income-eligible artists and their families will be constructed. The attitude towards the aesthetics of this residential component will be clean and modern with a nod to the Colorado mill vernacular. The goal is not to mimic, but rather to compliment the existing structure to create a cohesive arts campus - linked by a public courtyard that can host a variety of events.

The Feed & Grain will be cleaned and structurally stabilized; the most critical life safety improvements will be addressed to allow increased interim public use as a community arts center.

b. Summarize and describe below who will carry out the work and how it will be performed. Include a description of any new construction, alteration, removal, or demolition and describe work techniques that will be used. (Please use attached forms when describing specific work to individual features of the landmark property).

- Plat Amendment: JVA (civil engineers) and Washburn Land Surveying (surveyors) proposed the lot merger and new boundary line that was submitted as part of the City of Loveland's Site Development Plan Application on August 16, 2013.
- Metal Building Demolition: The property's current owner, Barry Floyd, has rights to the demolition and removal of the metal building until Artspace acquires the property. If the building is not demolished by the time of acquisition, Artspace will hire a demolition team to remove the building from the property.
- Multi-family New Construction/Public Courtyard: The Abo Group (architect) and Deneuve (general contractor) are leading the design team in preparation for the new residential property and the public courtyard. The Housing Authority of the City of Loveland will serve as Special Limited Partner, Property Manager, and quasi-Owner's Rep during construction.
- Feed & Grain Stabilization/Adaptive Reuse: BRS (architect) and KL&A (structural engineers) are coordinating for the preliminary work to be done on the Feed & Grain. A general contractor has not yet been selected, but will be as planning progresses.

5. DESCRIPTION OF PROPOSED WORK TO ARCHITECTURAL FEATURES OR OTHER FEATURES OF THE LANDMARK PROPERTY

Feature A <u>Amend plat to create two lots with individual legal descriptions</u>	
Name of Architectural Feature or other Feature of Landmark	
Describe feature and its present condition: The property is currently comprised of over a dozen small lots.	Describe proposed work on feature and techniques: The City is currently reviewing a lot merger and designation of a new boundary line between two separate lots. The new boundary line will maintain a minimum of 10'-0" from the face of the Feed & Grain. The residential component and the shared public space will be owned and managed by a separate entity than the Feed & Grain. The public plaza will be used jointly by the Feed & Grain and the Loveland Lofts; the visual context will be preserved.
Feature B <u>Demolition of existing metal building</u>	
Name of Architectural Feature or other Feature of Landmark	
Describe feature and its present condition: The non-historic building is in fair condition and currently houses a small auto-body shop that anticipates vacating the building fall of 2013.	Describe proposed work on feature: The building is to be demolished and removed from the site.
Feature C <u>New construction of a 30-unit live/work residential property for artists</u>	
Name of Architectural Feature or other Feature of Landmark	
Describe feature and its present condition: The building does not currently exist.	Describe proposed work on feature: The four-story live/work apartment building will be built as Type 5A wood framed construction under the 2012 IBC.

5. DESCRIPTION OF PROPOSED WORK (continued)

Please photocopy this sheet and attach copies as necessary.

Feature D _____ Name of Architectural Feature or other Feature of Landmark	
Describe feature and its present condition:	Describe proposed work on feature and techniques:
Feature E N/A Name of Architectural Feature or other Feature of Landmark	
Describe feature and its present condition:	Describe proposed work on feature:
Feature F N/A Name of Architectural Feature or other Feature of Landmark	
Describe feature and its present condition: N/A	Describe proposed work on feature: N/A

SUBMITTAL CHECKLIST & ACKNOWLEDGEMENT SIGNATURE

All proposals must contain sufficient information for adequate review and documentation. Please supply the following information as it applies to your design proposal.

I. NEW CONSTRUCTION OR ALTERATIONS (*Check box if completed*)

- A. Scale drawing or construction document showing all dimensions of existing building and dimensions of proposed work, noting all changes to facades, including cross sections (if applicable) of facades and proposed materials to be used. **(3 copies - and if plans are larger than 11"x17", submit one set of 11"x17" reductions).**
- B. Color evaluation of building, indicating proposed color scheme.
- C. Photos of existing building and area of proposed work.
- D. Color sample(s) or chip(s) of all proposed paint colors and/or materials.
- E. Site and landscape plans (drawn to scale), if appropriate (3 copies).
- F. Location of all signs, with dimensions showing approximate size, height from grade, and relation to windows, doors, and other primary features of the facade.

II. AWNINGS and SIGNS (*Check box if completed*)

- A. Scale drawing showing all dimensions of all lettering, designs, or logos; minimum 1/4" = 1'. For awnings, include cross section or side view showing slope and projection. (3 copies)
- B. Scale drawing or photograph of building facade demonstrating placement and proportions (height and width), include dimensions showing height from grade and relationships to roofline, doors, windows, and other primary facade features.
- C. Color sample(s) and material(s) of all proposed materials.
- D. Lighting specifications, including layout and installation details (this may be part of the side view scale drawing, as required in A, above).

III. REMOVAL (*Check box if completed*)

- A. Provide description of items or features to be removed from property exterior.
- B. Identify reasons for removing items or feature, and provide a summary of the impact removal will have on significance and integrity of the landmark property.
- C. If feature or item to be removed is to be replaced with equivalent, please follow Section I. New Construction or Alterations above.

IV. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY

- A. Site plan drawn to scale (3 copies).
- B. Landscape plan drawn to scale (3 copies).
- C. Samples of all proposed materials.
- D. Color sample(s) or chip(s) of all proposed colors.
- E. Scale drawings showing all dimensions of any new construction including utility.

V. HISTORIC BUILDING PERMIT FEE WAIVERS

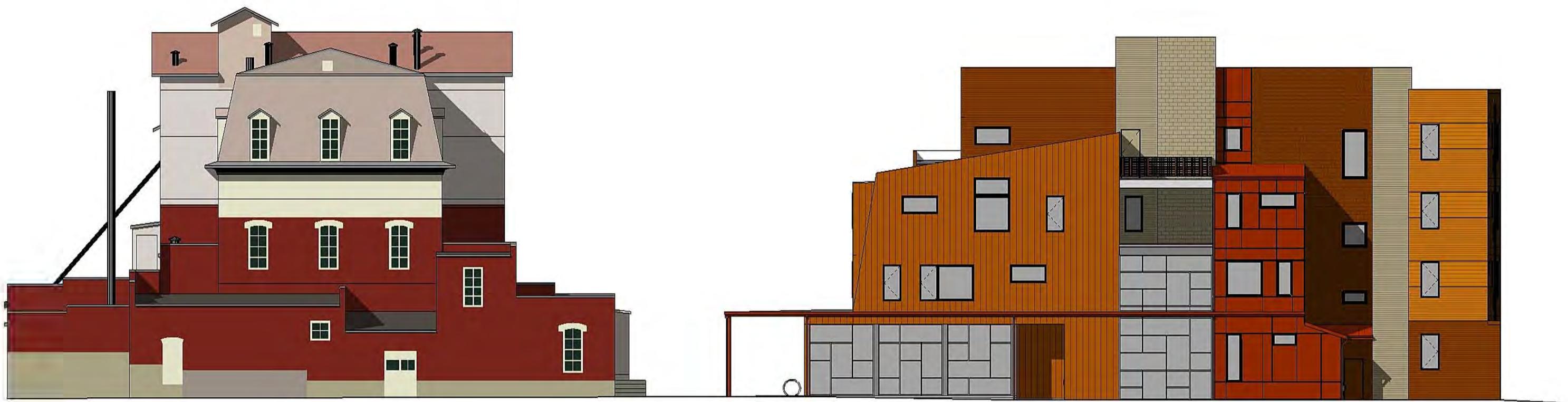
- A. Check this box if you are applying for a waiver of your building permit fees and agree to the policies set forth in the Historic Preservation Building Permit Fee Waiver Policies.

VI. ACKNOWLEDGMENT - (To be signed by Owner, or authorized Representative)

I acknowledge this is a complete application, ready for Historic Preservation Commission review. Each information requirement (described above) has been checked off, as it applies to this design proposal. I understand incomplete submittals will be returned to me for completion. If I am the owner's authorized representative, I certify that I have the owner's permission to affect these design changes upon the referenced landmark property.

Signature of Owner OR Owner's Representative

Date of Submittal



LEGAL DESCRIPTION:
 LOTS 1 THROUGH 9, INCLUSIVE AND THE EAST 5.0 FEET OF LOT 10 AND THE NORTH 1/2 OF LOTS 26 THROUGH 30, INCLUSIVE, ALL IN BLOCK 21, IN THE CITY OF LOVELAND, COLORADO:

AND

ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 1, 2, 3, AND 4 ON ONE SIDE AND LOTS 27, 28, 29 AND 30 ON THE OTHER SIDE, IN SAID BLOCK 21, IN THE CITY OF LOVELAND, COLORADO:

AND

THE WESTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY THE COLORADO & SOUTHERN RAILWAY COMPANY) 100.00 FOOT WIDE RIGHT OF WAY BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SW 1/4 SW 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 50 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACT CENTERLINE, BOUNDED ON THE NORTH BY THE EASTERN EXTENSION OF THE SOUTH LINE OF THIRD STREET IN THE CITY OF LOVELAND, COLORADO, AND BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL WITH AND DISTANT 192.0 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERN EXTENSION OF THE SOUTH LINE OF THIRD STREET, COUNTY OF LARIMER, STATE OF COLORADO.

AND

THAT PORTION OF LOT 10, BLOCK 21, BEING THE ALLEY VACATED BY ORDINANCE #_____, TOGETHER WITH THE NORTH HALF OF THE EAST-WEST ALLEY OF BLOCK 21, LOVELAND ADDITION, VACATED BY ORDINANCE #_____.

SITE DEVELOP PLAN SHEET INDEX	
SDP 0.00	COVER SHEET
SDP 1.00	SITE PLAN
SDP 2.00	LANDSCAPE PLAN
SDP 2.01	TENSILE SHADE CANOPY
SDP 3.00	BUILDING ELEVATIONS
SDP 3.01	BUILDING ELEVATIONS
SDP 4.00	SITE PHOTOMETRIC ILLUMINATION PLAN
SDP 4.01	SITE LIGHTING CUTSHEETS
SDP 4.02	SITE LIGHTING CUTSHEETS

PREPARED BY:

ARCHITECT
 THE ABO GROUP, INC.
 12600 WEST COFLAX, SUITE C-200
 LAKWOOD, CO 80215-3758
 CONTACT: JASON KOPECKY
 (303) 531-4990
 jason@theabogroup.com

CIVIL ENGINEER
 JVA INC.
 25 OLD TOWN SQUARE, SUITE 200
 FORT COLLINS, CO 80524
 CONTACT: JASON CLAEYS
 (970) 225-9099
 jclaeys@jvajva.com

LANDSCAPE ARCHITECT
 MUNDUS BISHOP DESIGN
 2601 BLAKE STREET, SUITE 300
 DENVER, CO 80204
 CONTACT: TINA BISHOP
 (303) 477-5244
 tina@mundusbishop.com

ELECTRICAL ENGINEER
 GIVEN & ASSOCIATES
 735 S. XENON CT, SUITE #201
 LAKWOOD, CO 80228
 CONTACT: JEFF GIVEN
 (303) 716-1270
 brettb@givenandassociates.com

CONTACT INFORMATION:

DEVELOPER
 ARTSPACE PROJECTS, INC.
 250 WEST 3RD AVE. NORTH, STE 500
 MINNEAPOLIS, MN 55401
 CONTACT: LEAH SWARTZ
 (612) 465-0234
 leah.swartz@artspace.org

CURRENT OWNER
 BJJ PROPERTIES
 BARRY J. FLOYD, OWNER
 PO BOX 7125,
 LOVELAND, CO 80537
 970.988.3120

ADJACENT PROPERTY OWNER
 LIGHT & POWER, LLC
 JEFF DORAN
 400 E HORSETOOTH, FORT COLLINS, CO 80525
 970-215-4532



Aerial Image Courtesy of Google Maps

Current Property Owner
 The undersigned agree that the real property described in the application for Site Development Plan filed herewith, and as shown on the site plan, shall be subject to the requirements of Chapter 18.46 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland thereto. The undersigned also understands that if construction of all improvements is not completed and if the Site Development Plan uses are not established within three years of the date of approval, or other completions date or dates established in a development agreement approved by the city, the city may take an action to declare the Site Development Plan abandoned and null and void.

(Owner's Signature)

(Title)

STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)

The foregoing agreement was acknowledged before me this ____ day of, ____ 2____, by

Witness my hand and official seal.

My commission expires: _____
 Notary Public

Adjacent Property Owner
 The undersigned agree that the real property described in the application for Site Development Plan filed herewith, and as shown on the site plan, shall be subject to the requirements of Chapter 18.46 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland thereto. The undersigned also understands that if construction of all improvements is not completed and if the Site Development Plan uses are not established within three years of the date of approval, or other completions date or dates established in a development agreement approved by the city, the city may take an action to declare the Site Development Plan abandoned and null and void.

(Owner's Signature)

(Title)

STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)

The foregoing agreement was acknowledged before me this ____ day of, ____ 2____, by

Witness my hand and official seal.

My commission expires: _____
 Notary Public

Developer
 The undersigned agree that the real property described in the application for Site Development Plan filed herewith, and as shown on the site plan, shall be subject to the requirements of Chapter 18.46 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland thereto. The undersigned also understands that if construction of all improvements is not completed and if the Site Development Plan uses are not established within three years of the date of approval, or other completions date or dates established in a development agreement approved by the city, the city may take an action to declare the Site Development Plan abandoned and null and void.

(Owner's Signature)

(Title)

STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)

The foregoing agreement was acknowledged before me this ____ day of, ____ 2____, by

Witness my hand and official seal.

My commission expires: _____
 Notary Public

ARTSPACE PROJECTS INC.

ARTSPACE LOVELAND LOFTS

140 W. 3RD STREET

LOVELAND, CO 80537

DRAWN BY: _____ Author: _____
 CHECKED BY: _____ Checker: _____
 DATE: 08.13.2013
 PROJECT NO: 1229

COVER SHEET

SDP 0.00

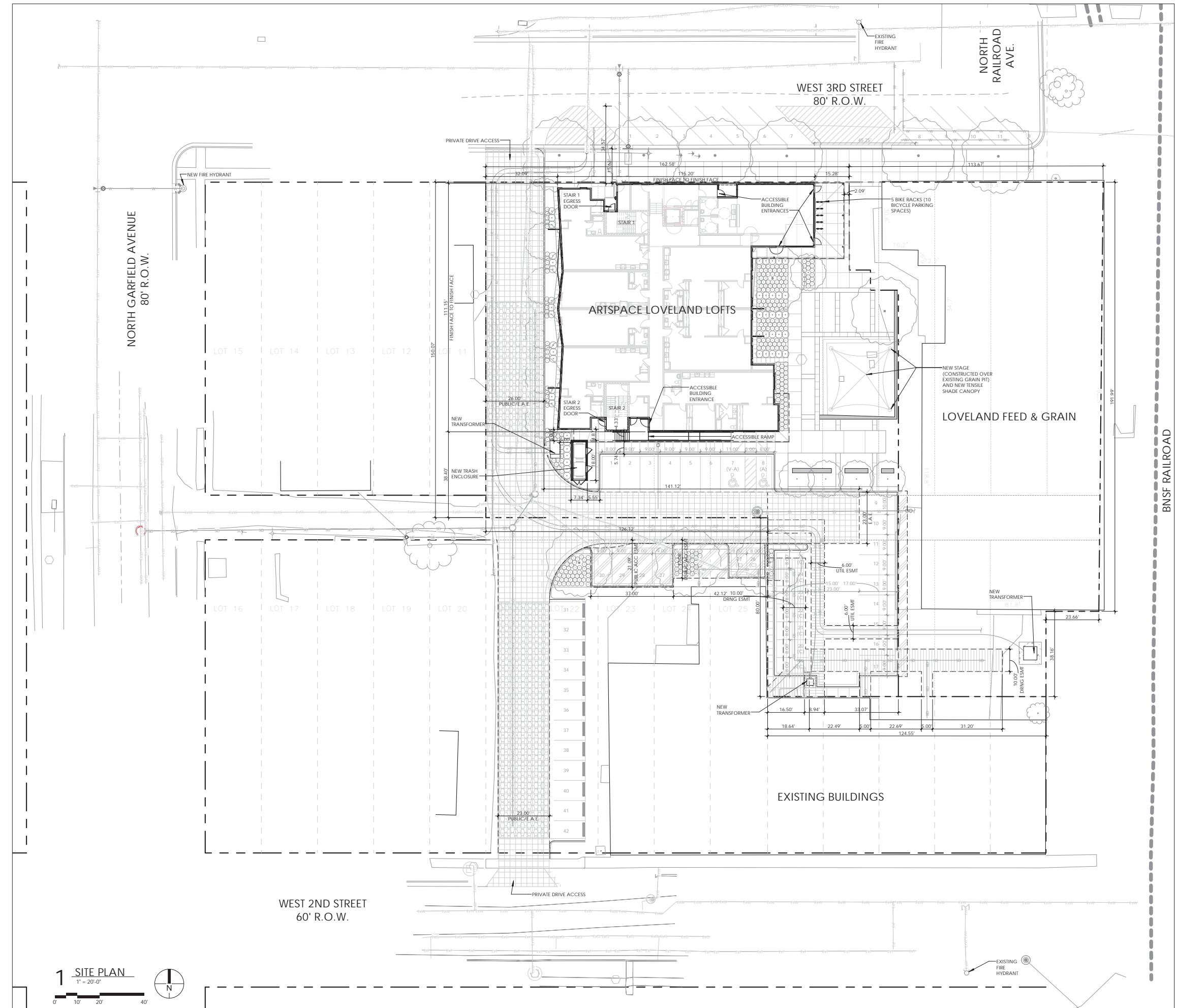
a. Approved this ____ day of, ____ 2____, by the Current Planning Manager of the City of Loveland, Colorado.

