

**LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
MONDAY, APRIL 21, 2014 6:00 PM  
CITY COUNCIL CHAMBERS  
500 E. THIRD STREET**

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

**6:00 PM**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL (WELCOME TO JON-MARK PATTERSON)**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES**
- VI. REPORTS** 6:05-6:15
  - a. Citizen Reports  
*This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.*
  - b. Council Update (John Fogle)
  - c. Staff Update (Bethany Clark)
- VII. AGENDA – CONSIDERATION OF NEW BUSINESS**
  - a. Public Hearing for Landmark Designation 123 N. Lincoln (Clark) 6:15-6:45
  - b. Historic Preservation Action Plan (Nick Wharton) 6:45-7:00
  - c. Milner Schwartz House National Register Plaque (Clark) 7:00-7:10
  - d. Historic Preservation Month (Garshelis) 7:10-7:20
  - e. Set Next Meeting's Agenda/Identify Action Items 7:20-7:25
- VIII. COMMISSIONER COMMENTS** 7:25-7:30  
*This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.*
- VIII. ADJOURN**

1      **City of Loveland**  
2      **Historic Preservation Commission**  
3      **Meeting Summary**  
4      **March 17, 2014**

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5      A meeting of the Loveland Historic Preservation Commission was held Monday, March 17, 2014 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 and Mike  
8      Perry. Bethany Clark of Community & Strategic Planning and Nikki Garshelis of Development Services were also  
9      present.

10     11     Absent: Matt Newman, Jon Patterson, John Fogle  
12     13     Guest: Gene Stires, Jr

14     **CALL TO ORDER**

15     16     *Commission Chair Berglund called the meeting to order at 6:00 p.m.*

17     18     **CITIZEN REPORTS** Gene Stires, Jr., owner of the property at 123 N. Lincoln Ave. which was built circa 1935 as a  
19     Sinclair Service Station, reported that he's disappointed with how the City has handled the negotiations in  
20     regards to purchasing his property. He referenced a meeting with a city appointed real estate broker who  
21     "thinks the property owners in the area will roll-over" and sell their properties at a low price to make way for a  
22     new development. He said he spoke to Councilor Fogle who was also not supportive of his desire to keep his  
23     property as it is. He asked the HPC for their advice about placing the property on the historic register. The HPC  
24     members said they would review an application once he submitted it and decide if they will recommend  
25     approval by City Council, based upon the historic significance and integrity. They suggested that Mr. Stires  
26     gather public support for designating the property. Mr. Stires provided some information about the historic  
27     significance of the structure and said he would submit an application.

28     29     **CITY COUNCIL UPDATE** None

30     31     **STAFF UPDATE**

- 32     33     • Bethany Clark reported that the Downtown National Historic District Open House was held on Thursday,  
34     March 6<sup>th</sup> from 3:00pm-6:00pm at The Majestic Gathering Place in Downtown Loveland. Approximately  
35     6 to 7 citizens attended and seemed pleased with the effort to secure the designation, she explained.
- 36     • Clark reported that all structures on the Swartz Farmstead have been demolished. The cupola from the  
37     barn roof was spared and was taken to the Loveland Museum for admission into the collection, she said.
- 38     • The old waste water plant demolition was put on hold.
- 39     • The City held its annual Boards & Commissions summit on February 27<sup>th</sup>. Commission Chair Berglund  
40     and Commissioners Cox and Perry attended.

41     **CONSIDERATION OF NEW BUSINESS**

42     **Historic Preservation Action Plan Pre-Test Survey Results**

43     44     Bethany Clark provided the results of the pre-test survey completed by Nicholas Wharton, MPA student at  
45     University of Colorado Denver. She reviewed the outline, demographics and next steps of the project. Another  
46     survey will be sent out in April and the findings will be presented by Nicholas at the April 21<sup>st</sup> meeting. He will  
47     present the final draft at the May 19<sup>th</sup> meeting. HPC members suggested sending the next survey to a more  
48     diverse audience.

50                   **Youth Involvement in Historic Preservation**

51                   Commissioner Kersley reported that she has been researching ways to get youth more involved in historic  
52                   preservation after attending the Saving Places Conference in February. She said she would like to see the HPC  
53                   work on creating partnerships with student groups. One of the interests of youth today, she explained, is the  
54                   idea of sustainability, which is has a natural connection to preservation. Besides partnering with student  
55                   groups, having a high school student on the HPC might be a beneficial relationship for both the student and the  
56                   commission, she said. If the students are excited about preservation then they can encourage other students  
57                   and their families to get involved, she added.

58  
59                   There was a discussion about this proposal and all commissioners agreed they thought the idea was excellent.  
60                   Bethany Clark agreed to ask Michelle Pearson from the State Historical Fund to attend an upcoming meeting to  
61                   provide other suggestions to involve youth in the program as Michelle has a background in that area.

62                   **Thoroughly Historic Thursday June 12**

63  
64                   Commissioner Perry reported that Jennifer Cousino from the Loveland Museum had asked for participation in  
65                   the June 12<sup>th</sup> event highlighting historical materials and resources. He suggested that commissioners contact  
66                   the museum if they would like to be involved.

67                   **Historic Preservation Month Discussion**

68                   Nikki Garshelis lead the discussion about the upcoming events in May:

69  
70                   1. May 3<sup>rd</sup> Tour de Pants. The committee met and is in the process of working out the details. Event plans  
71                   include:

72                   • Jeff Feneis will lead the bike tour and will emphasize resources that attracted early settlers to  
73                   this area. Mayor Gutierrez will participate in the bike ride and the celebration.