 Current Planning Manager

ARTSPACE PROJECTS INC.
ARTSPACE LOVELAND LOFTS
140 W. 3RD STREET
LOVELAND, CO 80537

SITE PLAN

SDP 1.00



ZONING		
EXISTING ZONING: Be - Established Central Business District		
LAND USE		
ARTSPACE LOVELAND LOFTS: Mixed use Residential		
SITE AREA		
TOTAL SITE AREA	31,413 SF	0.72 AC
GROSS AREA BY LEVEL		
LEVEL 1 GROSS FLOOR AREA	10,326 SF	
LEVEL 2 GROSS FLOOR AREA	9,789 SF	
LEVEL 3 GROSS FLOOR AREA	9,817 SF	
LEVEL 4 GROSS FLOOR AREA	7,993 SF	
TOTAL GROSS FLOOR AREA	37,925 SF	
BUILDING OCCUPANCY		
ARTSPACE LOVELAND LOFTS: Mixed Use Residential: R-2 & A-3		
GROSS AREA BY OCCUPANCY		
T.O. LEVEL 1 - 4979.00	A-3	1,145 SF
		1,145 SF
T.O. LEVEL 1 - 4979.00	R-2	9,181 SF
T.O. LEVEL 2	R-2	9,789 SF
T.O. LEVEL 3	R-2	9,817 SF
T.O. LEVEL 4	R-2	7,993 SF
		36,780 SF
		37,925 SF
CONSTRUCTION TYPE		
ARTSPACE LOVELAND LOFTS: Type 5-A Construction - NFPA 13 Sprinkler System		
PARKING		
ARTSPACE LOVELAND LOFTS: Off Street Parking Spaces 1 - 30		
Standard Spaces	19	63%
Compact Spaces	09	30%
Accessible Spaces	02	07%
Total Spaces:	30	100%
ADJACENT PROPERTY		
Off Street Parking Spaces 31 - 42		
Standard Spaces	12	100%
Compact Spaces	00	00%
Accessible Spaces	00	00%
Total Spaces:	30	100%
LANDSCAPING		
Parking lot landscaped area:	959 SF	
Total landscaped area:	5,323 SF	
FEMA FLOOD PLAIN		
ARTSPACE LOVELAND LOFTS:		
None		
OPEN SPACE		
LOFTS FOOTPRINT	10,391 SF	33%
OPEN SPACE	21,021 SF	67%
	31,412 SF	100%

LEGEND

- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING TELEPHONE
- EXISTING WATER
- NEW GAS LINE
- NEW JOINT UTILITY TRENCH
- NEW ROOF DRAIN
- NEW SANITARY SEWER
- NEW STORM DRAIN
- NEW UNDERGROUND ELECTRIC
- NEW EMERGENCY ACCESS EASEMENT
- NEW PUBLIC ACCESS EASEMENT
- NEW DRAINAGE EASEMENT
- NEW UTILITY EASEMENT
- PERMEABLE PAVERS

DRAWN BY: JNK
CHECKED BY: JNK
DATE: 08.13.2013
PROJECT NO: 1229

GENERAL NOTES

1. TOPOGRAPHIC SURVEY WAS PREPARED BY WASHBURN LAND SURVEYING, LLC
2. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. OWNER AND CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE LOCATIONS AND ACCURACY OF UTILITIES INDICATED ON THE PLANS. THE CONTRACTOR SHALL LOCATE, CLEARLY MARK AND MAINTAIN EXISTING UTILITIES ON THE SITE PRIOR TO WORK START UP. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (800) 922-1987 PRIOR TO WORK START UP.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND REPAIR OF UTILITIES IF DAMAGED. REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. ALL WORK IN UTILITY EASEMENTS SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES, SIGNAGE AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION ACTIVITIES.
5. DO NOT DAMAGE ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROMPTLY REPAIR ANY DAMAGE TO ADJACENT PROPERTIES AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, TRAILS, WALKS AND OTHER FACILITIES. DO NOT CLOSE, BLOCK OR OBSTRUCT ROADS, WALKS, OR OTHER FACILITIES WITHOUT OWNERS WRITTEN PERMISSION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS (INCLUDING SIDEWALKS, ETC.). ASSUME REQUIRED SAFETY AND ACCESS MEASURES NECESSARY TO PROTECT THE PUBLIC DURING CONSTRUCTION OPERATIONS.
7. THE CONTRACTOR SHALL ENSURE ALL PAVED SURFACES MEET ADA GUIDELINES.
8. THE CONTRACTOR SHALL ENSURE ALL GUARDRAILS MEET IBC.2012 CODE. ALL NOTES STATING 4" MAX REFER TO 4" SPHERE NOT PASSING THROUGH THIS POINT.

PLANTING and IRRIGATION NOTES

1. TREE SYMBOLS DRAWN ACCORDING TO THEIR SIZE AT (5) YEARS FROM DATE OF PLANTING.
2. SHRUB SYMBOLS DRAWN ACCORDING TO THEIR SIZE AT (2) YEARS FROM DATE OF PLANTING.
3. ALL PROPOSED GRASS / TURF AREAS WILL BE ESTABLISHED USING SOD.
4. ALL PROPOSED PLANT MATERIAL SHALL BE LOW AND VERY LOW WATER USE SPECIES.
5. ALL PLANTING BEDS SHALL RECEIVE QUALITY MULCH COVER - 3" MIN DEPTH.
6. SOIL AMENDMENTS (INCLUDING ORGANIC MATTER AND FERTILIZERS) SHALL BE PER CITY OF LOVELAND LANDSCAPE CODE REQUIREMENTS.
7. PROPOSED IRRIGATION METHOD TO BE USED FOR SHRUB BED AND GROUNDCOVER AREAS SHALL BE SUBSURFACE AND/OR DRIP IRRIGATION SYSTEMS.
8. PROPOSED IRRIGATION METHOD FOR SOD/TURF AREAS SHALL BE POP-UP OVERHEAD SPRINKLER SYSTEMS.
9. IRRIGATION SYSTEM SHALL HAVE AUTOMATIC RAIN FALL SHUT-OFF.

PLANT MATERIALS LIST

PLANT MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE COLORADO NURSERY ACT, 1973 C.R.S., TITLE 35, ARTICLE 26, AS AMENDED.

DECIDUOUS TREES such as;
Deciduous trees shall be balled and burlapped with full heads, straight trunks, and single leaders unless otherwise noted. All shade trees (2-1/2" cal.) shall have their first branch 5-7' above the top of the rootball.

ABBR	COMMON NAME	BOTANIC NAME	SIZE	QTY	REMARKS	WATER USE
XX	Acer negundo	Box Elder	2 1/2" cal.	X	X-X' spread, XX-XX' ht	L
XX	Catalpa occidentalis	Hackberry, Western	2 1/2" cal.	X	X-X' spread, XX-XX' ht	L
XX	Crataegus punctata	Hawthorn, Thicket	2 1/2" cal.	X	X-X' spread, XX-XX' ht	L
XX	Gleditsia triacanthos inermis	Honeylocust, Thornless	2 1/2" cal.	X	X-X' spread, XX-XX' ht	L
XX	Koelreuteria paniculata	Goldrain Tree	2-1/2" cal.	X	8'-10' spread, 14'-16' ht	L
XX	Pinus nigra	Pine, Austrian	2 1/2" cal.	X	X-X' spread, XX-XX' ht	L
XX	Quercus macrocarpa	Bur Oak	2-1/2" cal.	X	6'-8' spread, 12'-14' ht	L

DECIDUOUS AND EVERGREEN SHRUBS such as:

ALL SHRUBS SHALL BE CONTAINERIZED STOCK (#5 CONTAINER, UNLESS OTHERWISE NOTED).						
ABBR	COMMON NAME	BOTANIC NAME	SIZE	QTY	REMARKS	WATER USE
XX	Amelanchier stolonifera	Serviceberry, Running	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Arctostaphylos patula	Manzanita, Greenleaf	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Artemisia cana	Sagebrush, Silver	#5 cont.	X	X-X'spread, XX-XX' ht	VL
XX	Berberis thunbergii	Barberry, Japanese	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Caryopteris x clandonensis	Spirea, Blue Mist	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Cotoneaster divaricatus	Cotoneaster, Spreading	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Cowania mexicana	Cliffrose	#5 cont.	X	X-X'spread, XX-XX' ht	VL
XX	Dasyphyllum wheeleri	Sotol Yucca	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Hesperaloe parviflora	Yucca, Red	#5 cont.	X	X-X'spread, XX-XX' ht	VL
XX	Pervovskia atriplicifolia	Sage, Russian	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Physocarpus opulifolius	Ninebark	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Prunus tomentosa	Cherry, Nanking	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Rhus trilobata	Sumac, Three Leaf	#5 cont.	X	X-X'spread, XX-XX' ht	VL
XX	Ribes sanguineum	Currant, Red Flowering	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Viburnum lantana	Viburnum, Nannyberry	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Yucca glauca	Soapweed	#5 cont.	X	X-X'spread, XX-XX' ht	L

 SCREENING AND CONIFEROUS PLANT MATERIAL such as:
All shrubs shall be containerized stock (#5 container, unless otherwise noted). Plants shall create a 3' high screen (as measured from paving surface) within (2) years.

Screen (as measured from parking surface) within (3) years.						
ABBR	COMMON NAME	BOTANIC NAME	SIZE	QTY	REMARKS	WATER USE
XX	Juniperus communis	Juniper, Common	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Ligustrum vulgare	Privet, Common	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Mahonia aquifolium	Oregon Grape Holly	#5 cont.	X	X-X'spread, XX-XX' ht	L
XX	Pinus mugo	Pine, Mugo	#5 cont.	X	X-X'spread, XX-XX' ht	L

 GROUNDCOVER AND PERENNIALS such as;

All shrubs shall be containerized stock (#5 container, unless otherwise noted).						
ABBR	COMMON NAME	BOTANIC NAME	SIZE	QTY	REMARKS	WATER USE
XX	Arctostaphylos uva-ursi	Kinnikinnick	#5 cont.	X	X-X' spread, XX-XX' ht	L
XX	Euonymus fortunei 'Coloratus'	Wintercreeper, Purpleleaf	#5 cont.	X	X-X' spread, XX-XX' ht	L
XX	Festuca glauca	Fescue, Blue	#1 cont.	X	X-X' spread, XX-XX' ht	L
XX	Helictotrichon sempervirens	Grass, Blue Avena	#5 cont.	X	X-X' spread, XX-XX' ht	L
XX	Pennisetum orientale	Grass, Oriental Fountain	#5 cont.	X	X-X' spread, XX-XX' ht	L
XX	Stipa tenuissima	Grass, Mexican Feather	#5 cont.	X	X-X' spread, XX-XX' ht	L
XX	Veronica pectinata	Speedwell, Wooly Creeping	#5 cont.	X	X-X' spread, XX-XX' ht	L

DESIGNATED UNPLANTED / MAINTENANCE AREA such as;

ARTSPACE PROJECTS INC.

ARTSPACE LOVELAND LOFTS

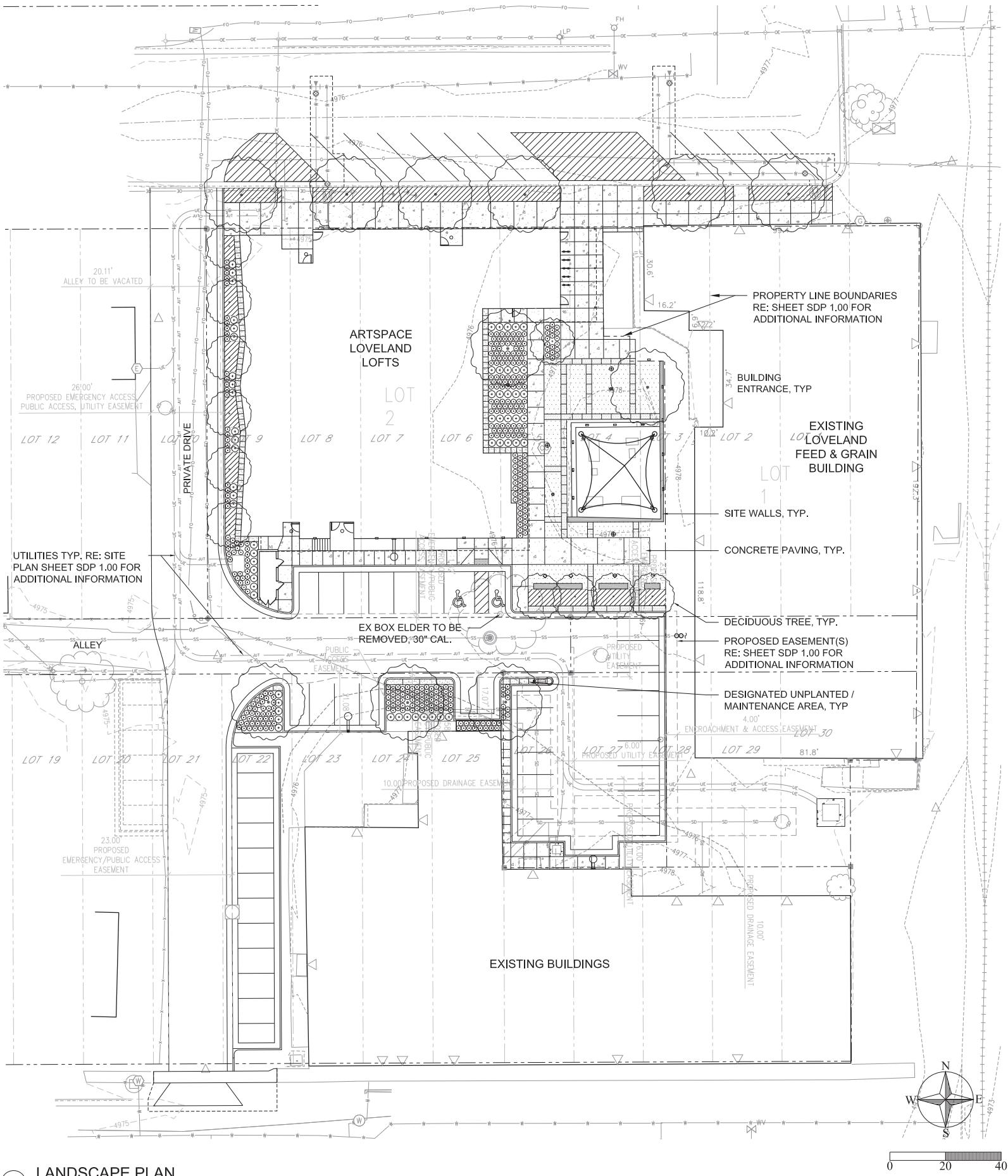
1140 WEST 3RD STREET
LOVELAND, CO 80537

MUNDUS BISHOP

2601 Blake Street Suite 300
Denver, Colorado 80025
phone: 303.477.5244

SHEET NAME
LANDSCAPE

SDP 2.00



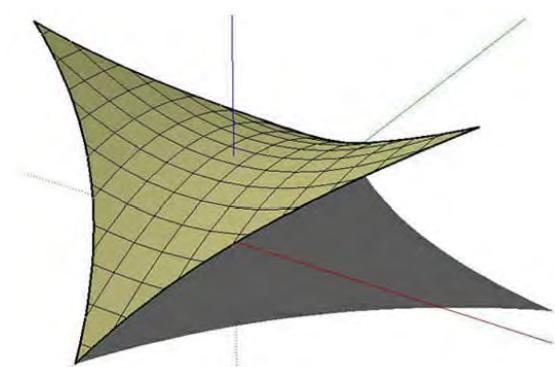


TENSILE SHADE CANOPY - CONCEPT IMAGES



MUNDUS BISHOP

2601 Blake Street Suite 300
Denver, Colorado 80205
phone: 303.477.5244



TENSILE SHADE CANOPY - EXAMPLE GEOMETRY

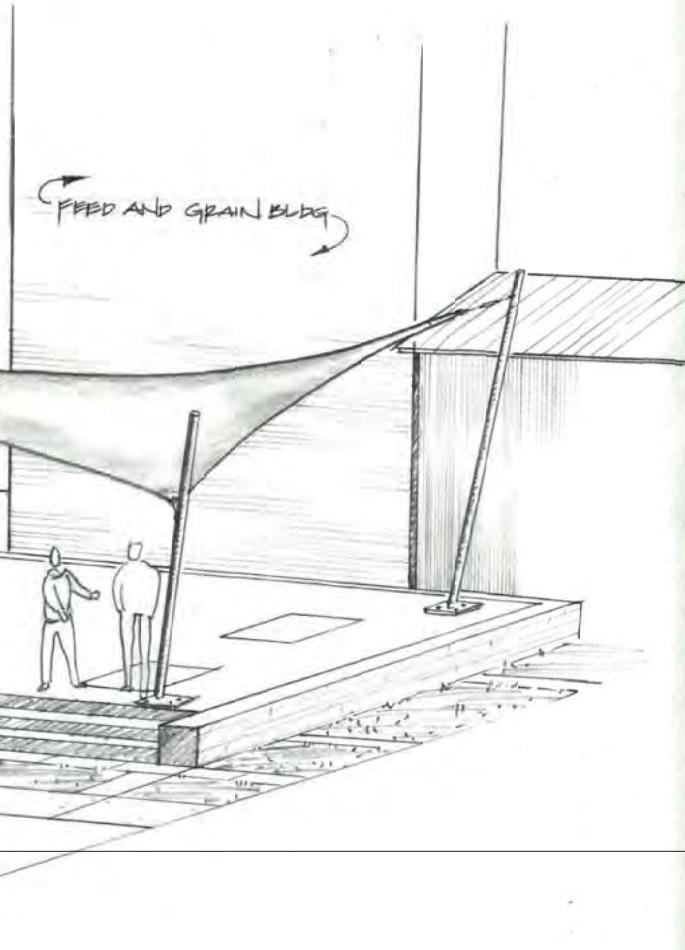
TENSILE SHADE FABRIC, COLOR
TO BE DETERMINED

TENSION WIRES AND TURN
BUCKLES PER MANUFACTURER

CANTED SUPPORT POSTS, STAINLESS
STEEL OR POWDER-COATED FINISH

EXISTING STAGE TO REMAIN

SUPPORT BASE AND ANCHORS
PER STRUCTURAL



1 TENSILE SHADE CANOPY STUDY
8/12/2013 MUNDUS BISHOP

NORTH,
N.T.S.



TENSILE SHADE CANOPY - SAMPLE MATERIALS

ARTSPACE PROJECTS INC.

ARTSPACE LOVELAND LOFTS

130 W. 3RD STREET
LOVELAND, CO 80537

8-13-2013 Site Development Plan Sub.

DRAWN BY: BN/WB
CHECKED BY: TB
DATE: 8-13-2013
PROJECT NO: 230.010

SHEET NAME
TENSILE SHADE
CANOPY

SDP 2.01

ARTSPACE PROJECTS INC.

ARTSPACE LOVELAND LOFTS

140 W. 3RD STREET
LOVELAND, CO 80537

BUILDING ELEVATIONS

SDP 3.00

MATERIAL QUANTITIES - EAST FAÇADE	
4' & 8' Fiber Cement Lap Siding - Golden Orange	1,444 SF 14%
4' Fiber Cement Lap Siding - Burnt Umber	698 SF 11%
4' Fiber Cement Lap Siding - Golden Orange	199 SF 5%
4' Fiber Cement Lap Siding - Warm Grey	310 SF 7%
Fiber Cement Panel - Charcoal	126 SF 3%
Metal Siding - Copper Color	214 SF 5%
Metal Siding - Mocha	800 SF 19%
Storefront	124 SF 3%
	4,268 SF 100%

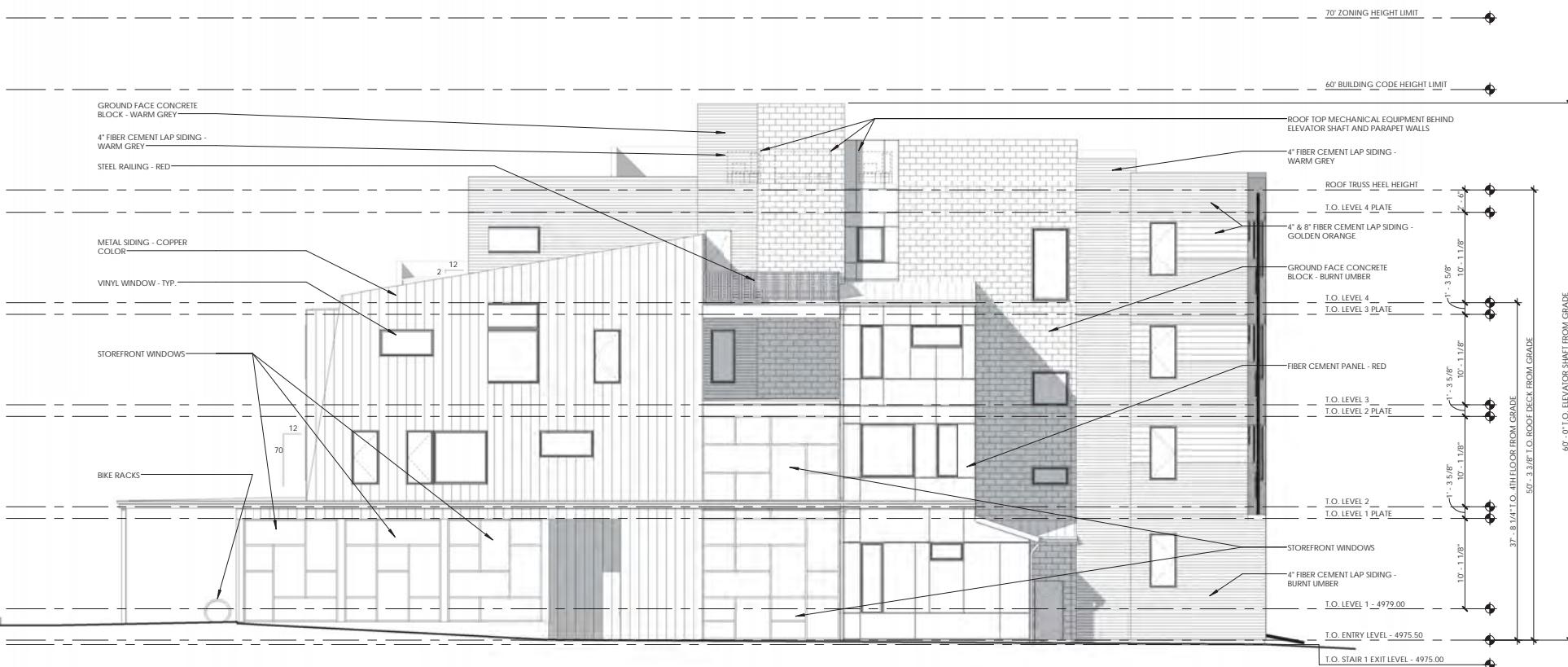
MATERIAL QUANTITIES - NORTH FAÇADE	
4' & 8' Fiber Cement Lap Siding - Golden Orange	630 SF 12%
4' Fiber Cement Lap Siding - Burnt Umber	581 SF 11%
4' Fiber Cement Lap Siding - Warm Grey	689 SF 13%
Concrete Block - Burnt Umber	106 SF 9%
Fiber Cement Panel - Red	643 SF 12%
Ground Face Concrete Block - Warm Grey	324 SF 6%
Metal Siding - Copper Color	1,265 SF 24%
Storefront	757 SF 14%
	5,373 SF 100%

 NOTE:
 THIS MATERIAL CHART INCLUDES STOREFRONT WINDOW AREA OF THE FLEX SPACE AND
 LOBBY BUT DOES NOT INCLUDE THE INDIVIDUAL WINDOW AREAS OF THE UNITS IN EITHER
 THE MATERIAL AREA OR THE TOTAL WALL AREA

THIS MATERIAL CHART DOES NOT INCLUDE SLOPED ROOF AREAS

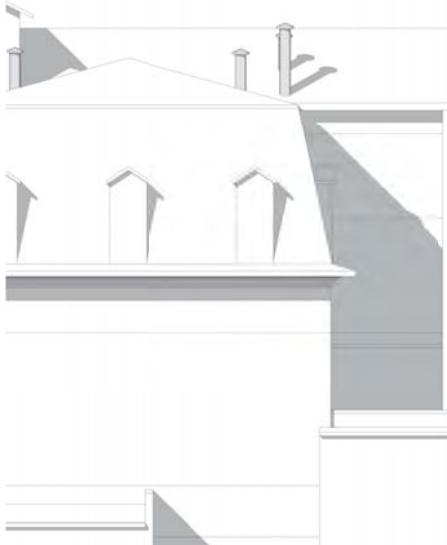
2 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

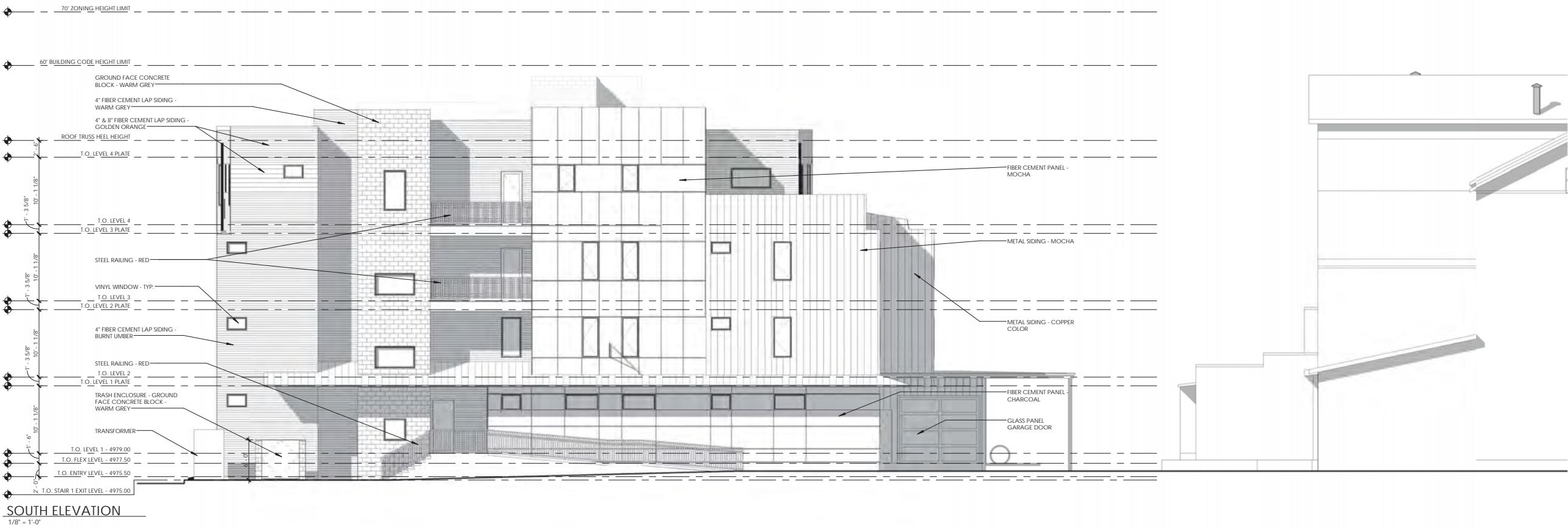

 DRAWN BY: JNK
 CHECKED BY: JNK
 DATE: 08.13.2013
 PROJECT NO: 1229



MATERIAL QUANTITIES - SOUTH FAÇADE		
4" Fiber Cement Lap Siding - Burnt Umber	527 SF	13%
4" Fiber Cement Lap Siding - Golden Orange	788 SF	19%
4" Fiber Cement Lap Siding - Warm Grey	309 SF	8%
Fiber Cement Panel - Charcoal	615 SF	15%
Fiber Cement Panel - Mocha	805 SF	20%
Ground Face Concrete Block - Warm Grey	509 SF	12%
Metal Siding - Mocha	543 SF	13%
	4,097 SF	100%

NOTE:
THIS MATERIAL CHART INCLUDES STOREFRONT WINDOW AREA OF THE FLEX SPACE AND LOBBY BUT DOES NOT INCLUDE THE INDIVIDUAL WINDOW AREAS OF THE UNITS IN EITHER THE MATERIAL AREA OR THE TOTAL WALL AREA

THIS MATERIAL CHART DOES NOT INCLUDE SLOPED ROOF AREAS



1 SOUTH ELEVATION
1/8" = 1'-0"

ARTSPACE LOVE! AND LOETS

140 W. 3RD STREET
LOVELAND, CO 80537

DRAWN BY: _____ JNK
CHECKED BY: _____ JNK
DATE: _____ 08.13.2013
FILE NUMBER: _____ 1002

BUILDING ELEVATIONS

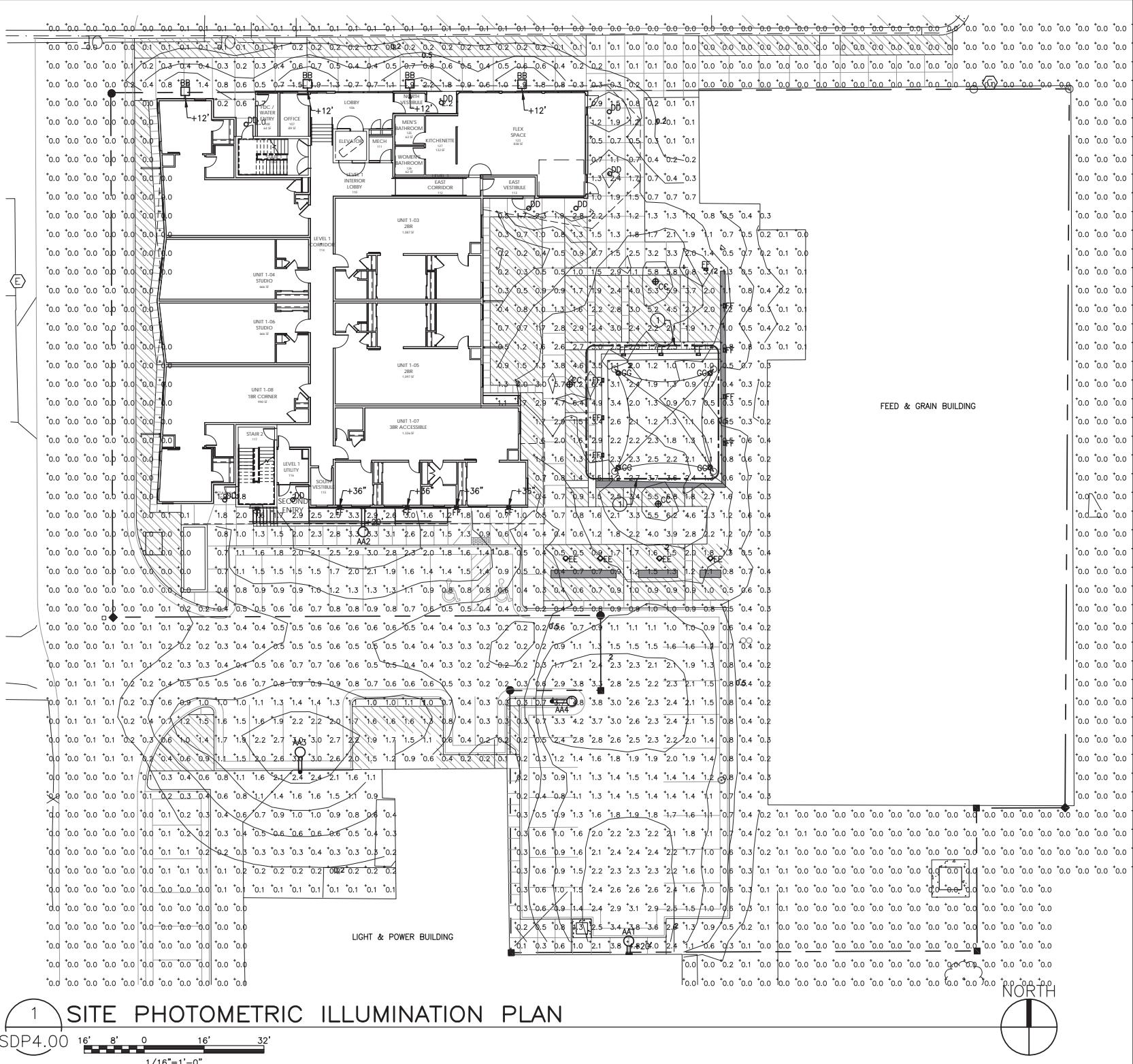
SDP 3.01



GIVEN
& ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 13044

ARTSPACE LOVELAND LOFTS
140 West 3RD Street
LOVELAND, CO 80537

ARTSPACE PROJECTS INC.



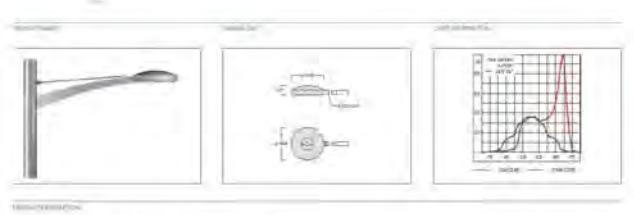
SITE LUMINAIRE SCHEDULE									
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	REMARKS	LAMP LUMENS	LIGHT LOSS FACTOR (LLF)
AA1	WALL MOUNT	PARKING LIGHT BRACKET MOUNT	WE-EF 659-3450 RBL640-9340	208	1	70W MH	TYPE IV DISTRIBUTION COLOR PER ARCHITECT	6600	1.0
AA2	WALL MOUNT	PARKING LIGHT W/ ARM MOUNT	WE-EF 659-3350 RBL640-9300	208	1	70W MH	TYPE III DISTRIBUTION COLOR PER ARCHITECT	6600	1.0
AA3	POLE	PARKING LIGHT 20' POLE	WE-EF 659-3350 RBL640-9341	208	1	70W MH	TYPE III DISTRIBUTION COLOR PER ARCHITECT	6600	1.0
AA4	POLE	PARKING LIGHT 20' POLE	WE-EF 659-3450 RBL640-9341	208	1	70W MH	TYPE IV DISTRIBUTION COLOR PER ARCHITECT	6600	1.0
BB	WALL MOUNT	SCONCE	WE-EF 620-2740 QLS410	120	1	22W MH	WIDE THROW DISTRIBUTION COLOR PER ARCHITECT	1650	1.0
CC	POLE	PEDESTRIAN LIGHT 10' POLE	LITHONIA MRP-70M-SR-5S	208	1	70W MH	TYPE V DISTRIBUTION COLOR PER ARCHITECT	6000	1.0
DD	RECESSED	6" DOWNLIGHT	LITHONIA 6HF-1/18DTT-F6LS4-MVOLT	120	1	18W DTT	WHITE SPLAY, FRESNEL LENS COLOR PER ARCHITECT	600	1.0
EE	RECESSED IN GRADE	IN-GRADE UPLIGHT	HYDREL 4511-M35-120-NFL	120	1	35W MR11	COLOR PER ARCHITECT	600	1.0
FF	RECESSED	PATHWAY STEP LIGHT	WE-EF 615-1431 STL259	120	1	18W DTT	COLOR PER ARCHITECT	1200	1.0
GG	SURFACE MOUNT TO STRUCTURE	CANOPY UPLIGHT	WE-EF 667-0351 FLC230	120	1	TBD	COLOR PER ARCHITECT	1650	1.0

SITE PHOTOMETRIC ILLUMINATION PLAN

SDP4.00

DRAWN BY: BAB
CHECKED BY: JAG
DATE:
PROJECT NO:

TYPE AA1 & AA4



659-3450 REL640 Street and Area Lighting

symmetric forward throw

CMH/T 14-12 ballast

6600

electronic gear

1098. Wall and pole mounted luminaire. Internal gear control on tangent. Tool-less removable gear tray.

MATERIALS

Marine grade aluminum alloy. 2CE warm white, including PCB hardware. Tempered glass lens in hinged die cast aluminum frame. Anodized aluminum reflector. One piece, silicone rubber gasket.

ELECTRICAL

Lamp holder: G-12 bi-pin base lamp holder, supplied with 250° high temperature leads, rated 600W. CMH/T 14-12 base lamp, luminous flux: 6800 lm, provided by others. Integral (ECG) electronic MH ballast (ANSI C139/M136) for 120, 277 or 347 volt supply. Specialty voltage: "No tool" removable gear tray assembly, toolless: 80.0 W. Average Temperature: Ta = 25 °C

MOUNTING

Suitable for wall mounting and pole mounting using various mounting brackets. Refer to mounting accessories for complete range of accessories. Weight: 27.0 lb. E.P.A.: 17.4 lb.

FINISH

Powder coat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007. Specialty finish. Consult WE-ef chart for other color options.

LISTINGS

UL, cUL, UL listed. Suitable for Wet locations.

International Protection Classification: IP66.

International Dark Sky Association approved.

ELECTRICAL ACCESSORIES:

697-801. Fusing

MOUNTING ACCESSORIES:

General

659-3000. Wall mount bracket. RBL640. All aluminum construction. PCS hardware. 20.0 lbs.

659-3001. Single luminaire pole top bracket. RBL640. All aluminum construction. PCS hardware. 29.0 lbs.

659-3003. Twin luminaire pole top bracket. RBL640. All aluminum construction. PCS hardware. 41.0 lbs.

Series: RBL640

659-3007. Single luminaire pole top bracket. RBL640-LA. Impregnated hardwood LARCH construction. PCS hardware.

Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.
659-3330. Single luminaire pole top bracket. RBL640-TF. Impregnated hardwood TEAK construction. PCS hardware.
Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.
659-3332. Single luminaire pole top bracket. RBL640-MA. Impregnated hardwood MAHOGANY construction. PCS hardware.
Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.
659-3336. Twin luminaire pole top bracket. RBL640-A. Impregnated hardwood LARCH construction. PCS hardware.
Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 46.0 lbs.
659-3337. Twin luminaire pole top bracket. RBL640-TE. Impregnated hardwood TEAK construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 49.0 lbs.
659-3338. Twin luminaire pole top bracket. RBL640-MA. Impregnated hardwood MAHOGANY construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 49.0 lbs.

Series: RC-640
659-9302. Adjustable wall mount bracket. RCO-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 7.0 lbs.
659-9331. Single luminaire adjustable pole top bracket. RCI-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 22.0 lbs.
659-9341. Triple luminaire adjustable pole top bracket. RCO-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.
659-9342. Triple luminaire adjustable pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.

OPTICAL ACCESSORIES

Internal optical assembly

A maximum of (1) internal optical accessory possible.

659-9321. House-side shield.

659-9322. Internal louver for sidewards cut-off shielding.

Series: SH-640
659-9340. Wall mount bracket. SH-640. All aluminum construction. PCS hardware. 7.0 lbs.
659-9341. Single luminaire pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 7.0 lbs.
659-9342. Triple luminaire pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.
659-9343. Triple luminaire pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.
659-9344. Triple luminaire pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.