74                   • The boy scouts will hold a flag ceremony at the Medina Cemetery, Sharon Danhauer and Bill  
75                   Meirath are handling the preparations of the cemetery event and the beginning of the bike ride.

76                   • Michelle Van Hare is providing a horse and wagon at the celebration event

77                   • Games will include a frozen pants contest, loom table, coloring table and others

78                   • Food will include biscuits and beans.

79                   • There will be an information table about the historic district project and historic preservation  
80                   program.

81                   • Fifth Street from Lincoln to the alley will be closed off to traffic.

82                   • Commissioner Armentrout suggested getting the downtown businesses involved. Nikki will  
83                   follow up with her to try to get the information out to them and see if they'd like to participate.

84                   • The Economic Development Department has provided \$1,000 in funds and staff requests  
85                   another \$1,000 from the HPC budget. *Commissioner Cox made the motion to allow up to \$2,000  
86                   more in funds, the motion was seconded by Commissioner Perry and it passed unanimously.*

87  
88                   2. May 7<sup>th</sup> and May 14 are set for the Historic Workshops: Commissioner Kersley has scheduled the  
89                   presenters which will include "Reclamation partnerships in Northern Colorado" highlighting projects  
90                   that use repurposed barn wood, doors and other salvaged items and "Revitalization 101" a presentation  
91                   on how to use the unique character of the built environment to revitalize and enhance the community.

92                   3. 3<sup>rd</sup> week in May (TBD) Historic Walking Tour. Commissioner Perry is working on the tour and will provide  
93                   the date and information soon.

4. Commissioner Cox discussed the Realtor Workshop. Bethany Clark advised that the workshop could be held later in the year.

## Next Meeting's Agenda/Action Items

- Historic Preservation Month
- Capstone Project
- Milner Schwartz House National Register status
- Michelle Pearson
- Gas Station Application

## Commissioner Comments

- Commissioner Cox led a discussion about keeping positive about the progress of the HPC. He spoke about how the Schwarz Farmstead was an unfortunate loss but commissioners shouldn't let it mar their enthusiasm for future projects. Commissioner Kersley agreed that it is important to stay optimistic and confident of achieving success.

**Meeting adjourned at 7:41p.m.**



## Community & Strategic Planning

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

### STAFF UPDATE

**Meeting Date:** April 21, 2014  
**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:

#### Milner-Schwarz House on the National Register of Historic Places

The National Park Service in Washington D.C. added the Milner-Schwarz House to the National Register on March 19th.

#### Youth Involvement with Historic Preservation

Michelle Pearson, Coordinator of Historic Preservation Education Grants, State Historical Fund, will be attending the May 19 HPC meeting to discuss ideas to involve youth in the Historic Preservation program. Please keep in mind the following information when considering a student to be on the commission:

- The HPC term is three years, so it may be difficult to get a teen to commit to this, especially if they are in their Junior or Senior years of high school.
- After speaking with the liaison to the Youth Advisory Commission (YAC), she indicated that the youth members do not meet over the summer months, only during the school year. So we may have attendance issues during summer (which as you know is our busiest time with May, summer rehab projects, etc.).
- Amending the HPC code to have a seat reserved specifically for youth could present an issue with maintaining the required number of professionals in a preservation-related discipline such as history, architecture, planning, or archaeology. Three out of the seven members of the commission (43%) must be professionals.



## **Loveland Historic Preservation Commission**

### **Staff Report**

From: Bethany Clark, Community and Strategic Planning  
Meeting Date: April 21, 2014  
Re: Application for Historic Landmark Property Designation, 123 N Lincoln Ave.

#### ***SITE DATA***

***Address:*** 123 N Lincoln  
Loveland, CO 80537

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

***Historic Name:*** Howard's Sinclair Service Station

***Architectural Style:*** Art Deco/ Mediterranean/Spanish Colonial Revival

***Current Building Sq. Ft.:*** 1193 square feet  
(Source: Larimer Co. Assessor Property Information)

***Construction Date:*** Circa 1937

***Legal Description:*** LOTS 1 & 2, BLK 24, LOVELAND ORIGINAL TOWN PLAT; LESS RD AS PER 2001053327

***Owner(s):*** Eugene Stires, Jr.

***Applicant(s):*** Eugene Stires, Jr.

***Attachments:*** A. Location Map  
B. Nomination Application submitted by Applicant

## I. APPLICATION

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At the March 17, 2014 Historic Preservation Commission meeting, Gene Stires, owner of the property at 123 N. Lincoln, requested assistance from the commission regarding his property. The City of Loveland had approached Mr. Stires through a real estate agent inquiring about the purchase of his property with the intention of developing the entire block. Mr. Stires informed the HPC that he does not want to sell his property and would like to protect it from potential demolition through historic landmark designation. The Commission advised that he submit a Nomination Application to them for their review. Ultimately, they explained, that the designation decision would be made by the Loveland City Council.

Mr. Stires submitted an incomplete application to City staff and was advised by staff to revise the application regarding the criteria that the property is significant under. Mr. Stires proposed the property was significant as the site of an historic event and associated with a notable person. Staff advised that the property is primarily significant for its architectural style and not for notable people or historic events as referenced in the application. Mr. Stires resubmitted an application on April 1, 2014 without observing staff's recommendations.