OPTICAL ACCESSORIES

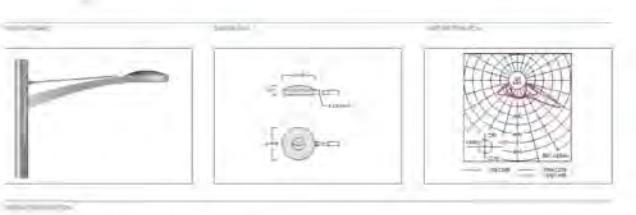
Internal optical assembly

A maximum of (1) internal optical accessory possible.

659-9321. House-side shield.

659-9322. Internal louver for sidewards cut-off shielding.

TYPE AA2 & AA3



659-3550 RBL240 Street and Area Lighting

symmetric forward throw

CMH/T 14-12 ballast

6600

electronic gear

1098. Wall and pole mounted luminaire. Internal gear control on tangent. Tool-less removable gear tray.

MATERIALS

Marine grade aluminum alloy. 2CE warm white, including PCB hardware. Tempered glass lens in hinged die cast aluminum frame. Anodized aluminum reflector. One piece, silicone rubber gasket.

ELECTRICAL

Lamp holder: G-12 bi-pin base lamp holder, supplied with 250° high temperature leads, rated 600W. CMH/T 14-12 base lamp, luminous flux: 6800 lm, provided by others. Integral (ECG) electronic MH ballast (ANSI C139/M136) for 120, 277 or 347 volt supply. Specialty voltage: "No tool" removable gear tray assembly, toolless: 80.0 W. Average Temperature: Ta = 25 °C

MOUNTING

Suitable for wall mounting and pole mounting using various mounting brackets. Refer to mounting accessories for complete range of accessories. Weight: 27.0 lb. E.P.A.: 17.4 lb.

FINISH

Powder coat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007. Specialty finish. Consult WE-ef chart for other color options.

LISTINGS

UL, cUL, UL listed. Suitable for Wet locations.

International Protection Classification: IP66.

International Dark Sky Association approved.

ELECTRICAL ACCESSORIES:

697-801. Fusing

MOUNTING ACCESSORIES:

General

659-3000. Wall mount bracket. RBL240. All aluminum construction. PCS hardware. 20.0 lbs.

659-3001. Single luminaire pole top bracket. RBL240. All aluminum construction. PCS hardware. 29.0 lbs.

659-3003. Twin luminaire pole top bracket. RBL240. All aluminum construction. PCS hardware. 41.0 lbs.

Series: RBL240

659-3007. Single luminaire pole top bracket. RBL240-LA. Impregnated hardwood LARCH construction. PCS hardware.

Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.
659-3330. Single luminaire pole top bracket. RBL240-TF. Impregnated hardwood TEAK construction. PCS hardware.
Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.
659-3332. Single luminaire pole top bracket. RBL240-MA. Impregnated hardwood MAHOGANY construction. PCS hardware.
Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.
659-3336. Twin luminaire pole top bracket. RBL240-A. Impregnated hardwood LARCH construction. PCS hardware.
Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 46.0 lbs.
659-3337. Twin luminaire pole top bracket. RBL240-TE. Impregnated hardwood TEAK construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 49.0 lbs.
659-3338. Twin luminaire pole top bracket. RBL240-MA. Impregnated hardwood MAHOGANY construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 49.0 lbs.

Series: RC-640
659-9302. Adjustable wall mount bracket. RCO-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 7.0 lbs.
659-9331. Single luminaire adjustable pole top bracket. RCI-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 22.0 lbs.
659-9341. Triple luminaire adjustable pole top bracket. RCO-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.
659-9342. Triple luminaire adjustable pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.
659-9343. Triple luminaire adjustable pole top bracket. SH-640. All aluminum construction. PCS hardware. Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 26.0 lbs.

OPTICAL ACCESSORIES

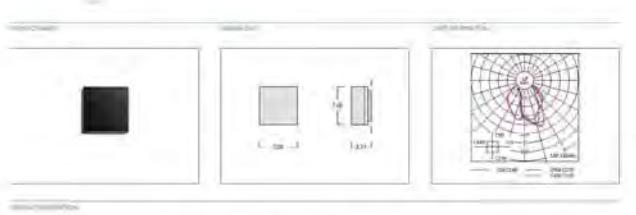
Internal optical assembly

A maximum of (1) internal optical accessory possible.

659-9321. House-side shield.

659-9322. Internal louver for sidewards cut-off shielding.

TYPE BB



659-3749 QL2410 Wall Luminaires / Surface Mounted

symmetric side throw beam

CMH/T 14-12 ballast

6600

electronic gear

1098. Wall and pole mounted luminaire. Internal gear control on tangent. Tool-less removable gear tray.

MATERIALS

Marine grade aluminum alloy. 2CE warm white, including PCB hardware. Tempered glass lens in hinged die cast aluminum frame. Anodized aluminum reflector. One piece, silicone rubber gasket.

ELECTRICAL

Lamp holder: G-12 bi-pin base lamp holder, supplied with 250° high temperature leads, rated 600W. CMH/T 14-12 base lamp, luminous flux: 6800 lm, provided by others. Integral (ECG) electronic MH ballast (ANSI C139/M136) for 120, 277 or 347 volt supply. Specialty voltage: "No tool" removable gear tray assembly, toolless: 80.0 W. Average Temperature: Ta = 25 °C

MOUNTING

Suitable for wall mounting and pole mounting using various mounting brackets. Refer to mounting accessories for complete range of accessories. Weight: 27.0 lb. E.P.A.: 17.4 lb.

FINISH

Powder coat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007. Specialty finish. Consult WE-ef chart for other color options.

LISTINGS

UL, cUL, UL listed. Suitable for Wet locations.

International Protection Classification: IP66.

International Dark Sky Association approved.

ELECTRICAL ACCESSORIES:

697-801. Fusing

MOUNTING ACCESSORIES:

General

659-3000. Wall mount bracket. QL2410. All aluminum construction. PCS hardware. 20.0 lbs.

659-3001. Single luminaire pole top bracket. QL2410. All aluminum construction. PCS hardware. 29.0 lbs.

659-3003. Twin luminaire pole top bracket. QL2410. All aluminum construction. PCS hardware. 41.0 lbs.

Series: QL2410

659-3007. Single luminaire pole top bracket. QL2410-LA. Impregnated hardwood LARCH construction. PCS hardware.

Accepts a 2-step pole top tensor. Ø 3" X 3.15" x Ø 4" X 3.15". 36.0 lbs.

**FEATURES & SPECIFICATIONS**

APPLICATIONS: Ideal for a wide variety of low-to-medium-height ceiling applications, including commercial, retail and hospitality spaces where a low-profile recessed fixture is required. Use for shower and outdoor applications.

CONSTRUCTION: Extruded aluminum frame with machined trim; interior powder-coated. Use for shower and outdoor applications.

Extruded aluminum frame with machined trim; interior powder-coated. Use for shower and outdoor applications.

Extruded aluminum frame with machined trim; interior powder-coated. Use for shower and outdoor applications.

Extruded aluminum frame with machined trim; interior powder-coated. Use for shower and outdoor applications.

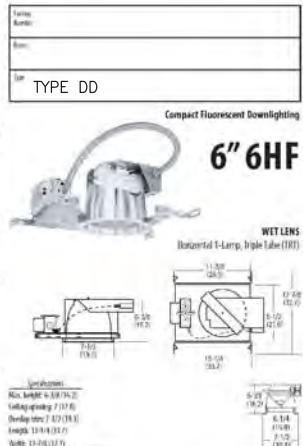
OPTICS: Features clear glass; all reflectors are optically designed to maximize beam output and to provide uniform illumination.

Electrical: Uses a standard 120V, 60Hz, 15A circuit. The fixture is internally protected against overcurrent and short circuit. The fixture is UL listed for temperature applications.

Dimensions: 11.75" x 11.75" x 11.75" (300mm x 300mm x 300mm)

Wet: Yes

TYPE DD: Compact Fluorescent Downlighting

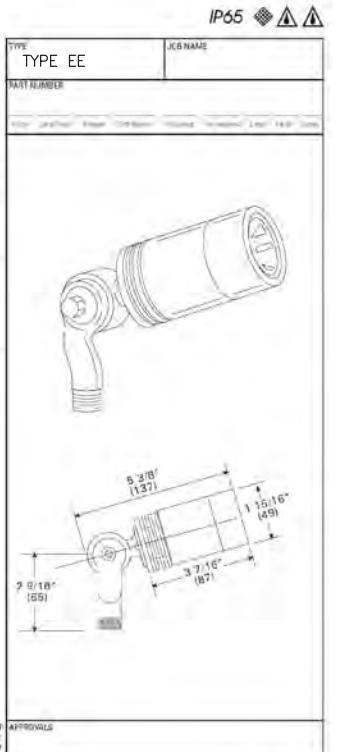
**4511 KNUCKLE MOUNT
LOW VOLTAGE
ACCENT LIGHT**

DESCRIPTION: This versatile compact accent light complements any landscape setting, offering the classic white lighting of a popular quartz halogen MR16 lamp. The fixture is designed to mount in shrubs, in planters, or on walls. The heavy-duty knuckle is fully adjustable and locks in place with an integral set screw.

SPECIFICATIONS:
MATERIAL: Housing is machined aluminum alloy. Knuckle is cast brass.
LAMP: Low Voltage: MR16, 5W Max.
VOLTAGE: 12V, 3W
SOCKET: Bi-Pin
DISTRIBUTION: Beam spread by lamp type. See ordering guide.
LENS: Tempered flat glass.

MOUNTING: Knuckle with glass.
FINISH: See ordering guide for color options.
LISTING: UL.

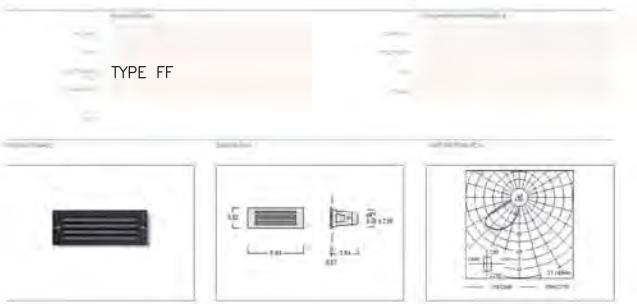
Requires low voltage supply.



015-1431 01L259 Wall Luminaires / Recessed
Page: 1/1



015-0351 FLCL230 Projectors / Symmetric
Page: 1/2



015-1431 STL259 Wall Luminaires / Recessed Orientation

015-0351 TLCL230 Projectors / Symmetric

015-0351 CML230 Projector

015-0351 EML230 Projector

MATERIAL SAMPLES & COLOR SWATCHES



2 EAST ELEVATION
 $1/8'' = 1'-0''$

MATERIAL SAMPLES & COLOR SWATCHES



1 NORTH ELEVATION
 $1/8'' = 1'-0''$

ARTSPACE PROJECTS INC.

ARTSPACE LOVELAND LOFTS

140 W. 3RD STREET
 LOVELAND, CO 80537

COLOR BOARD

CB 1.00

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker
 DATE: 08.13.2013
 PROJECT NO: 1229

MATERIAL SAMPLERS & COLOR SWATCHES



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ARTSPACE PROJECTS INC.

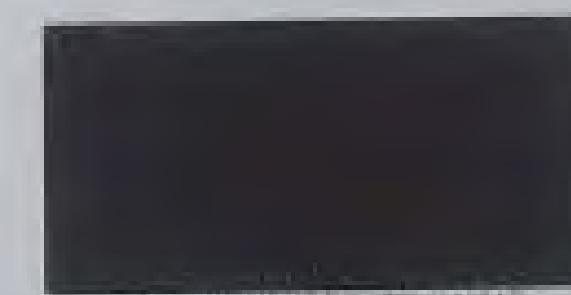
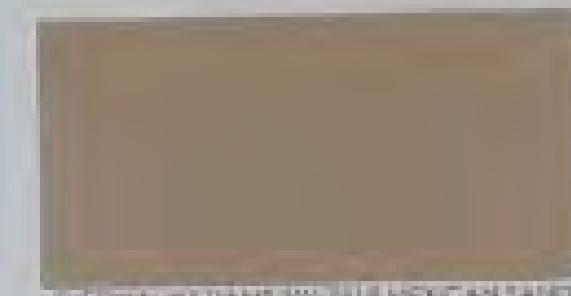
ARTSPACE LOVELAND LOFTS

140 W. 3RD STREET
LOVELAND, CO 80537

COLOR BOARD

CB 1.01

DRAWN BY: _____ Author
CHECKED BY: _____ Checker
DATE: 08.13.2013
PROJECT NO: 1229



the lab group

ARTSPACE PROJECTS INC.

ARTSPACE LOVED AND LOVED

CB 1.02

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**



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

Loveland Historic Preservation Commission Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: September 16, 2013
Re: Amended Landmark Nomination at 130 W 3rd Street

SITE DATA

Address: 130 W 3rd Street
Loveland, CO 80537

Request: Application for Alteration Certificate

Historic Name: Loveland Farmers Milling & Elevator Company Building
Loveland Feed & Grain

Architectural Style: Industrial-Grain Elevator/Mill

Construction

Date: Original Structure: 1891-92
Accessory Warehouse: 1971

Owner(s): Barry J Floyd

Applicant(s): Felicia Harmon – KRH Group

Attachments:

1. Application

I. BACKGROUND:

On August 20, 2013 City staff met with representatives of the Feed & Grain building and the future Artspace project to discuss the designation of the Feed & Grain. The primary funding source for the Artspace project is low income housing tax credits (LIHTC) provided by the Colorado Housing and Finance Authority (CHFA). CHFA has a requirement that no LIHTC be spent on non-residential uses. To ensure this, the intent is to legally separate the Feed & Grain property from the new Artspace loft project through a lot merger and boundary line adjustment. An application for the Lot Merger and Boundary Line Adjustment has been submitted to the City's Current Planning Division. A Site Development Plan has also been submitted for the Artspace Lofts and other site improvements and will be considered by the Planning Commission on October 14, 213. The proposed Lot 1 and Lot 2 configurations will not be legal lots until a final plat is recorded with Larimer County. The purpose of this application is to amend the original designation of the Feed & Grain building by City Ordinance #4971, to include only the proposed Lot 1 (encompassing the Feed & Grain building) and to exclude Lot 2 (encompassing the new affordable live/work units).

II. PROCEDURE TO AMEND OR RESCIND DESIGNATION OF A LANDMARK:

The historic preservation ordinance provides a mechanism to amend or rescind the designation of a landmark. This is provided for in Section 15.56.040 of the Loveland Municipal Code. It states that "a landmark or historic district designation may be amended or rescinded in the same manner as the original designation was made using the following criteria:

- The property or historic district no longer meets the criteria for designation set forth in section 15.56.100 of this Chapter."

The applicant proposes to amend the original designation and reduce the designation boundaries to include only the Lot 1 with the Feed & Grain building. Therefore, the Historic Preservation Commission must find that Lot 2, in its essence, no longer meets the criteria for designation.

III. ANALYSIS AND FINDINGS

Determination of Eligibility:

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 following criteria:

- 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, regionally, or locally;
 3. Demonstrates superior craftsmanship or high artistic value;

4. Represents an innovation in construction, materials, or design;
5. Represents a built environment of a group of people in an era of history;
6. Exhibits a pattern or grouping of elements representing at least one of the above criteria; or
7. Is a significant historic remodel.

b) Social/cultural.

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

c) Geographic/environmental.

1. Enhances sense of identity of the community; or
2. Is an established and familiar natural setting or visual feature of the community.

The proposed Lot 2 contains a non-historic 1970s metal storage building. There is no evidence to suggest that there are any other historic buildings or remnants of historic buildings on the site. The structure on Lot 2 is not at least 50 years old and does not meet any of the criteria for designation. Therefore, it is staff's opinion that the proposed Lot 2 does not meet the criteria for eligibility.

Lot 1 contains the historic Feed & Grain complex, which has undergone some stabilization work since its designation as a historic landmark on the Loveland Historic Register in 2005. The Feed & Grain on Lot 1 satisfies the age requirement and meets the following significant criteria for designation as a landmark to the Loveland Historic Register:

a) Architectural

1. Exemplifies specific elements of an architectural style or period.

b) Social/Cultural

2. Exemplifies the cultural, political, economic or social heritage of the community.

The Feed & Grain also retains its original design features, materials, and/or character and retains its original location. Therefore, it is staff's opinion that the proposed Lot 1 retains its eligibility for the Loveland Historic Register.

IV. STAFF RECOMMENDATION:

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Move to make the findings listed in Section III of the Historic Preservation Commission staff report dated September 16, 2013 and, based on those findings, recommend that City Council amend Ordinance #4971, revising the historic landmark boundaries to include only the proposed Lot 1 as described in the attached legal description, contingent upon the final plat being recorded with Larimer County.

Artspace Projects, Inc.

TABLE OF CONTENTS

TABLE OF CONTENTS

LOVELAND HISTORIC LANDMARK DESIGNATION AMENDMENT APPLICATION

LOVELAND FEED & GRAIN BUILDING LOT LINE ADJUSTMENT

ARTSPACE LOVELAND

- Nomination Form (Amendment)
- North Elevation Drawing (Feed & Grain, Lot 1 and Loveland Lofts, Lot 2)
- Adjusted Survey plat
- Legal Descriptions for Lot 1 (Feed & Grain) and Lot 2 (vacant land)
- Photos



City of Loveland

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

Page 1- Applicant and General Property Information

Please Type or Print Legibly

*One property only per Application Form.
If more than one Applicant, please attach additional sheet.*

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	Barry J. Floyd
Applicant:	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> City Council (attach meeting minutes initiating action) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Preservation Commission (attach meeting minutes initiating action)
<i>Please check one.</i>	
Address:	PO Box 7125, Loveland, CO 80537
Telephone:	970.988.3120

PROPOSED LANDMARK INFORMATION	
Property Name:	Loveland Feed & Grain Building
Address:	130 and 140 W. Third St., Loveland, CO 80538
Historic Use:	Granary and storage
Current and Proposed Use	Lot 1, Feed & Grain: community arts center; vacant Lot 2: affordable live/work artists' housing
Legal Description	<i>Please attach copy of officially recorded document containing a legal description. see attached</i>
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i> This application is to amend the legal description of the original historic designation of the Loveland Feed & Grain Building in the City of Loveland's Ordinance # 4971, signed April 5, 2005.

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

DETAILED PROPERTY INFORMATION	
Historic Property Name:	Loveland Feed & Grain Building (designation)
Current Property Name:	Loveland Feed & Grain
Address:	130 and 140 W. Third St., Loveland, CO 80538
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> see attached
Owner Name & Address:	Barry J. Floyd
Style:	Lot 1: agricultural mill building. Lot 2: non-historic storage
Building Materials:	Lot 2: metal structure and metal siding
Additions to main structure(s), and year(s) built.	Non-historic storage building constructed in 1980's
Is the structure(s) on its original site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, Date Moved _____
What is the historic use of the property?	Granary and storage
What is the present use of the property?	non-historic shed is used for storage and hobby auto repair
What is the date of construction?	Estimated: 1981 Actual: _____ Original: _____
Source: Barry J. Floyd, owner	



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION continued	
Describe the condition of the property.	non-historic shed is used for storage and hobby auto repair; to be removed from the property
Who was the original architect?	Source: N/A
Who was the original Builder/Contractor?	Source: N/A
Who was the original Owner(s)?	Source: N/A
Are there structures associated with the subject property not under the ownership of this applicant? Please describe.	NO
Detailed description of the architectural characteristics of the property.	<p><i>Please attach additional sheets if necessary.</i></p> <p>This application is to amend the legal description of the original historic designation of the Loveland Feed & Grain Building, City of Loveland's Ordinance # 4971, signed April 5, 2005. A plat amendment application before City Planning will realign the property into two lots. Lot 1 will remain the Feed & Grain with a 10' boundary on the west side of the building; this building will be stabilized and used for community arts. Lot 2, on land that was vacant until the 1980's, will be west of the Feed & Grain with 30 new, affordable live/work units for income-eligible artists and their families. A public plaza will link the two buildings. The Loveland Feed & Grain will not be materially affected by this property adjustment.</p>



City of Loveland

Page 4 – Historical Significance

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: 120

1. Proposed Historic Landmarks. Please check all that apply:

For prehistoric or historic archaeological sites, please go to Form A Section 2, pg. 5.

A) Architectural:

- 1) Exemplifies specific elements of an architectural style or period.
- 2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, or locally.
- 3) Demonstrates superior craftsmanship, or high artistic value.
- 4) Represents innovation in construction, materials, or design.
- 5) Represents a built environment of a group of people in an era of
- 6) Exhibits a pattern or grouping of elements representing at least one of the above
- 7) Is a significant historic remodel.

B) Social/Cultural

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

C) Geographical/Environmental

- 1) Enhances sense of identity of the community.
- 2) Is an established and familiar natural setting or visual feature of the community.

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

2. Prehistoric and historic archaeological sites shall meet one (1) or more of the following. Please check all that apply.

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

A) Architectural

- 1) Exhibits distinctive characteristics of a type, period, or manner of construction.
- 2) Is a unique example of a structure.

B) Social/Cultural

- 1) Has the potential to make an important contribution to the knowledge of the area's history or
- 2) Is associated with an important event in the area's development.
- 3) Is associated with a notable person(s) or the work of notable person(s).
- 4) Is a typical example/association with a particular ethnic or other community group.
- 5) Is a unique example of an event in local history.

C) Geographical/Environmental

- 1) Is geographically or regionally important.

3. Each property or site will also be evaluated based on physical integrity using the following criteria (a property need not meet all the following criteria):

- a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;
- b) Retains original location or same historic context if it has been removed; or
- c) Has been accurately reconstructed or restored based on documentation.

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

<p>Statement of Significance</p> <p>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>This application is to amend the legal description of the original historic designation of the Loveland Feed & Grain Building, City of Loveland's Ordinance # 4971, signed April 5, 2005. A plat amendment will create two separate lots under separate ownership as required by our primary funding source, \$5.6M in low income housing tax credits (LIHTC), provided by CHFA. CHFA requires that no LIHTC dollars be spent on non-residential uses. Lot 1 will remain the Feed & Grain. Lot 2 does not meet the historic designation criteria and the non-historic metal building to the west of the Feed & Grain will be removed. Thirty new, permanently affordable live/work units for income-eligible artists and their families will be constructed. The plat amendment will not materially affect the Feed & Grain.</p>								
<p>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 2px;">North elevation</td> <td style="width: 25%; padding: 2px;">East elevation</td> <td style="width: 25%; padding: 2px;">South elevation</td> <td style="width: 25%; padding: 2px;">West elevation</td> </tr> <tr> <td style="padding: 2px;">Other</td> <td style="padding: 2px;">Other</td> <td style="padding: 2px;">Other</td> <td style="padding: 2px;">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						
<p>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.</p>	<p><i>Please attach additional sheets if necessary.</i></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) : _____ **Date:** 8/28/13

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) : _____ **Date:** 8/28/13



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:

City of Loveland's Ordinance # 4971, signed April 5, 2005

Signature of Preparer:

Date:

8/28/13

Phone No.

Address:

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

Date:

8/28/13

E-Mail Form

Historical Qualities (continued)

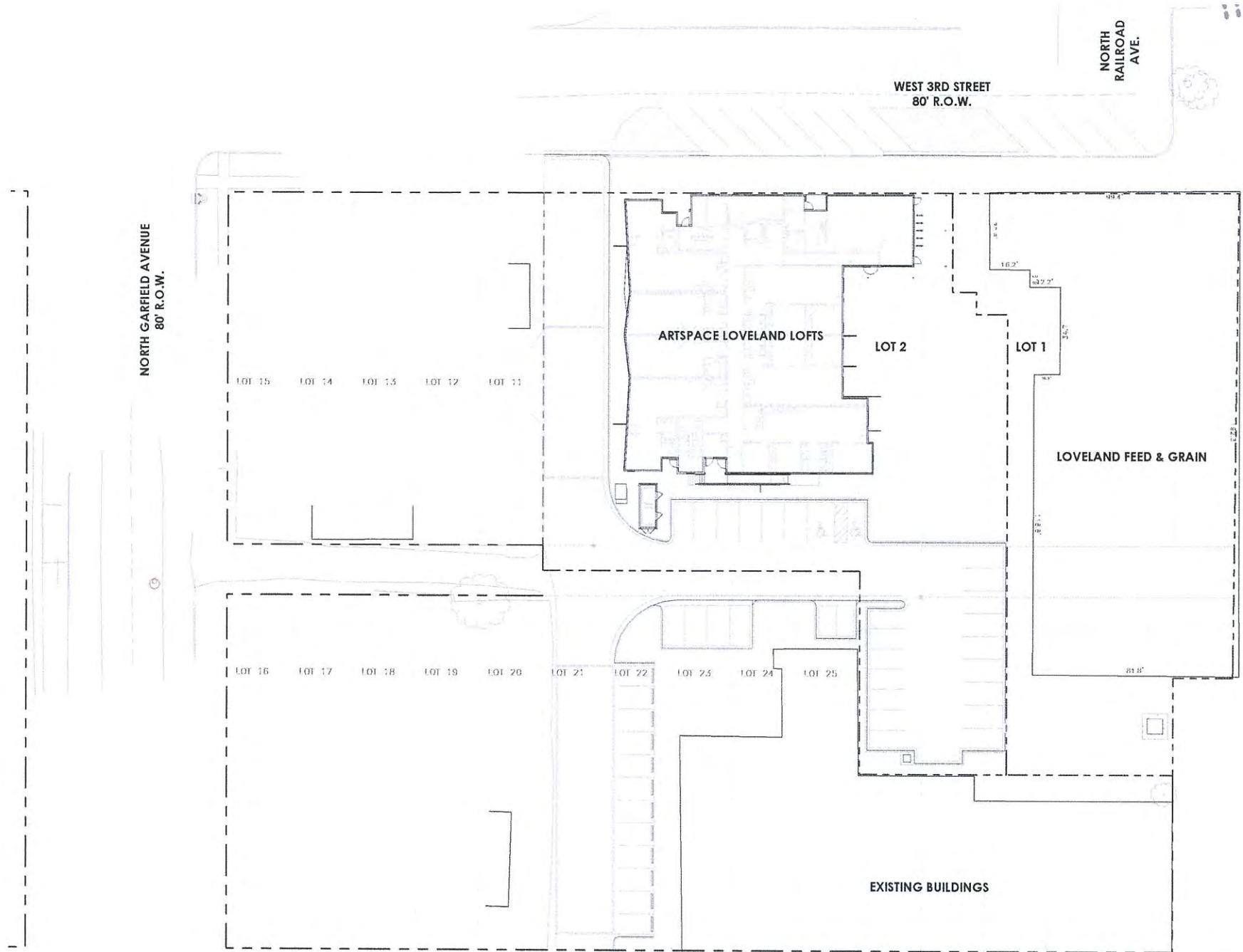
The new Lot 2 was historically vacant land until the construction of a metal "Butler-type" storage building in the 1970's.

Architectural Characteristic (continued)

Upon the construction of a mixed-use arts campus with the Feed & Grain as the centerpiece, Lot 2 will no longer meet the criteria for designation, while the Feed & Grain on Lot 1 will retain its designation. Thirty new, permanently affordable live/work units for income-eligible artists and their families will be constructed on the historically vacant Lot 2.

The attitude towards the aesthetics of this new residential component will be clean and modern with a nod to the Colorado mill vernacular. The goal is not to mimic, but rather to complement the existing structure to create a cohesive arts campus - linked by a public courtyard that will host a variety of events.





WEST 2ND STREET
60' R.O.W.

WEST 3RD STREET
80' R.O.W.

NORTH
RAILROAD
AVE.

BNSF RAILROAD



Washburn Land Surveying

Legal Description Lot 1

A PARCEL OF LAND BEING A PORTION OF BLOCK 21 AND A PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY THE COLORADO & SOUTHERN RAILWAY COMPANY) 100.00 FOOT WIDE RIGHT OF WAY, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF LOT 1 BLOCK 21, WHICH BEARS S 00°20'26" W.

BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21 AND THE EAST LINE OF THE WESTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY THE COLORADO & SOUTHERN RAILWAY COMPANY) 100.00 FOOT WIDE RIGHT OF WAY BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE;

THENCE S 00°20'26" W, ON THE EAST LINE OF THE WESTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY THE COLORADO & SOUTHERN RAILWAY COMPANY) 100.00 FOOT WIDE RIGHT OF WAY BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, A DISTANCE OF 192.01 FEET, TO A POINT ON A LINE DRAWN PARALLEL WITH AND DISTANT 192.0 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 21;

THENCE S 89°47'03" W, ON SAID LINE, A DISTANCE OF 23.66 FEET, TO A POINT ON THE EAST LINE OF LOT 30 OF SAID BLOCK 21;

THENCE S 00°13'55" E, ON SAID EAST LINE, A DISTANCE OF 38.16 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF LOTS 26 THROUGH 30, INCLUSIVE, OF SAID BLOCK 21;

THENCE S 89°47'11" W, ON SAID SOUTH LINE, A DISTANCE OF 66.05 FEET;

THENCE N 00°13'51" W, A DISTANCE OF 181.82 FEET;

S 89°46'09" W, A DISTANCE OF 12.50 FEET;

N 00°13'51" W, A DISTANCE OF 9.00 FEET;

S 89°46'09" W, A DISTANCE OF 9.42 FEET;

N 00°24'09" W, A DISTANCE OF 39.31 FEET, TO THE NORTH LINE OF SAID BLOCK 21;

N 89°45'58" E, ON SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 113.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 20,903 SQUARE FEET, OR 0.4799 ACRES.

I, CHAD R. WASHBURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC





Washburn Land Surveying

Legal Description Lot 2

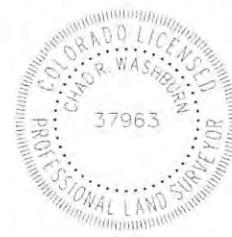
A PARCEL OF LAND BEING A PORTION OF BLOCK 21, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 21, WHICH BEARS N 89°45'58" E.

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID BLOCK 21;
 THENCE N 89°45'58" E, ON THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 162.58 FEET;
 THENCE S 00°24'09" E, A DISTANCE OF 39.31 FEET;
 THENCE N 89°46'09" E, A DISTANCE OF 9.42 FEET;
 THENCE S 00°13'51" E, A DISTANCE OF 9.00 FEET;
 THENCE N 89°46'09" E, A DISTANCE OF 12.50 FEET;
 THENCE S 00°13'51" E, A DISTANCE OF 181.82 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 28 OF SAID BLOCK 21;
 THENCE S 89°47'11" W, ON THE SOUTH LINE OF THE NORTH HALF OF LOTS 28, 27 AND 26 OF SAID BLOCK 21, A DISTANCE OF 58.50 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 26;
 THENCE N 00°13'55" W, ON SAID WEST LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 80.17 FEET, TO A POINT ON THE CENTERLINE OF THE EAST-WEST ALLEY OF SAID BLOCK 21;
 THENCE S 89°42'24" W, ON SAID CENTERLINE, A DISTANCE OF 126.12 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10;
 THENCE N 00°13'47" W, ON SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 10, A DISTANCE OF 150.06 FEET, TO THE POINT OF BEGINNING.
 SAID PARCEL OF LAND CONTAINS AN AREA OF 31,403 SQUARE FEET, OR 0.7209 ACRES.

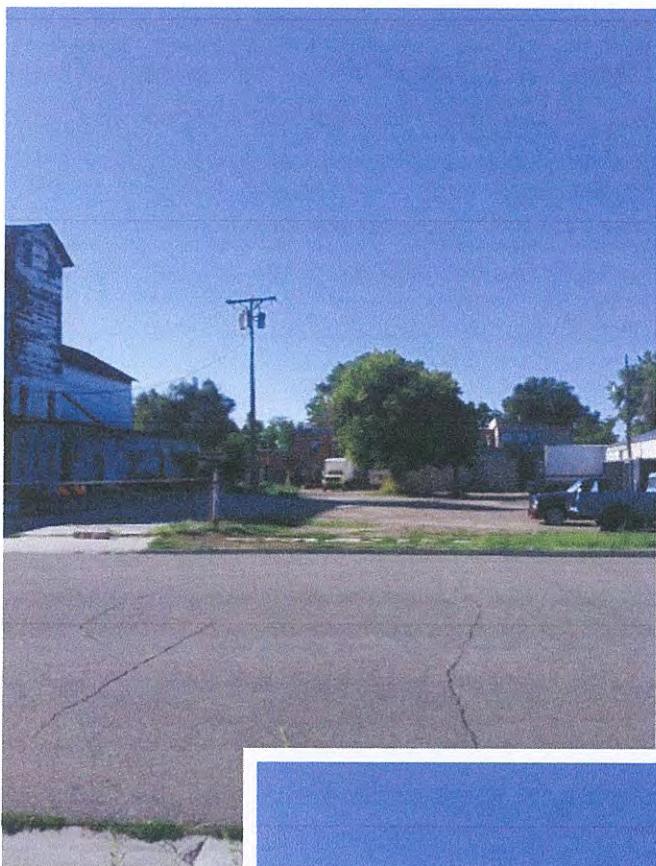
I, CHAD R. WASHBURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR
 COLORADO NO. 37963
 FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC



Existing Conditions Photos

Loveland Feed & Grain Building Historic Designation Amendment



North Elevation

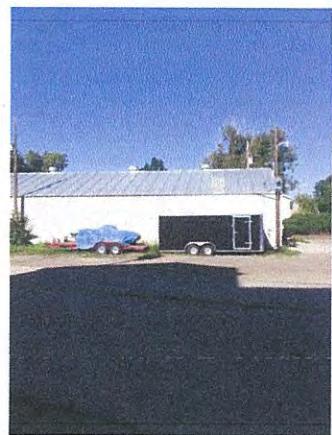


Existing Conditions Photos**Loveland Feed & Grain Building Historic Designation Amendment**

East Elevation



East Elevation



East Elevation



West Elevation



South Elevation



North Elevation

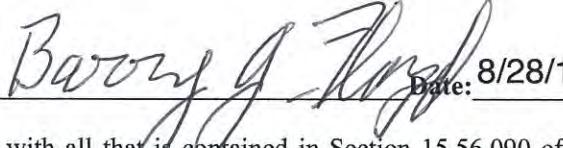
**FORM A****Application for Designation of a Historic Landmark**

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.

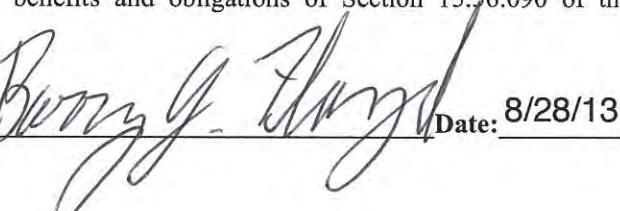
Signature of Property/Site Owner(s) :



Date: 8/28/13

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) :



Date: 8/28/13



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:

City of Loveland's Ordinance # 4971, signed April 5, 2005

Signature of Preparer:

Felicia Harmon

Date:

8/28/13

Phone No.

770.481.1981

Address:

Po Box 7266, Loveland, CO 80537

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

Barry J. Floyd

Date:

8/28/13

E-Mail Form



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

Loveland Historic Preservation Commission Staff Report

From: Bethany Clark, Community and Strategic Planning
Meeting Date: September 16, 2013
Re: Application for Historic Landmark Property Designation, 715 S Roosevelt Ave.

SITE DATA

Address: 715 S Roosevelt Avenue
Loveland, CO 80537

Request: Application for Historic Landmark Property Designation

Historic Name: Swartz Farmstead

Architectural Style: No defined style

Building Sq. Ft.: ~3,120 square feet
(Source: Larimer Co. Assessor Property Information)

Construction

Date: Estimated 1890

Legal Description: Outlot D, Block 2, Amended Plat of Amended Plat of CMS Addition and the Fourth South Industrial Addition, Tract 1 Fourth South Industrial Addition; Amended Plat of Tracts 1 and 2 Block 1, Loveland Technological Center First Subdivision, Tract 2, Block 1; Big Thompson Industrial Park Second Subdivision, Lot 2, Block 1; Big Thompson Industrial Park, Tract 3 and Tract 4; Fairgrounds First Subdivision, Outlot A; Hewlett-Packard Roosevelt Addition, Tract A; Hewlett-Packard Big Thompson First Subdivision, Tracts 1 and 2; Loveland Technological Center First Subdivision, Tract 3; Second South Industrial Addition, Tract 1; Third South Industrial Addition, Tract 2 to the City of Loveland, County of Larimer, State of Colorado.

Owner(s): City of Loveland

Applicant(s): Historic Preservation Commission Designees

I. APPLICATION

On May 11, 2013, the City of Loveland Parks & Recreation Department submitted a demolition permit for the 11 structures that make up the Swartz Farmstead. On May 21, 2013 Historic Preservation Commission designees Matt Newman and Jim Cox found that the property met the criteria for nomination and per Loveland Municipal Code 15.56.170 the designees submitted a nomination application on July 8, 2013.

The City worked with representatives from both the Historic Preservation Commission and Open Lands Advisory Commission to develop a shared vision and concept plan for the farmstead site that encompasses both Commissions' interests. On August 5, 2013 both the Open Lands Advisory Commission and Historic Preservation Commission unanimously approved in concept a proposal for the Swartz Farmstead which included an unpaved access drive and parking lot to be shared by River's Edge and Swartz Farmstead visitors, and a leasehold area including the barn, farmhouse, chicken shed, tenant house, and privy that the City proposed to lease to the Loveland Historical Society (LHS). All other structures, with the exception of the silo, were to be removed. Both the nomination application and the demolition application have been amended to reflect the concept approved by both Commissions.

The Swartz Farmstead is owned by the City of Loveland; staff mailed a notification letter announcing the date of a public hearing to the City of Loveland City Manager Bill Cahill 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*.