Staff mailed a notification letter announcing the date of a public hearing to the property owner of 123 N. Lincoln Avenue as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for consideration of designation as a landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 123 N. Lincoln Avenue, Loveland, Colorado.

## II. SUMMARY

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*Excerpts from the 1999 Historic Building Inventory, Office of Archeology and Historic Preservation*

### **History:**

Howards Sinclair Service Station was built c. 1937, during the latter part of the Great Depression. The station was owned by Howard E. Mapps, who dispensed fuel and provided auto repair. It remained in business for approximately 30 years, from c. 1938 until c. 1968, under a series of different owners. In 1968-69, Floyd R. Street operated a rental service, offering tools, furniture, carpet shampooers, camping equipment, and more from the building. By 1971 Street's American Rental Center had either moved or failed, and the old gas station sat vacant for a few years in the early 1970s. For several years later in the decade (c. 1975-77), the building was put to use as a church. In 1975, it housed the All Nations Pentecostal Church, led by pastor Elder D. Weideman, and in 1976-77 it was called the Pentecostal Temple. In the 1979 and 1982 city directories no information was available about this address, suggesting that it was vacated. Recent uses include used car dealerships from c. 1984-1988, and in 1990 the property was occupied by Solar Shield and Detail, an automotive detailing shop that made use of the building's garage space. More recently, the building has been used as a medical marijuana dispensary and a foreign car repair garage.

### **Architectural Description:**

This historic gasoline station is located on the west side of North Lincoln Avenue, between 1st and 2nd Streets in Loveland, and directly north of the Greeley-Loveland Canal. The gas station building is a single story, stuccoed brick structure with a combination of Art Deco and Mediterranean or Spanish Colonial Revival elements creating a distinctive appearance. The building is composed of a rectangular two-bay garage, to the north end of which is joined a narrower office wing with a canted corner containing the main entry. Among the distinctive features of this building are a series of vertical, square-sided piers

that rise above the roof and are capped by smaller square blocks resulting in a stepped appearance (a common Art Deco visual effect). These piers are placed at key points along the building, and serve to divide the visible sides (the east and north sides) into a series of bays. Piers flank two large garage bay openings as well as the window and door bays on the office. Other distinctive features include the use of semi-cylindrical red roof tiles to create sloped false roofs on the parapet walls spanning the vertical piers; decoratively shaped window and door openings; and the application of decorative geometric designs with tile pieces set into the stucco on the vertical piers and above window and door openings.

The building's main elevation faces east. The southernmost garage opening is slightly larger than the adjacent, northern garage opening; however, both are equipped with similar painted wooden multi-panel doors with six large rectangular lights. The northernmost garage bay is also equipped with a narrow personnel entry door which consists of a five panel door, the upper three panels of which are glazed. A similar door is installed in the main entry to the office on the building's canted northeast corner. The office features identical bays on either side of the canted entry - one facing east and the other north - each containing a large fixed display window as well as a peaked parapet. The south side of the building is dominated by two very large windows intended to admit plenty of natural illumination into the garage area. These windows are multi-light (8-over-8-over-4) steel sash units containing casement sashes for ventilation.

The building is in very good conditions and appears to be virtually unaltered. The only apparent alteration to the property was the removal of the gasoline pumps/pump islands sometime after the original use was discontinued c. 1967-68.



**Figure 1: Northeast Corner**



**Figure 2: Southeast Corner**



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



**Figure 4: South Corner**



**Figure 5: West (Rear) Elevation**



**Figure 6:West (Rear) Elevation**

#### **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**

*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 Howard's Sinclair Service Station is a locally rare example of pre-World War II gasoline station architecture in Loveland. Its relatively ornate design, that melds Art Deco and Mediterranean or Spanish Colonial Revival attributes, reveals the eclectic and creative approach often taken by architects towards this specialized building type prior to the industry's movement beginning in the late 1930s towards the standardization of service stations representing competing brands of automobile fuel.

The gas station is also significant as an extremely rare example of Art Deco architecture in Loveland and for its high artistic value. As defined by the Colorado Historical Society's Office of Archaeology and Historic Preservation, Art Deco is characterized by an angular, linear composition, stepped or set-back facade, broken cornice lines and the use of polychromatic materials. Popular during the 1930s and 1940s, apartment buildings, schools and commercial buildings all over Colorado exhibit elements of this style. The vertical piers (geometric piers) exhibit a good example of broken cornice lines. Spanish Colonial Revival, popular during the 1920s and 1930s, is characterized by elaborately carved decorations surrounding windows, entrances and cornices according to History Colorado. The Mediterranean style often features a heavy tile roof as the dominant characteristic and has more restrained ornamentation (as opposed to the elaborate details on a Spanish Colonial structure). Common elements include tile roofs and stucco/plaster finishes which are distinct features of the structure.

The Howard's Sinclair Service Station was built circa 1937, making it greater than 50 years old.

##### **Integrity**

*Integrity* refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

According to the 1999 Loveland Historic Survey prepared by Cultural Resource Historians, the structure has excellent integrity and has not been exteriorly altered. The building also retains its original location. Its setting is somewhat impacted by the placement of a mobile 50s-style diner to the north of the subject building, but not to a degree that its integrity is severely diminished.