II. SUMMARY

Excerpts from the Architectural Inventory prepared by Cultural Resource Historians.

History:

Lands in the northeast quarter of Section 23, Township 5 North, Range 69 West, where this farm complex is located, were patented in 1869 by John D. Bartholf, E. D. Huffine, and George Luce. In October 1871, Bartholf deeded eighty acres, including the southeast quarter of the northeast quarter of Section 23, to Joseph Milner. Subsequent deed records indicate that the land remained with the Milner family until the early 1890s, when it became the property of John J. Ryan. The 1880 United States census lists John J. Ryan, age 42, and his wife Pellegie [sp?], age 39 as a resident of the Big Thompson precinct in Larimer County. The 1880 census also lists four sons and one daughter in the Ryan household: John H. (age 20), George L. (age 16), Hattie (age 14), Charles (age 13), and Willie (age 1). John J. Ryan passed away in 1906, and by that time, William L. Ryan was the owner of 360 acres in Section 23 including this site. Deed and historic newspaper records reveal that Ryan sold the property to S. H. Clammer and John Swartz in February 1913. On February 7, 1913, the Fort Collins Weekly Courier reported:

A deed was filed today which conveyed 360 acres in section 23, township 5, range 69 from William L. Ryan to S. H. Clammer and John Swartz. The deal involved about \$20,000.

The Fort Collins Weekly Courier also reported that the Swartz family would be moving to this location in Loveland from their previous residence in Wellington:

Mrs. John Swartz was the guest of Fort Collins friends today. Mr. Swartz is moving his family to Loveland from Wellington. He has recently purchased the W. C. Ryan farm in Loveland.

On May 30, 1913, the Courier reported that S. H. Clammer had transferred his share of the property to John Swartz for undisclosed considerations. The property would subsequently be associated with the Swartz family throughout much of the twentieth century. John W. Swartz passed away on October 24, 1931, and this land then passed into the hands of his widow, Anna T. Swartz. Anna died nine years later, on April 16, 1940.

Following their deaths, this property passed into the hands of Verne Floyd Swartz and Harold A. Swartz, and their respective spouses, Myrtle and Helen. Verne Swartz and his wife Myrtle (nee Melvin) were residents of Sedgwick County by 1931, and by 1940, they had moved to Yellowstone County, Montana. Harold Swartz, remained a Larimer County resident; however, he passed away in February 1946, at the relatively young age of 52. Thus, by the late 1940s, the Swartz family no longer lived at this location, but instead leased the property to tenant farmers. In the late 1940s and early 1950s, Clyde and Fern Bauer reportedly lived in the main house while the Paul and Blanche Griess family resided in the smaller tenant house.

By the early 1960s, the property had passed into the hands of Harold's widow Helen E. Swartz (aka Helen LaRue Swartz), and in the ensuing years, portions of the original Swartz farm were sold to Hewlett Packard Company. Deed records indicate that Hewlett Packard became the owner of this parcel in June of 1989. In October of 1999, Hewlett Packard deeded the land to Agilent Technologies Incorporated. The City of Loveland recently acquired the property from Agilent.

Construction History:

Larimer County Assessor records indicate that the farmhouse was built in 1890, and that the secondary buildings and structures were constructed in 1935. The primary bases for these dates is unknown; however, if the 1890 date is correct, the original farmhouse dates to when the property was owned by the Milner family between 1871 and 1893. If the farmhouse was built after 1891, however, it dates to when the property was owned by John J. Ryan. The secondary buildings and structures were probably constructed over a period of years after the property was acquired by the John W. Swartz family in February of 1913. The privy, (feature #5) displays the characteristics of privies constructed by the Works Progress Administration, using standardized plans, during the late 1930s and early 1940s.

Architectural Description:

Farmhouse (Feature # 1)

This 1½-story wood frame building is composed of four elements: an original L-shaped, cross-gabled dwelling, which overall measures 29½' N-S by 22' E-W; an enclosed shed-roofed section, which measures 17½' N-S by 6' E-W, and fills in the void formed by the original building's L-shape, at the south end of the east elevation; a gabled extension to the west elevation, which measures 20' N-S by 24½'

E-W; an enclosed hipped-roof mud porch addition on the west elevation, which measures 18' N-S by 6½' E-W. The original house is covered by a low sandstone foundation covered with painted cream yellow concrete pargeting. There is no basement. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted green 1" by 4" corner boards, except the south elevation of the gabled extension which is clad with a red brick veneer laid in running bond. The gabled and shed roofs are clad with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and green wood trim. Two painted green wood-paneled doors, each with nine upper sash lights and each covered by a white metal screen door, enter the south elevation from an uncovered concrete patio/porch which measures 12½' N-S by 30' E-W. One of these doors enters the gabled extension, while the other enters the south end of the hipped-roof mud porch. All windows feature painted cream yellow wood frames and painted green wood surrounds. Window patterns include 6/6 double-hung sash, 6-light hoppers or casements, and single-light fixed-panes.

Root Cellar (Feature #2)

The root cellar abuts the farmhouse's west elevation. This primarily below grade structure measures 17' N-S by 21½' E-W. Its painted cream yellow concrete block walls extend approximately one foot above grade, and it is covered by a moderately-pitched gabled roof which is six feet above grade at the peak. The roof is covered with grey asphalt composition shingles laid over 1x wood decking. A gabled cupola is centered on the roof ridge. The exposed gable end on the west elevation is clad with painted cream yellow horizontal weatherboard siding, and is penetrated by a painted over 2-light window. Entry into the root cellar is apparently through the mud porch of the adjacent farmhouse.

Tenant House (Feature #3)

This building is located 58 feet south of the Farmhouse (feature #1). It is composed of the following three elements: a steeply-pitched gabled section, which measures 12' N-S by 10½' E-W; a shed-roofed extension to the east elevation which measures 12' N-S by 8' E-W; A shed-roofed extension to the south elevation, which measures 10½' N-S by 16½' E-W. This house rests on a wood timbers on grade foundation, while its exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted red 1" by 4" corner boards. The gabled and shed roof forms are covered with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and red wood trim. A red brick chimney is on the west-facing roof slope. A painted green wood-paneled door, with one upper sash light, enters the shed-roofed extension on the east elevation. All windows feature painted cream yellow wood frames and painted red wood surrounds. The north elevation is penetrated by a 6/6 double-hung sash window and a 4-light window. The west and south elevations are each penetrated by a single 4-light window. The east elevation is penetrated by 1 4/4 double-hung sash window and by a 4-light window.

Barn (Feature #4)

A gambrel-roofed barn, which measures 32' N-S by 44' E-W, is located west of the Farmhouse and Root Cellar (feature #s 1 and 2). This impressive 1½-story barn is supported by a roughly-coursed sandstone foundation which is painted cream yellow. The exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted red 1" by 4" corner boards. The gambrel roof features

flared eaves, and a large hipped-roof cupola centered on the ridge. A painted cream yellow horizontal sliding vertical wood plank door enters the main level on the west (end) elevation. A large, painted green, vertical wood plank hayloft door, with painted red X-bracing, is located in the west elevation's upper gambrel end. A painted cream yellow heavy square wood timber, used traditionally to support a hay hook, extends from the upper gambrel end on the west elevation. The north (side) elevation is penetrated by a painted green horizontal sliding vertical wood plank door. The east (end) elevation is penetrated by a 4/4 double-hung sash window, and by a set of paired 4-light windows in the upper gambrel end. Two painted green and red horizontal sliding vertical wood plank doors are located on the south elevation. These doors slide on historic barn door hanger tracks with the historic hardware intact. The door hardware is inscribed: "ALLITH MFG. CO CHICAGO, ILL PAT'D NOV 19, 1901 & DEC 8, 1903."

W. P. A. Privy (Feature #5)

A privy, likely built by the Works Progress Administration during the late 1930s, is located a few feet east of the barn. This structure measures 4' 4" N-S by 4' 2" E-W. It rests on a concrete slab, and its exterior walls are clad with painted red horizontal weatherboard siding, with painted cream white 1" by 4" corner boards. The privy is covered by a shed roof with asphalt composition roofing material laid over 1x wood decking and 2x wood rafters. A painted red vertical wood plank door, side-hinged with metal strap hinges, is located on the east elevation. Within the privy, a single privy seat is supported by a square concrete pedestal set at a 45 degree angle to the door.

Chicken House / Shed (Feature #6)

A shed, probably used historically as a chicken house, is located 31 feet west of the Tenant House (feature #3). This structure measures 8' N-S by 40' E-W. It is supported by a low, hand-mixed, poured concrete perimeter walls foundation, and it has a poured concrete floor. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted red 1" by 4" corner boards. A shed roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and red wood trim. Three narrow, painted green, wood-paneled doors enter the south elevation. Another, larger, door opening on the south elevation is filled with a painted green sheet of plywood. The south elevation is also penetrated by three sets of paired 4-light windows and two single 4-light windows. The windows all have painted cream yellow wood frames and painted red wood surrounds.

Silo (Feature #8)

A concrete stave silo is located a few feet west of the Machine Shed's west elevation. The silo has a circumference of 39 feet, and is 30 feet in height with no roof. The concrete staves are held in place with steel strapping bolts which encircle the silo at 13 inch intervals. A ladder, incorporated into the silo's construction, with a galvanized metal covering, faces northeast.

III. **PHOTOGRAPHS**



Figure 1: Farmhouse (South Elevation)



Figure 2. Farmhouse (North Elevation)



Figure 3. Barn (South Elevation)



Figure 4. Barn and Farmhouse (North Elevations)



Figure 5. Chicken Shed (South Elevation)



Figure 6. Tenant House



Figure 7. Silo

IV. LOVELAND HISTORICAL SOCIETY LEASE

The Loveland Historical Society (LHS) made two proposals to the City in 2012 for use and lease of the farmstead properties. The proposals submitted by the LHS included their intent to lease the property from the City long-term, and offered various uses for the farmstead properties, a 24/7 live-in property manager, and rehabilitation plans. The City of Loveland has been negotiating lease terms with the LHS based on the conceptual plans approved by the Open Lands Advisory Commission and the Historic Preservation Commission, which the City had understood to be acceptable to the LHS. On August 13, 2013 the City again met with representatives from the LHS; the LHS presented a significantly reduced proposal based on a re-assessment of their organization's capacity and fundraising capabilities (See Attachment D). The new proposal includes leasing only the tenant house and possibly the chicken shed to be used as passive, interpretive features.

The City has stated from project conception, and maintained throughout the project, that there are not the funds necessary to start a new program for the rehabilitation and ongoing operations and maintenance of historic properties. Loveland Historical Society's most recent proposal suggests that the City/Open Lands should be responsible for restoring, maintaining, and covering all yearly operational and maintenance costs for the remaining buildings, as well as securing grant funds and National Historic Register designation for the farmstead. The City's position continues to be that City funding is not available to cover the costs associated with the rehabilitation and long-term maintenance and operation of the Swartz Farmstead. The Open Lands Advisory Commission has indicated that they have no interest in the Swartz Farmstead structures outside of the LHS proposal.

Therefore, it is likely that only the tenant house and possibly the chicken shed and silo would be restored and operated. No viable plan exists for the other buildings at the date of this writing.

V. PUBLIC INPUT

The Swartz Farmstead has been a discussion item on the agenda on numerous occasions for both the Historic Preservation Commission and the Open Lands Advisory Commission. These meetings are noticed and posted, and open to the public. In addition, two articles regarding the Swartz Farmstead have been published in the Reporter-Herald to bring attention to the topic. Outlined below are the various meetings that have been available to the public:

Date	Group	Purpose
9/19/2011	HPC	Item introduction
11/21/2011	HPC	Update
1/11/2012	OLAC	Presentation to OLAC by HPC
1/16/2012	HPC	Follow-up on OLAC presentation
5/21/2012	HPC	Proposal and Statement of Intent
6/18/2012	HPC	LHS Proposal
7/11/2012	OLAC	Update
7/16/2012	HPC	Update

8/20/2012	HPC	Update
9/17/2012	HPC/OLAC	Joint meeting
5/8/2013	OLAC	Update
5/21/2013	HPC	Special Meeting
8/5/2013	HPC/OLAC	Joint meeting
8/14/2013	OLAC	Update

VI. FINDINGS AND ANALYSIS

Determination of Significance and Integrity

It is the Historic Preservation Commission's charge to review nomination applications for conformance with the established criteria for designation and with the purposes of the historic preservation ordinance. The Commission must determine if a nominated property has both the significance and the integrity to be designated as a Loveland Historic Landmark.

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, and its “period of significance” which answers the question of **when** a resource was significant. The Swartz Farmstead is significant in terms of its association with the theme of agriculture from the farmstead’s beginning through the first half of the 20th century. It is also historically significant for its association with the Swartz family and architectural significant as representative examples of agricultural related resources from the early 20th century. Secondly, at least one of the structures is estimated to be built in 1890, with associated outbuildings likely built over a period of time in the late 19th and early 20th century. This makes the farmstead 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.

The property display an overall high level of physical integrity relative to the seven aspects, and the surrounding area’s integrity of setting is very much intact. Within the site, the structures being nominated appear in reasonably good physical condition. The farmhouse and tenant house have been modified to some extent but their modifications are likely more than forty years old. All other structures appear unaltered from their original construction. A sense of time and place relative to how this property appeared while it was a working farm through the first half of the twentieth century remains intact.

Eligibility

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 15.56.100. The structures included in this nomination satisfy the age requirement and meet the following criteria for designation as a Loveland Historic Register landmark of property:

a.) Architectural

1. Exemplifies specific elements of an architectural style or period.
2. Demonstrates superior craftsmanship or high artistic value.

b.) Social/Cultural

1. Exemplifies the cultural, political, economic or social heritage of the community.

c.) Geographic/Environmental

1. Is an established and familiar natural setting or visual feature 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.

Based on the Architectural Inventory Form that Cultural Resource Historians prepared for the Swartz Farmstead at 715 S Roosevelt Avenue, staff has determined that the property 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.

VII. STAFF RECOMMENDATION

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Move to make the findings listed in Section VI of the Historic Preservation Commission staff report dated September 16, 2013 stating that the Swartz Farmhouse, Root Cellar, Barn, Privy, Chicken Shed, Tenant House, and Silo as outlined in the nomination application and as approved in concept by the Historic Preservation Commission and Open Lands Advisory Commission meet the criteria for designation.

Options

Section 15.56.030.D (4) provides the following options for commission action on an application for nomination:

1. Recommend approval
2. Recommend approval with modifications
3. Recommend disapproval

VIII. CONCERNS

It is important to consider the outcome of a potential designation of the Swartz Farmstead in terms of its long-term future. The City Council must consider both the property's eligibility and the position this would put the City in, as property owner, if it were to be designated. As of this point, there are no viable long-term uses for the property. The Loveland Historical Society was identified as an organization that would be willing to put the farmstead to a good community use, but their capacity and financial resources have now put a limit on the proposed uses for the farmstead. Without a viable long-term use or the financial resources to rehabilitate the property, a designation of the Swartz Farmstead would become a liability to the City. The structures could sit vacant and deteriorating, and a designation would place restrictions on future potential demolition.

IX. SCHEDULE

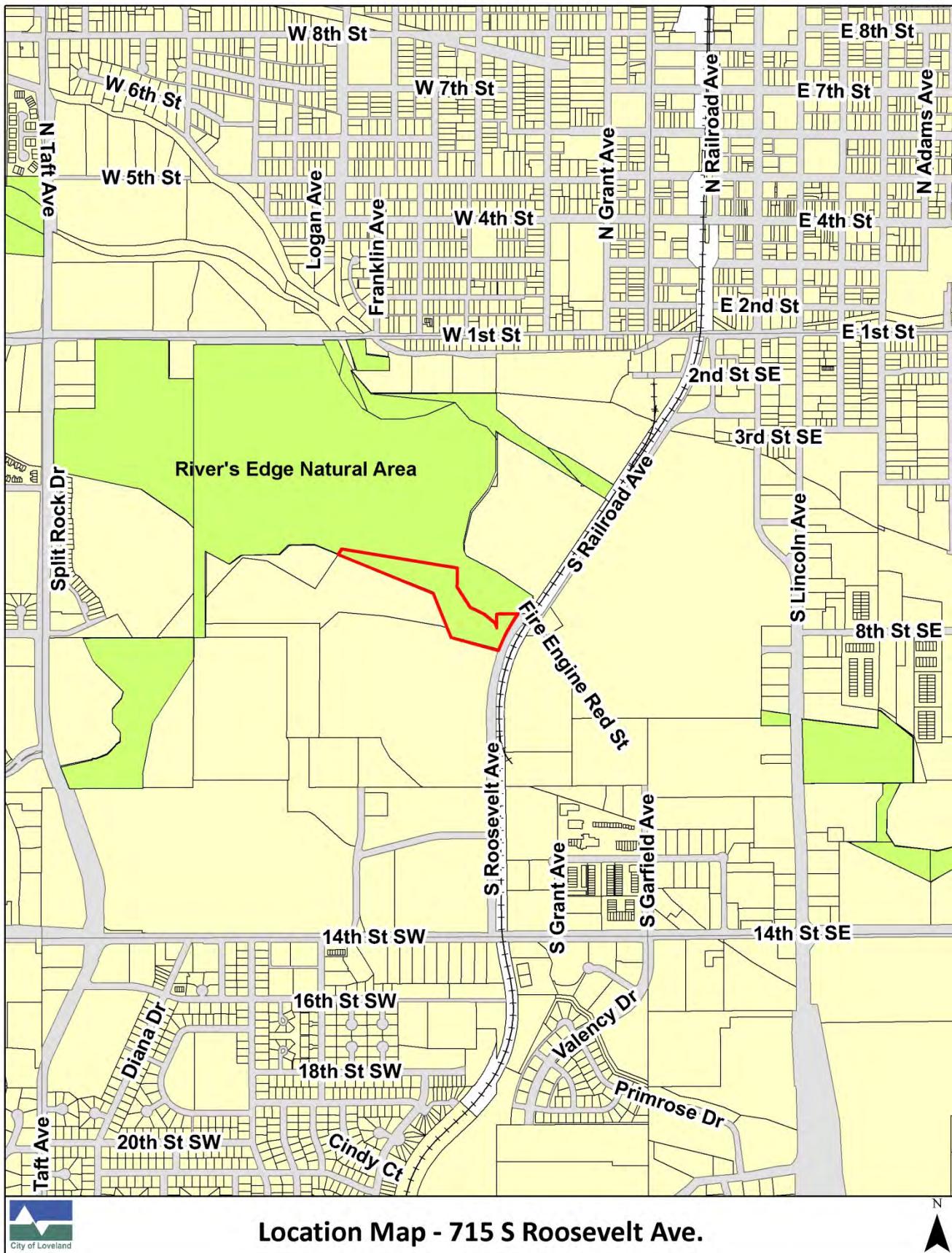
Code Section 15.56.030.D (6) provides that owner's consent shall be required, in writing, prior to review by the City Council of the application. If the owner(s) do not consent to the proposed designation, the application will not move forward. The Loveland City Council, acting as property owner, must consent to the nomination prior to considering the designation at a public hearing. Following is the schedule for consideration and consent by the City Council:

- **October 1, 2013** – Resolution to consent to the nomination and allow further processing of the application
- **October 15, 2013** – If the resolution is approved on October 1, 2013, then City Council will consider the nomination application at a public hearing on October 15, 2013.