## **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 15.56.090. The Howard's Sinclair Service Station satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register Landmark:

a.) Architectural

1. Exemplifies specific elements of an architectural style or period.
2. Demonstrates superior craftsmanship or high artistic value.
3. Represents a built environment of a group of people in an era of history.

b.) Social/Cultural

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

c.) Geographic/Environmental

1. Enhances sense of identity of the community.

d.) Physical Integrity

1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
2. Retains original design features, materials, and/or character.
3. Retains its original location.

Given available information for the property at 123 N. Lincoln, staff has determined that the Howard's Sinclair Service Station 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.

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## **V. STAFF RECOMMENDATION**

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

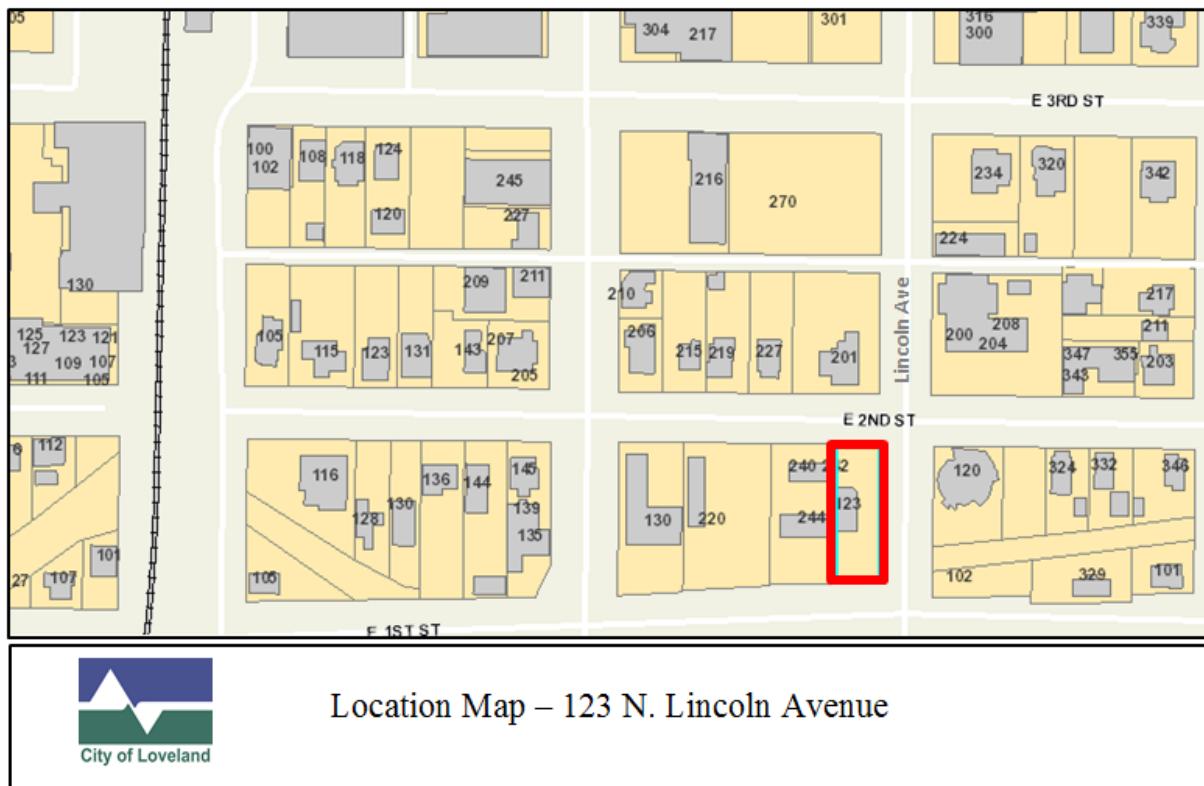
*Move to make the findings listed in Section IV of the Historic Preservation Commission staff report dated April 21, 2014 stating that the Howard's Sinclair Service Station meets the criteria for designation.*

### **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

## Attachment A



# Designation Information

## Historic Landmark Nomination

### LOVELAND HISTORIC LANDMARK NOMINATION – Application Information

#### PREPARING AND FILING YOUR APPLICATION:

The Historic Preservation Commission thanks you for becoming involved in the important process of protecting the Loveland community's historic built environment. The following steps will guide you through the nomination process and designation procedures. *If you have any questions, please call the historic preservation staff. Our staff is here to help!*

Designation is a five step process that takes approximately 3-4 months from the time an application is submitted to the Historic Preservation Commission.

- Step 1** **Pre-Application Conference.** Schedule a time to meet with the City Staff to determine the property's significance, review the designation process, and learn how to research the historic property. City Staff will also outline the privileges, obligations, and restrictions that apply to designated landmarks and districts.
- Step 2** **Formal Application.** Complete the *Loveland Historic Landmark Nomination Application* and attach an officially recorded document containing the legal description of the property. This could be an abstract of title, warranty deed, quit claim deed, etc. Contact the Larimer County Clerk's office for assistance. Applications can be submitted at the Planning window on the third floor of the Municipal Complex Annex, or mailed to City of Loveland Community & Strategic Planning, 500 E. Third Street, Suite 310, Loveland, CO 80537.
- Step 3** **Staff Review.** Community and Strategic Planning staff will review the application to determine whether the application is complete and if the property meets the criteria for designation.
- Step 4** **Historic Preservation Commission.** Once a complete application has been received, a public hearing is scheduled before the Historic Preservation Commission. All owners of record are notified by mail of the date, time, and place of the hearing. In addition, at least 15 days prior to the public hearing, the City shall post the property and publish a notice in the newspaper to indicate that a historic landmark designation has been applied for. The Commission will hear public testimony at the hearing and determine if the property meets the designation criteria. If the Commission determines that the property meets the criteria, the application is then forwarded to City Council.
- Step 5** **City Council.** Upon recommendation of the Commission, the designation application is forwarded to the Loveland City Council. The City Council will review the application for conformance with the established criteria for designation. Due consideration will also be given to the written view of owners of affected property. The City Council designates a landmark by City Ordinance, which requires two readings before the Council. The first reading before City Council is a public hearing.