Attachments:

1. Location Map
2. Swartz Farmstead Site Map
3. Nomination Application submitted by HPC Designees
4. Loveland Historical Society Proposed Lease Terms – 8/13/13

Attachment 1



Attachment 2: Swartz Farmstead Site Map





City of Loveland

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

Page 1- Applicant and General Property Information

Please Type or Print Legibly

*One property only per Application Form.
If more than one Applicant, please attach additional sheet.*

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	
Applicant:	<input type="checkbox"/> Property Owner <input type="checkbox"/> City Council (attach meeting minutes initiating action) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Preservation Commission (attach meeting minutes initiating action)
<i>Please check one.</i>	
Address:	
Telephone:	

PROPOSED LANDMARK INFORMATION	
Property Name:	
Address:	
Historic Use:	
Current and Proposed Use	
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i>
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i>

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

DETAILED PROPERTY INFORMATION	
Historic Property Name:	
Current Property Name:	
Address:	
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i>
Owner Name & Address:	
Style:	
Building Materials:	
Additions to main structure(s), and year(s) built.	
Is the structure(s) on its original site?	Yes _____ No _____ If No, Date Moved _____
What is the historic use of the property?	
What is the present use of the property?	
What is the date of construction?	Estimated: _____ Actual: _____ Original: _____ Source: _____



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION continued	
Describe the condition of the property.	
Who was the original architect?	Source:
Who was the original Builder/Contractor?	Source:
Who was the original Owner(s)?	Source:
Are there structures associated with the subject property not under the ownership of this applicant? Please describe.	
Detailed description of the architectural characteristics of the property.	<p><i>Please attach additional sheets if necessary.</i></p>



City of Loveland

Page 4 – Historical Significance

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: _____

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.



City of Loveland

Page 5 – Historical Significance (cont.)

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.



City of Loveland

Page 6 – Historical Significance (cont.)

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

Statement of Significance Please provide a brief statement summarizing the applicable criteria checked on previous pages.	<i>Please attach additional sheets if necessary.</i>
Photographs of property as it appears today	<i>Include photos from all angles: front, rear, and side elevations.</i>
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.	<i>Please attach additional sheets if necessary.</i>



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) : _____ **Date:** _____

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) : _____ **Date:** _____



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:

Matthew D. Newman, AIA - Chair of the Historic Preservation Commission

Signature of Preparer:



Matt Newman
2013.07.08 14:32:49-06'00'

Date:

7/8/13

Phone No.

970-223-1820

Address:

712 Whalers Way, Bldg. B., STE 100

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

Date:

7/8/13

E-Mail Form

OAHP1403
Rev. 9/98

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.6745**
2. Temporary resource no.: **N/A**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Swartz Farmhouse**
6. Current building name: **Swartz Farmhouse**
7. Building address: **715 S. Railroad Avenue**
8. Owner name and address: **City of Loveland
500 E. 3rd Street
Loveland, CO 80537**



National Register field eligibility assessment: **Individually Eligible**

Loveland Landmark eligibility assessment: **Individually Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 69W
SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, of NE $\frac{1}{4}$ of section 23

10. UTM reference (NAD27)
 Zone 13; 493031 mE 4470356 mN

11. USGS quad name: **Loveland, Colorado**
 Year: 1962; Photorevised 1984 Map scale: 7.5

12. Lot(s): N/A Block: N/A
 Addition: N/A Year of Addition: N/A

13. Boundary Description and Justification: **The surveyed buildings and structures occupy approximately four acres of land in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 23, Township 5 North, Range 69 West of the 6th Principal Meridian.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**

15. Dimensions in feet: **1269 square feet**

16. Number of stories: **1 $\frac{1}{2}$**

17. Primary external wall material(s): **Wood / Horizontal Siding**

18. Roof configuration: **Gabled Roof / Cross Gabled Roof**

19. Primary external roof material: **Asphalt Roof / Composition Roof**

20. Special features: **Porch**

21. General architectural description:

Farmhouse (Feature # 1)

This 1 $\frac{1}{2}$ -story wood frame building is composed of four elements: an original L-shaped, cross-gabled dwelling, which overall measures 29 $\frac{1}{2}$ ' N-S by 22' E-W; an enclosed shed-roofed section, which measures 17 $\frac{1}{2}$ ' N-S by 6' E-W, and fills in the void formed by the original building's L-shape, at the south end of the east elevation; a gabled extension to the west elevation, which measures 20' N-S by 24 $\frac{1}{2}$ ' E-W; an enclosed hipped-roof mud porch addition on the west elevation, which measures 18' N-S by 6 $\frac{1}{2}$ ' E-W. The original house is covered by a low sandstone foundation covered with painted cream yellow concrete pargeting. There is no basement. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted green 1" by 4" corner boards, except the south elevation of the gabled extension which is clad with a red brick veneer laid in running bond. The gabled and shed roofs are clad with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and green wood trim. Two painted green wood-paneled doors, each with nine upper sash lights and each covered by a white metal screen door, enter the south elevation from an uncovered concrete patio/porch which measures 12 $\frac{1}{2}$ ' N-S by 30' E-W. One of these doors enters the gabled extension, while the other enters the south end of the hipped-roof mud porch. All windows feature painted cream yellow wood frames and painted green wood surrounds. Window patterns include 6/6 double-hung sash, 6-light hoppers or casements, and single-light fixed-panes.

22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

This property is located on the west side of South Railroad Avenue, directly across from the historic Milner Schwarz farmhouse and the old Larimer County Fairgrounds site. An old oxbow from the Big Thompson River, which flows generally northwest to southeast, defines the property's northern boundary. Open fields are to the west and south, with excellent views of the foothills and Front Range of the Rocky Mountains. A chain link fence defines the south property line. The terrain is flat. In addition to the farmhouse (feature #1, described above), there are ten other features on the property, as described below in section 24.

24. Associated buildings, features, or objects:

Root Cellar (Feature #2)

The root cellar abuts the farmhouse's west elevation. This primarily below grade structure measures 17' N-S by 21½' E-W. Its painted cream yellow concrete block walls extend approximately one foot above grade, and it is covered by a moderately-pitched gabled roof which is six feet above grade at the peak. The roof is covered with grey asphalt composition shingles laid over 1x wood decking. A gabled cupola is centered on the roof ridge. The exposed gable end on the west elevation is clad with painted cream yellow horizontal weatherboard siding, and is penetrated by a painted over 2-light window. Entry into the root cellar is apparently through the mud porch of the adjacent farmhouse.

Tenant House (Feature #3)

This building is located 58 feet south of the Farmhouse (feature #1). It is composed of the following three elements: a steeply-pitched gabled section, which measures 12' N-S by 10½' E-W; a shed-roofed extension to the east elevation which measures 12' N-S by 8' E-W; A shed-roofed extension to the south elevation, which measures 10½' N-S by 16½' E-W. This house rests on a wood timbers on grade foundation, while its exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted red 1" by 4" corner boards. The gabled and shed roof forms are covered with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and red wood trim. A red brick chimney is on the west-facing roof slope. A painted green wood-paneled door, with one upper sash light, enters the shed-roofed extension on the east elevation. All windows feature painted cream yellow wood frames and painted red wood surrounds. The north elevation is penetrated by a 6/6 double-hung sash window and a 4-light window. The west and south elevations are each penetrated by a single 4-light window. The east elevation is penetrated by 1 4/4 double-hung sash window and by a 4-light window.

Barn (Feature #4)

A gambrel-roofed barn, which measures 32' N-S by 44' E-W, is located west of the Farmhouse and Root Cellar (feature #s 1 and 2). This impressive 1½-story barn is supported by a roughly-coursed sandstone foundation which is painted cream yellow. The exterior walls are clad with painted cream yellow

horizontal weatherboard siding, with painted red 1" by 4" corner boards. The gambrel roof features flared eaves, and a large hipped-roof cupola centered on the ridge. A painted cream yellow horizontal sliding vertical wood plank door enters the main level on the west (end) elevation. A large, painted green, vertical wood plank hayloft door, with painted red X-bracing, is located in the west elevation's upper gambrel end. A painted cream yellow heavy square wood timber, used traditionally to support a hay hook, extends from the upper gambrel end on the west elevation. The north (side) elevation is penetrated by a painted green horizontal sliding vertical wood plank door. The east (end) elevation is penetrated by a 4/4 double-hung sash window, and by a set of paired 4-light windows in the upper gambrel end. Two painted green and red horizontal sliding vertical wood plank doors are located on the south elevation. These doors slide on historic barn door hanger tracks with the historic hardware intact. The door hardware is inscribed: "ALLITH MFG. CO CHICAGO, ILL PAT'D NOV 19, 1901 & DEC 8, 1903."

W. P. A. Privy (Feature #5)

A privy, likely built by the Works Progress Administration during the late 1930s, is located a few feet east of the barn. This structure measures 4' 4" N-S by 4' 2" E-W. It rests on a concrete slab, and its exterior walls are clad with painted red horizontal weatherboard siding, with painted cream white 1" by 4" corner boards. The privy is covered by a shed roof with asphalt composition roofing material laid over 1x wood decking and 2x wood rafters. A painted red vertical wood plank door, side-hinged with metal strap hinges, is located on the east elevation. Within the privy, a single privy seat is supported by a square concrete pedestal set at a 45 degree angle to the door.

Chicken House / Shed (Feature #6)

A shed, probably used historically as a chicken house, is located 31 feet west of the Tenant House (feature #3). This structure measures 8' N-S by 40' E-W. It is supported by a low, hand-mixed, poured concrete perimeter walls foundation, and it has a poured concrete floor. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted red 1" by 4" corner boards. A shed roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and red wood trim. Three narrow, painted green, wood-paneled doors enter the south elevation. Another, larger, door opening on the south elevation is filled with a painted green sheet of plywood. The south elevation is also penetrated by three sets of paired 4-light windows and two single 4-light windows. The windows all have painted cream yellow wood frames and painted red wood surrounds.

Machine Shed (Feature #7)

A machine shed, which measures 16' N-S by 60' E-W, is located 48 feet west and 76 feet south of the Barn (feature #4). The machine shed's framing system is supported square poured concrete piers, with an earthen floor. The exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted red 1" by 4" corner boards. The roof features a saltbox form, with grey asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed and are painted cream yellow. The machine shed's north elevation is open, and is divided into four bays, each fifteen feet wide, divided by painted red square wood posts.

Silo (Feature #8)

A concrete stave silo is located a few feet west of the Machine Shed's west elevation. The silo has a circumference of 39 feet, and is 30 feet in height with no roof. The concrete staves are held in place with steel strapping bolts which encircle the silo at 13 inch intervals. A ladder, incorporated into the silo's construction, with a galvanized metal covering, faces northeast.

Agricultural Outbuilding (Feature #9)

An agricultural outbuilding, which measures 32' N-S by 32' E-W, is located 91 feet west of the Barn (feature #4). This structure has a poured concrete foundation and floor, while its exterior walls are clad with painted cream yellow horizontal weatherboard siding with painted red 1" by 4" corner boards. The roof is a low-pitched truncated gable, with grey asphalt composition roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted cream yellow and are exposed beneath the eaves. Two painted cream yellow, horizontal sliding, horizontal weatherboard doors are located on the north elevation. A set of paired, painted green with red trim, doors enter the west elevation, and are side-hinged with metal strap hinges. The west elevation is also penetrated by a set of paired 4-light windows and two single 4-light windows. A painted cream yellow horizontal sliding, horizontal wood plank door, enters the south elevation. The south elevation is also penetrated by a plywood-covered window opening. A painted cream yellow horizontal sliding, horizontal wood plank door, enters the north end of the east elevation. The east elevation is also penetrated by three sets of paired 4-light windows.

Pump House (Feature #10)

A low pump house structure is located 21 feet south of the Agricultural Outbuilding (feature #9). The pump house extends approximately 8 inches above grade, and measures 4' N-S by 5' E-W. Its walls are made of poured concrete, covered on top by a vertical wood plank door, side-hinged with metal strap hinges.

Loafing Shed ruins (Feature #11)

The ruins of a loafing shed structure are located 116 feet north of the Agricultural Outbuilding (feature #9). These ruins measure 20' N-S by 60' E-W. It consists of round vertical wood posts spaced at ten foot intervals. A portion of the north wall is clad with vertical wood siding. The shed roof is no longer intact; however, several 2x wood rafters are still in place.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:
Source of information: **Larimer County Assessor files**

26. Architect: **Unknown**
Source of information: **N/A**

27. Builder/Contractor: **Unknown**
Source of information: **N/A**

28. Original owner: **Unknown**
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Larimer County Assessor records indicate that the farmhouse was built in 1890, and that the secondary buildings and structures were constructed in 1935. The primary bases for these dates is unknown; however, if the 1890 date is correct, the original farmhouse dates to when the property was owned by the Milner family between 1871 and 1893. If the farmhouse was built after 1891, however, it dates to when the property was owned by John J. Ryan. The secondary buildings and structures were probably constructed over a period of years after the property was acquired by the John W. Swartz family in February of 1913. The privy, (feature #5) displays the characteristics of privies constructed by the Works Progress Administration, using standardized plans, during the late 1930s and early 1940s.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Vacant/Not In Use**

34. Site type(s): **Farm Complex**

35. Historical background:
Lands in the northeast quarter of Section 23, Township 5 North, Range 69 West, where this farm complex is located, were patented in 1869 by John D. Bartholf, E. D. Huffine, and George Luce. In October 1871, Bartholf deeded eighty acres, including the southeast quarter of the northeast quarter of Section 23, to Joseph Milner. Subsequent deed records indicate that the land remained with the Milner family until the early 1890s, when it became the property of John J. Ryan. The 1880 United States census lists John J. Ryan, age 42, and his wife Pellegie [sp?], age 39 as a resident of the Big Thompson precinct in Larimer County. The 1880 census also lists four sons and one daughter in the Ryan household: John H. (age 20), George L. (age 16), Hattie (age 14), Charles (age 13), and Willie (age 1). John J. Ryan passed away in 1906, and by that time, William L. Ryan was the owner of 360 acres in

Section 23 including this site. Deed and historic newspaper records reveal that Ryan sold the property to S. H. Clammer and John Swartz in February 1913. On February 7, 1913, the *Fort Collins Weekly Courier* reported:

A deed was filed today which conveyed 360 acres in section 23, township 5, range 69 from William L. Ryan to S. H. Clammer and John Swartz. The deal involved about \$20,000.

The *Fort Collins Weekly Courier* also reported that the Swartz family would be moving to this location in Loveland from their previous residence in Wellington:

Mrs. John Swartz was the guest of Fort Collins friends today. Mr. Swartz is moving his family to Loveland from Wellington. He has recently purchased the W. C. Ryan farm in Loveland.

On May 30, 1913, the *Courier* reported that S. H. Clammer had transferred his share of the property to John Swartz for undisclosed considerations. The property would subsequently be associated with the Swartz family throughout much of the twentieth century. John W. Swartz was born in Missouri on December 18, 1869, while his wife Anna T. Swartz (nee Tresham) was born in Ohio circa 1865. Mr. and Mrs. Swartz were married circa 1892, and apparently lived in Ohio before moving to Wyoming during the early 1900s. The 1910 census records the Swartz family as residents of the Saratoga precinct in Carbon County, Wyoming, including family members John W., Anna T, and two sons, Harold A. Swartz and Verne F. Swartz. (Anna Swartz' obituary indicates that Harold and Verne were her stepsons.) The Swartz family moved to Larimer County in the early 1910s, initially to Wellington and then to this location south of Loveland in 1913. They operated a general purpose farm at this location raising feed cattle and associated crops. With the Big Thompson River and Irrigation Ditch #2 nearby to the north, the property was ideal from an agricultural standpoint. John W. Swartz passed away on October 24, 1931, and this land then passed into the hands of his widow, Anna T. Swartz. Anna died nine years later, on April 16, 1940. Both are interred at the Loveland Burial Park.

Following their deaths, this property passed into the hands of Verne Floyd Swartz and Harold A. Swartz, and their respective spouses, Myrtle and Helen. Verne Swartz and his wife Myrtle (nee Melvin) were residents of Sedgwick County by 1931, and by 1940, they had moved to Yellowstone County, Montana. Harold Swartz, remained a Larimer County resident; however, he passed away in February 1946, at the relatively young age of 52. Thus, by the late 1940s, the Swartz family no longer lived at this location, but instead leased the property to tenant farmers. In the late 1940s and early 1950s, Clyde and Fern Bauer reportedly lived in the main house while the Paul and Blanche Griess family resided in the smaller tenant house.

By the early 1960s, the property had passed into the hands of Harold's widow Helen E. Swartz (aka Helen LaRue Swartz), and in the ensuing years, portions of the original Swartz farm were sold to Hewlett Packard Company. Deed records indicate that Hewlett Packard became the owner of this parcel in June of 1989. In October of 1999, Hewlett Packard deeded the land to Agilent Technologies Incorporated. The City of Loveland recently acquired the property from Agilent.

36. Sources of information:

General Land Office Records.

Griess, Barb. email correspondence to Brian Hayes, October 20, 2011.

<http://www.glorecords.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=0>

Larimer County Assessor's Records. <http://www.larimer.org/assessor/>

Newspaper articles (arranged chronologically), accessed either on microfilm at the Loveland Public Library or on line via <http://www.coloradohistoricnewspapers.org/>

Fort Collins Weekly Courier, February 7, 1913, p. 5.

“Real Estate Transfers.” *Fort Collins Weekly Courier*, May 30, 1913, p. 7.

“Helen Evans Weds Harold Swartz Thurs.” *Loveland Daily Reporter*, November 21, 1919, p. 1.

Loveland Daily Reporter, June 18, 1920. (Item reporting the marriage of Verne Swartz and Myrtle Melvin.)

Loveland Daily Reporter, September 26, 1920. (Item reporting the birth of a baby boy to Mr. and Mrs. Harold Swartz)

Loveland Daily Reporter, October 3, 1923, p. 4. (Item reporting that Mrs. Harold Swartz is in the hospital with typhoid fever.)

“Mrs. Anna Swartz, Local Resident 25 Years, Dies in East.” *Loveland Reporter Herald*, April 20, 1940, p. 1.

“Funeral Services Harold A. Swartz.” *Loveland Reporter Herald*, February 23, 1946, p. 5.