## Application

## Historic Landmark Nomination

## LOVELAND HISTORIC LANDMARK NOMINATION – Application

## 1. NAME OF PROPERTY

Historic Name: Howard's Sinclair Service Station 1937 See Att.  
Current Name: Hennola Dr. / Papa Little Wheelie

## 2. LOCATION

Address: 123 N. Lincoln Lots 1+2 Blk 24 Lot  
Legal Description (attach additional sheets if necessary): \_\_\_\_\_

## 3. OWNER INFORMATION

Name: Gene Oltres Jr.  
Street Address: 1203 N. Eisenhower Blvd.  
City: Loveland State: CO Zip: 80537  
Phone: 970-581-3099 Email (optional): Lovelandgene@aol.com

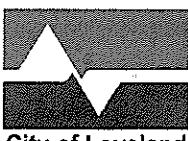
## 4. APPLICANT

Property Owner  
 City Council (attach meeting minutes initiating action)  
 Commission Designees (pursuant to 15.56.170)  
 Historic Preservation Commission (attach meeting minutes initiating action)

## 5. PROPOSED LANDMARK INFORMATION

Construction Date: 1935-37  
Source of Information: L. C. A. See Att.  
Architect/Builder: Carl Haff  
Source of Information: Harry Leifheit Jr.  
Original Owner: Harry Leifheit  
Source of Information: L. C. A. See Att.  
Building Materials: Brick

Is the structure on its original site?  Yes  No If No, Date moved: \_\_\_\_\_

500 East 3<sup>rd</sup> Street, Suite 310

Loveland, CO 80537

970-962-2525

[www.cityofloveland.org/historicpreservation](http://www.cityofloveland.org/historicpreservation)

# Application

## Historic Landmark Nomination

Original Use: Gas station

Present Use: Auto Restoration

Architectural Style: See Att. #2

### 6. SIGNIFICANCE

To qualify as a Loveland Historic Landmark, a property must be at least 50 years old and meet at least one criterion below. The property must also have historic and physical integrity. Please identify which criterion you believe the property qualifies under. **You must provide a statement explaining how the structure meets the criterion and therefore qualifies as a Loveland Historic Landmark.**

#### Architectural

- Exemplifies specific elements of an architectural style or period.
- Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- Demonstrates superior craftsmanship or high artistic value.
- Represents an innovation in construction, materials, or design.
- Represents a built environment of a group of people in an era of history.
- Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- Is a significant historic remodel.

#### Social/Cultural

- Is a site of an historic event that had an effect upon society. *One of the first mmj dispensary of Colorado.*
- Exemplifies the cultural, political, economic, or social heritage of the community.
- Is associated with a notable person(s) or the work of a notable person(s). *Gene Stires car customizer and car collector. Preservation of automotive art for over 20 years.*

#### Geographic/Environmental

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

Statement of Significance: (attach additional sheets, if necessary) See Attachment.

# Application

## Historic Landmark Nomination

### 7. ARCHITECTURAL DESCRIPTION

Please provide a narrative describing the architectural characteristics of the property using the following guides:

- a. Describe the structure and its surroundings. Include building size, shape, number of stories, materials, etc.
- b. Describe any major architectural features, uncommon or unique design features, ancillary structures, and important landscape or site features. Describe interior spaces with extraordinary design features, if desired.
- c. Describe character-defining features that comprise the appearance of the structure.
- d. Describe the structure's location and setting, including physical context and relationship to the neighborhood and other historic structures.
- e. Describe major alterations to the exterior of the structure and the dates of each alteration, if known.
- f. Include a statement describing how the building conveys its historic integrity. For example, does it retain its original location, design, materials, workmanship, setting, historic associations and feelings?

**Architectural Description:** (attach additional sheets if necessary)

See Att.

Only changes was the entry doors which will be replaced to the original style doors.

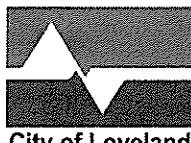
### 8. HISTORICAL DESCRIPTION

Please provide a narrative describing the property's history using the following guides:

- a. Describe the history of the structure and its associations with important individuals, groups, events, or historical trends. Automobile transportation, church, automotive art and Dispenser
- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend. Same as above.

**Historical Description:** (attach additional sheets if necessary)

See Att.



500 East 3<sup>rd</sup> Street, Suite 310  
Loveland, CO 80537

970-962-2525

[www.cityofloveland.org/historicpreservation](http://www.cityofloveland.org/historicpreservation)

## Community and Strategic Planning

## Application

## Historic Landmark Nomination

## 9. PHOTOGRAPHS

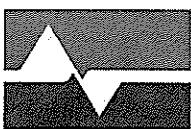
Attach 5x7 or larger color photographs\* showing each elevation of each building and structure on the property. Include photographs that depict important features or details. If available, attach copies of historic photographs of the structure.