U. S. Census Records, accessed online via: <http://www.ancestry.com/> and

<http://persi.heritagequestonline.com.ezproxy.denverlibrary.org:2048/hqoweb/library/do/census/>

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

Loveland Standards for Designation:

<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> 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, Agriculture**40. Period of significance: **Circa 1913 – 1946**41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with the theme of agriculture in Larimer County, beginning circa 1890 and extending through the first half of the twentieth century. The property is also historically significant for its long association with the John W. and Anna T. Swartz family. Buildings and structures on the property are architecturally significant as intact representative examples of agricultural-related resources dating from circa 1890 and the early decades of the twentieth century. Particularly notable are the large gambrel roofed barn, the concrete stave silo, and the W. P. A. privy, all of which are exceedingly rare resource types throughout Colorado's northern Front Range. This property is individually eligible for inclusion in the National Register of Historic Places and in the State Register of Historic Properties. It also qualifies for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado / Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. With open fields to the south and west, Big Thompson Ditch No. Two to the north, and the old Fairgrounds

site across Railroad Avenue to the east, the surrounding area's integrity of setting is very much intact. Within the site, all known historic buildings and structures are still in existence and appear in reasonably good physical condition (except for the Loafing Shed ruins, feature #11). The farmhouse and tenant house (feature #s 1 and 3) have been modified to some extent (as described above in section 21); however, their modifications are likely more than forty years old. All other buildings and structures appear unaltered from their original construction. A sense of time and place relative to how this property appeared while it was a working farm through the first half of the twentieth century remains intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Individually Eligible**

Local Landmark eligibility field assessment: **Individually Eligible**

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

Discuss: **This property is located in a traditionally rural area approximately one-half mile southwest of downtown Loveland. The property is isolated from other historic properties.**

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 # CRH-5LR.6745, Images 1-21**

CD filed at: **City of Loveland, Community and Strategic Planning Department, 500 E. 3rd Street, Loveland, CO 80537**

48. Report title: **N/A**

49. Date(s): **December 16, 2011**

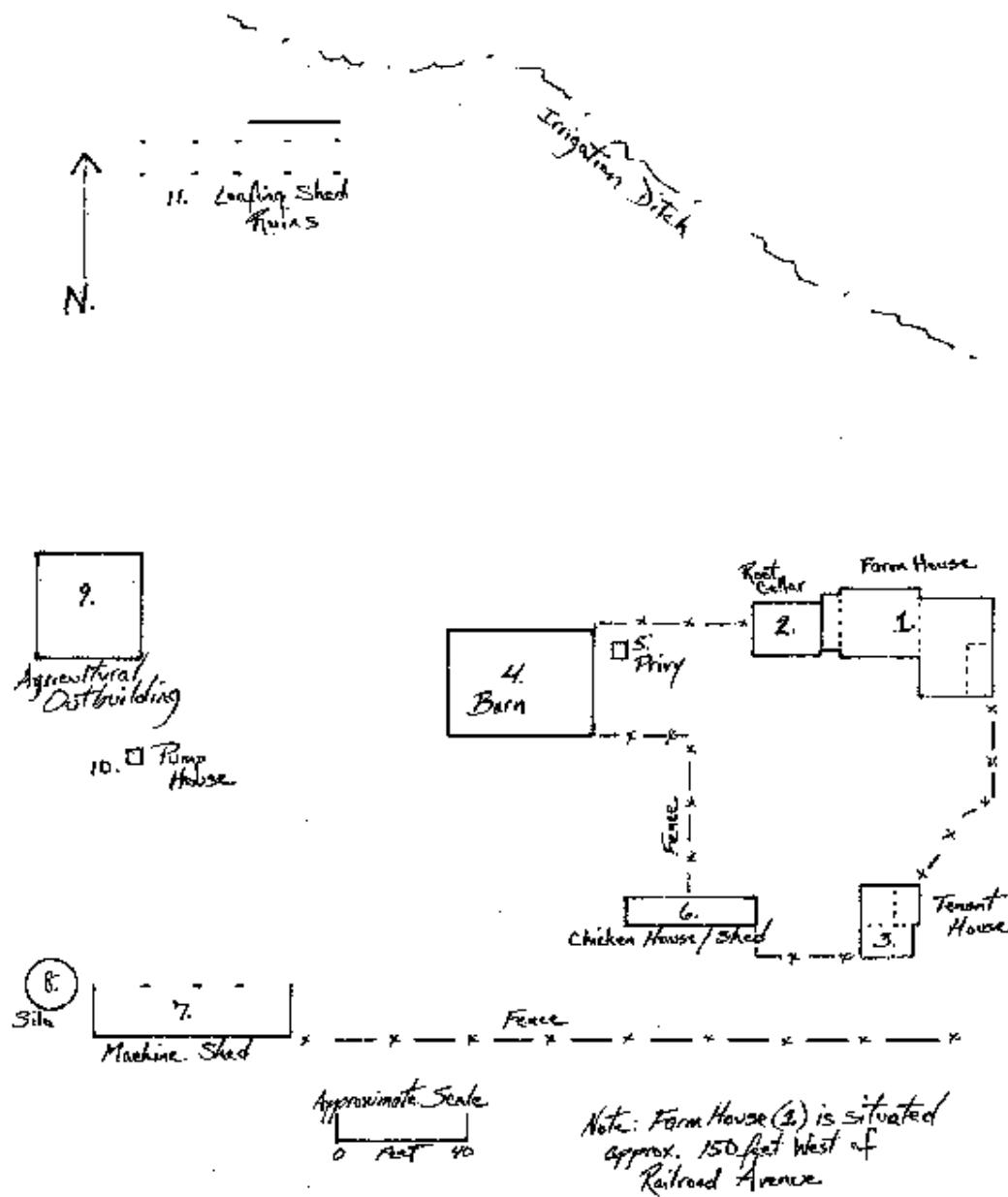
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

51. Organization: **Cultural Resource Historians**

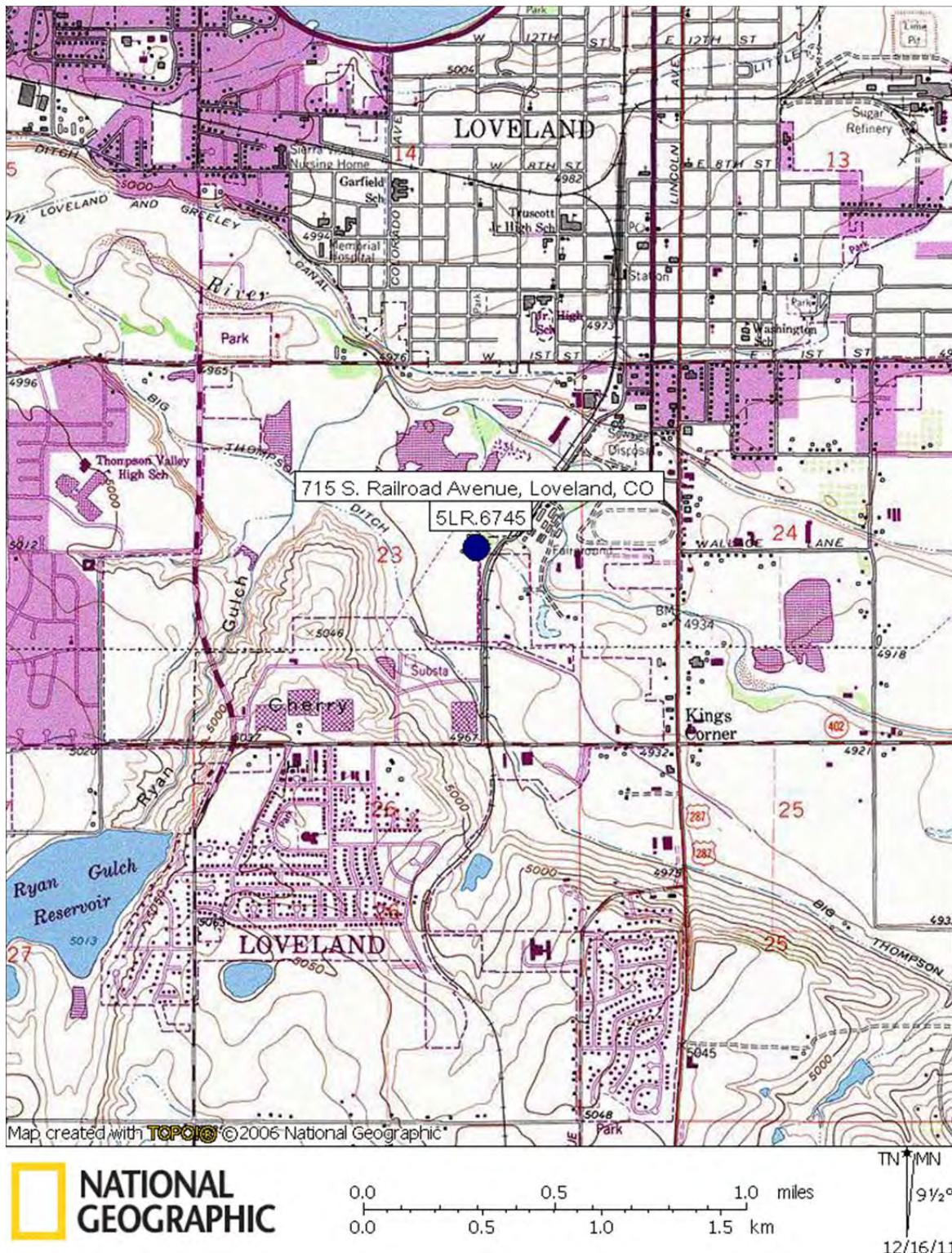
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map

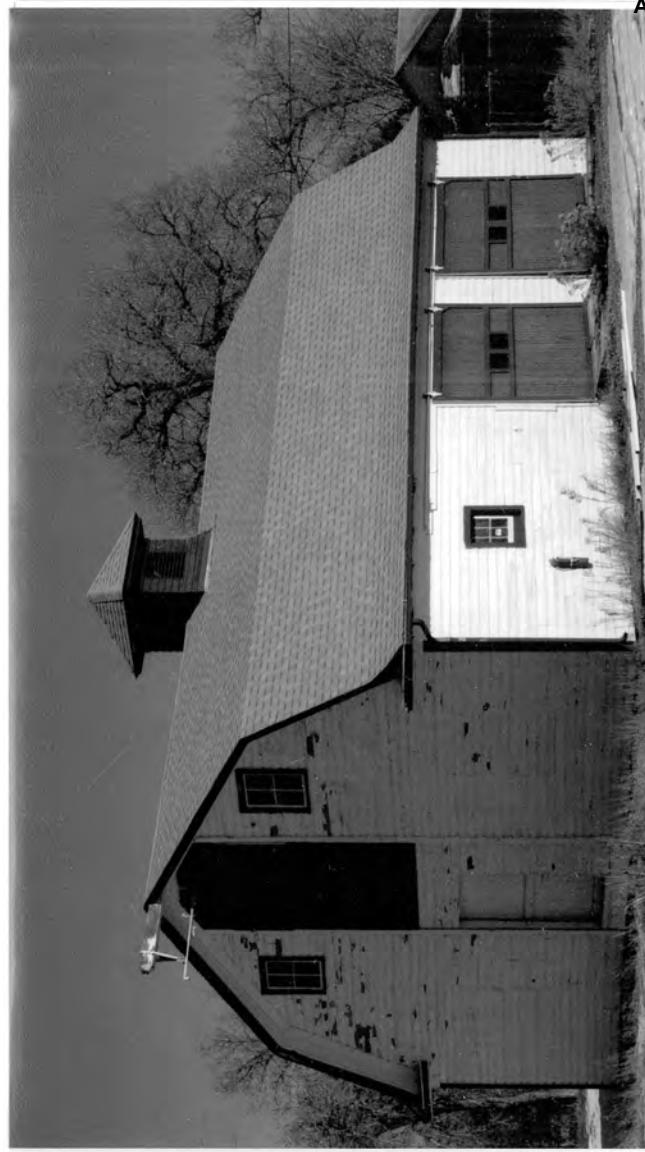
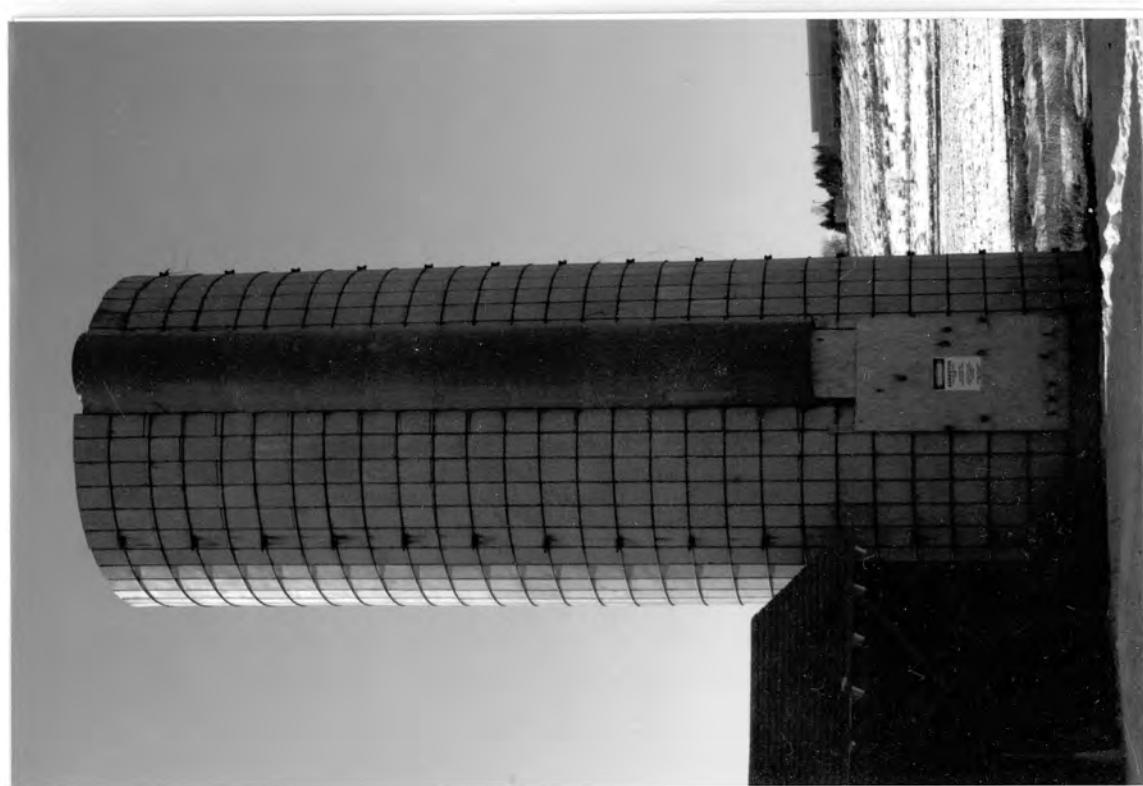
















August 13, 2013

Mr. Bill Cahill
City Manager
City of Loveland

The LHS Swartz Farmstead Committee wish to discuss the items listed below regarding the concept site plan and future lease of the Swartz Farmstead:

- 1) The main objective of LHS is to save as many of the historical Swartz Farmstead buildings as possible since they represent Loveland's agricultural past.
- 2) The City and Open Lands have emphatically stated there is no money in their budget(s) for any part of the farmstead buildings other than the silo. This leaves LHS solely responsible for restoring, maintaining, covering yearly operational costs, and caring for the farmstead's five buildings (farmhouse with root cellar, barn, tenant house, privy, chicken coop) as noted in the City's concept site plan. LHS does not have these funds and is incapable of fulfilling these responsibilities.
- 3) LHS cannot count on yearly fundraising projects to support the above noted expenses.
- 4) LHS does not have the manpower to maintain and care for the five buildings nor does LHS have the funds to hire outside companies to maintain them.
- 5) LHS original proposal was based on the farmstead site that was almost double the present City's concept site plan. LHS is now limited in the type and size of events that LHS would be able to hold on the property. The City has stated LHS would be limited to a group of thirty (30) visitors in the fenced area of the five (5) buildings (farmhouse with root cellar, barn, tenant house, privy, chicken coop). This leaves LHS unable to hold fundraising events necessary to procure operating funds for the farmstead.
- 6) The City has stated LHS would be responsible for securing grant monies. LHS does not have the matching funding for the needed grants plus it would be a huge undertaking for several LHS members to apply for all these grants.
- 7) LHS could put significant funds and resources into restoration of the buildings and land only to find out the farmstead is not eligible for National Designation of Historic Places. The securing of grant monies is quite time intensive and as a result, with a rejection of this designation, LHS would lose these funds that had been prematurely applied to this project.
- 8) LHS would rescind the live-in LHS caretaker option. Instead LHS would suggest installing motion sensor lighting along with solar-powered landscape lighting for security measures.
- 9) LHS would not offer any significant events on the property other than possible interpretive talks about the farmstead and buildings (focusing on the tenant house) plus perhaps nature walks.
- 10) Open Lands previously stated they need additional office and storage space. Open Lands and the City would have full access to the farmhouse for meetings and events. The barn and chicken coop would serve as storage space.
- 11) The City would be responsible for application of and securing grant monies.
- 12) The City would be responsible for applying for State and National Historic Places designations.
- 13) The City/Open Lands would be responsible for restoring, maintaining, and all yearly operational costs of the farmhouse with root cellar, barn, and chicken coop since these buildings would be solely for their use. The privy and silo would need to be stabilized.

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Swartz Farmstead

- 14) The City would construct and maintain the unpaved shared parking area/bus turnaround, access road off Railroad Avenue, and two connecting trails to River's Edge for usage by visitors to the natural area and tenant house.
- 15) The City/Open Lands would be responsible for removing the excess 'courtyard' vegetation along with designing, installing, and maintaining the new landscaping. Xeriscape landscaping might be an option and considered instead of water-thirsty grass and plants. This xeriscape (or drought-resistant plants) courtyard with placards indicating plant names could be used as an exhibit for homeowners to get ideas for their own landscaping plans to conserve water. *and chicken shed*
- 16) LHS would propose a long-term lease to maintain the tenant house only. This would include staging the interior for visitors to view through the windows – no tours of the interior would be offered. Lexan panels could be placed over the windows to minimize breakage.
- 17) LHS would have the local Art Community paint window panels which would depict an original interior view of the building and install the panels over the chicken coop windows. LHS would be responsible for installing the painted art panels.
- 18) It was suggested at the August 5 2013 meeting that LHS start work on making the property presentable for the grand opening of River's Edge in order that LHS might be able to gain public support and donations for the project. LHS does not feel comfortable with this commitment as it involves proceeding with work and/or funds being put into the project without a definite historical designation commitment.

Due to the inability of LHS to undertake the terms, responsibilities, and conditions listed in the City's concept site plan (noted above) along with the downsizing of the farmstead property, LHS feels there is no other option but to withdraw from the full-scale scope of the Swartz Farmstead project and instead focus on the tenant house and chicken coop window panels. As noted above LHS would request to enter into a lease with the City to save, restore, and maintain the tenant house (see #16 above). Additionally LHS would engage the local Art Community to paint window panels for the chicken coop windows (see #17 above) and LHS would install them.

LHS is hopeful that open space and historic preservation can co-exist on this project so that a historic agricultural property won't pay the ultimate price but instead be viewed and enjoyed by visitors for years to come.

Respectfully submitted,

Pam Sheeler, Swartz Farmstead Committee, LHS
Mike Perry, President, LHS

cc: LHS Swartz Farmstead Committee
LHS Board Members