*\* Computer printouts on standard printer paper will not be accepted. Applicant may provide a CD or flash drive with digital images (750 pixels x 1050 pixels minimum) in .jpg or .tiff format, in lieu of providing photo prints*

## 10. RESOURCES

Provide a list of research sources used in compiling this application. (attach additional sheets if necessary)

See Attachments



# Application

## Historic Landmark Nomination

### 11. AGREEMENT

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/historicpreservation> 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.

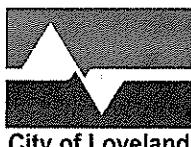
Signature of Property/Site Owner(s):

Date: 2014 3-31

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 once the property is a designated landmark, any proposed alterations must receive an approved Landmark Alteration Certificate prior to construction. The Property owner also understands and agrees that unauthorized alterations will result in a one-year moratorium on all permits for the property and may result in rescission of the landmark designation, and 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: 2014 3-31



500 East 3<sup>rd</sup> Street, Suite 310  
Loveland, CO 80537

970-962-2525

[www.cityofloveland.org/historicpreservation](http://www.cityofloveland.org/historicpreservation)

COLORADO HISTORICAL SOCIETY  
Office of Archeology and Historic Preservation  
1300 Broadway Denver, CO 80203

## HISTORIC BUILDING INVENTORY

COUNTY: Larimer CITY: Loveland

HISTORIC BUILDING NAME: Howard's Sinclair Service Station;  
McFarland Service Station

CURRENT BUILDING NAME: Honda Doctor

ADDRESS: 123 North Lincoln Avenue  
Loveland, CO 80537

OWNER(S) NAME AND ADDRESS: Eugene Patrick Stires  
123 North Lincoln Avenue  
Loveland, CO 80537

SITE NO: 5LR5037

Eligible for National Register  yes  no  
date \_\_\_\_\_ initials \_\_\_\_\_

Contributes to a potential National Register District  
 yes  no

District Name: Loveland Downtown Historic District

Criteria  A  B  C  D

Eligible for State Register  yes  no  
date \_\_\_\_\_ initials \_\_\_\_\_

Criteria  A  B  C  D  E

Areas of Significance

### Period of Significance

Needs Data  date \_\_\_\_\_ initials \_\_\_\_\_

LOCAL LANDMARK DESIGNATION: No

P.M.: 6th Township: 5N Range: 69W  
SW $\frac{1}{4}$  of SW $\frac{1}{4}$  section 13

UTM REFERENCE: ZONE: 13

EASTING: 493815

NORTHING: 4471180

USGS QUAD NAME: Loveland, Colo.

Year: 1962 (Photorevised 1984) 7.5'

Block: 24

Lots: 1-2

Addition: N/A

original location

moved

Date(s) of move(s): N/A

HISTORIC USE: Gasoline  
filling station

PRESENT USE: Automobile  
repair garage

DATE OF CONSTRUCTION

estimate: 1934-1937

actual:

SOURCE OF INFORMATION  
Loveland City Directories  
Sanborn maps



EMERALD CORPORATION

704--1ST NAT BK BLDG

AMARILLO, TEXAS. 79105

95133-51-001

LOIS L & Z BLK 24

LOVELAND

183 Frederick

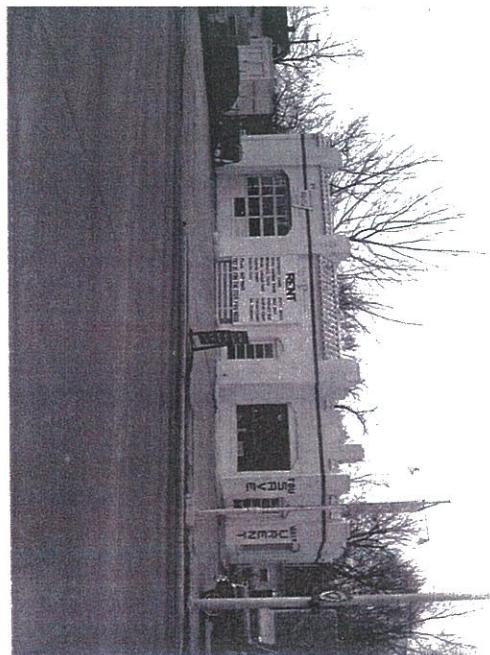
LOT OR ACREAGE DESCRIPTION

LOT OR ACREAGE DESCRIPTION *See this file* **100** LAND VALUE CALCULATION

## LAND VALUE CALCULATION

## LAND VALUE CALCULATION

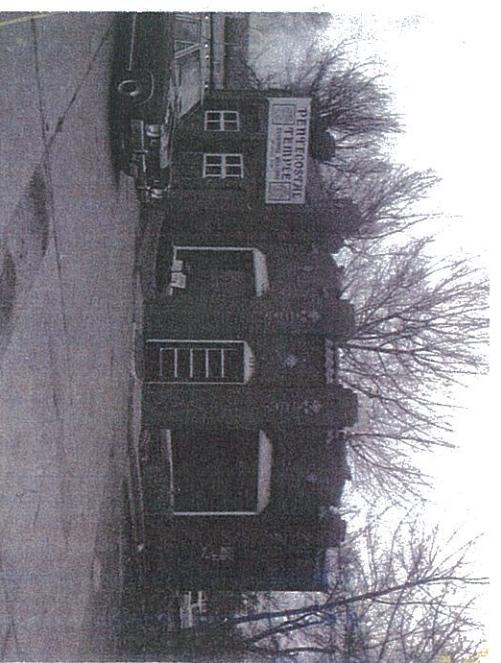
ACTUAL VALUE



COMMERCIAL PROPERTY APPRAISAL RECORD  
NO. 25133-51-001 (AB) SCHEDULE N

(DAF) TAX AREA 2101

(VAB) SUBDIVISION		(VAC) BLOCK	(VAD) LOT(S)	(DAA) TWP	(DAB) RANGE	(DAB) SEC.	(DAB) SEC. MAP NO.
		24	182				
(DAC) CITY NO.		(DAD) SUB. NO.		(DAE) CENSUS NO. <b>R83</b>			
(CAA) PROPERTY ADDRESS <i>123 Lincoln</i>		(CAC) STREET ADDRESS		(CAB) ZIP CODE			
(BAA) OWNERS NAME STONE, DONALD D		(CAD) CITY & STATE		(CAE) DATE (HAC/HAD) NO. YR.	(HAF) PAGE BOOK	(HAI) TYPE INSTR.	(HAB) DOC. FEE
				2/72	1491 348	448	100
05133-51-001 STONE, DONALD D		0388769 2188-0571 000-00A 10/82		10/22	2188 54	QC	00
2411 N TAFT AVE LOVELAND CO		REMARKS:					
95433-51-001 LOTS 1, 6, 2, BLK 24, LDV							
388769							
<b>DEAD FILE</b>							



LAND ATTRIBUTES		DATE OF IMP'S:		APPRaiser's INTERVIEW		INCOME APPROACH							
SUBJECT PROPERTY	(DAH) ZONING	Percent Built Up	%	(WAA)	(WAB)	(IAA)	(IAC)						
IMPROVEMENTS		TREND		CONFIRMED OCCUPANCY		FURNISHED DATE	DATA REFERENCE						
JBA) Power Street	JBB) Gravelized Street	Improving	Static	APPRAYER SALE PRICE	OWNER/TENANT UNFURNISHED		INDICATED VALUE						
JBC) Unimproved	JBD) Sidewalk	Brighted											
JBE) Curb & Gutter	JBF) Street Lights												
(JAB) LAND CLASS		LAND VALUE CALCULATION		APPROACH USED (Correlation) FOR ACTUAL VALUE DETERMINATION									
		(GAC) DATE	(GAD) CODE	ADJUSTMENT FACTORS	BASE UNIT SIZE	UNIT SHAPE	LOC. OTHER CAPST. VALUE	(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	(WBC) LAND/IMPS. RATIO	(WBD) DETERMINED BY	
UTILITIES													
JCA) Public Water	JCB) Well Water												
JCC) Public Sewer	JCD) Septic System												
JCE) Natural Gas		COST APPROACH											
TOPOGRAPHY		COST FACTORS		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE	ACTUAL VALUE				ASSESSED VALUE		
JDA) Level	JDB) High	DATE	TOTAL R.C.N.L.D.	AREA	TIME		(FAC) YEAR	(GAB) LAND	(FAB) IMP'S.	TOTAL	LAND	IMPS.	
JDC) Sleep	JDD) Low			%	%								
JDE) Sloping	JDF) Hill			%	%								
MARKET APPROACH (Comparable Sales)		SALES REFERENCE		DATE OF SALE (R.E. ONLY)	PRICE PD. ADJ.	TIME ADJ.	LOC. (Other Adjustments)	PHYSICAL CHARACTERISTICS		INDICATED VALUE	ENTERED BY		
JEA) Representative	JEB) Irregular												
JEC) Cui-De-Soc	JED) Corner												
JEE) View	JEF) Non-Si. Front												
Reviewed by: _____												Date: _____	

## ARCHITECTURAL DESCRIPTION

This historic gasoline station is located on the west side of North Lincoln Avenue, between 1st and 2nd Streets in Loveland, and directly north of the Greeley-Loveland Canal. The gas station building is a single story, stuccoed brick structure with a combination of Art Deco and Mediterranean or Spanish Colonial Revival elements creating a distinctive appearance. The building is composed of a rectangular two-bay garage, to the north end of which is joined a narrower office wing with a canted corner containing the main entry.

Among the distinctive features of this building are a series of vertical, square-sided piers that project from the roof, and are capped by smaller square blocks resulting in a stepped appearance (a common Art Deco visual effect). These piers are placed at key points along the building, and serve to divide the visible sides (the east and north sides) into a series of bays. Piers flank two large garage bay openings as well as the window and door bays on the office. Other distinctive features include the use of semi-cylindrical red roof tiles to create sloped false roofs on the parapet walls spanning the vertical piers; decoratively shaped window and door openings; and the application of decorative geometric designs with tile pieces set into the stucco on the vertical piers and above window and door openings.

The building's main elevation faces east. The southernmost garage opening is slightly larger than the adjacent, northern garage opening, however, both are equipped with similar painted wooden multi-panel doors with six large rectangular lights. The northernmost garage bay is also equipped with a narrow personnel entry door which consists of a five panel door, the upper three panels of which are glazed. A similar door is installed in the main entry to the office on the building's canted northeast corner. The office features identical bays on either side of the canted entry - one facing east and the other north - each containing a large fixed display window as well as a peaked parapet. The south side of the building is dominated by two very large windows intended to admit plenty of natural illumination into the garage area. These windows are multi-light (8-over-8-over-4) steel sash units containing casement sashes for ventilation.

The service station building is set back from the street and surrounded on the east and north sides by pavement. The gasoline pump islands appear to have been removed. The building is in very good condition, and appears to be virtually unaltered.

**PHOTOGRAPHS** (include photographs showing each side of building and any associated buildings)

Film Roll No: CM-2      Photographer Carl McWilliams  
Negative No(s).: 30-33

Location of Negatives: City of Loveland, Cultural Services Department

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions)

Loveland City directory data indicates that this automotive service station was constructed in the mid 1930s, and most likely in 1937. The only apparent alteration to the property was the removal of the gasoline pumps/ pump islands sometime after the original use

ARCHITECT: unknown

SOURCE OF INFORMATION: n/a

BUILDER / CONTRACTOR:  
unknown

SOURCE OF INFORMATION:  
n/a

ORIGINAL OWNER:  
Howard E. Mapps

SOURCE OF INFORMATION:  
1938 Loveland city directory

ARCHITECTURAL STYLE:  
Art Deco/ Mediterranean/ Spanish Colonial Revival

BUILDING TYPE:  
Commercial - Gasoline Station

MATERIALS:  
concrete foundation; stuccoed brick walls; red clay roof tiles

STORIES: One

SQUARE FOOTAGE: approx. 1050-1100

PLAN / SHAPE: polygonal

ASSOCIATED BUILDINGS: no

TYPE: N/A

## HISTORICAL BACKGROUND

This distinctive gas station was built c. 1937, during the latter part of the Great Depression, replacing a dwelling that formerly stood in the same location. The station was first owned by Howard E. Mapps, who dispensed fuel and provided auto repair under the name Howard's Sinclair Service Station. The service station remained in business for approximately 30 years, from c. 1938 until c. 1968, under a series of different owners. Howard Mapps owned the station until sometime in the 1940s, and by 1947 it was being operated by C.W. McFarland.

The station may have been temporarily closed in 1950, when no entry appeared for this address in the city directory, however by 1954 it was again operating as Ray's Shamrock Service under the ownership of Raymond Swartz. The station had changed ownership again by 1956, when it was operated by Lester Dittmar and David L. Seavers under the name Seavers & Dittmar Shamrock Service Station. Seavers & Dittmar remained in business near the corner of First and Lincoln at least until 1960 but by 1962 the station sat vacant. Two more owners operated the station in the 1960s: In 1964, Duane Fox was managing Duane's Shamrock Service Station at 123 North Lincoln Avenue, and offered excavating and dump truck services as well. By 1966, Fox had sold the station to Manuel Adame, who renamed the station South Lincoln Shamrock.

Adame was the last to operate the property as a gas station, and in the years to follow, attempts were made to adapt the facility and location to other uses. In 1968-69, Floyd R. Street operated a rental service, offering tools, furniture, carpet shampooers, camping equipment, and more from the unusual building. However, by 1971 Street's American Rental Center had either moved or failed, and the old gas station sat vacant for a few years in the early 1970s. For several years later in the decade (c. 1975-77), the building was put to use as a church. In 1975, it housed the All Nations Pentecostal Church, led by pastor Elder D. Weideman, and in 1976-77 it was called the Pentecostal Temple. This use was relatively short-lived however, and in the 1979 and 1982 city directories no information was available about this address, suggesting that it was again vacated.

More recent uses include used car dealerships from c. 1984-1988, and in 1990 the property was occupied by Solar Shield and Detail, an automotive detailing shop that made use of the building's garage space. More recently the building has been used as a foreign car repair garage.

*Even more recently owned and ran by Eugene P. Stires locally and nationally recognized for his automotive art and restorations, preservations and custom automobiles of all era's of time and history of our transportation to the present.*

---

### INFORMATION SOURCES (be specific):

Larimer County Assessor's property records for 123 North Lincoln Avenue, Loveland (1968, 1976).

Liebs, Chester H. *Main Street to Miracle Mile; American Roadside Architecture* (Boston: Little, Brown & Company, 1985).

*Loveland City Directory*, 1908-1998 (various publishers).

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

---

**SIGNIFICANCE** (check appropriate categories)**Architectural Significance:**

represents the work of a master  
 possesses high artistic value  
 represents a type, period or method of construction

**Historical Significance:**

associated with significant person(s)  
 associated with significant event  
 associated with a pattern of events  
 contributes to a historic district

**National Register Eligibility:**

Individual  yes  no  
Criteria:  A  B  C  D

**Contributes to a potential district:**

yes  no  
District Name: n/a

Area(s) of Significance: **Architecture**

Period of Significance: **c. 1937-1950**

---

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above)

Constructed around 1937, Howard's Sinclair Service Station retains a remarkable degree of physical integrity, and is a locally rare example of pre-World War II gasoline station architecture in Loveland. Its relatively ornate design, that melds Art Deco and Mediterranean or Spanish Colonial Revival attributes, reveals the eclectic and creative approach often taken by architects towards this specialized building type prior to the industry's movement beginning in the late 1930s towards the standardization of service stations representing competing brands of automobile fuel. The gas station at 123 North Lincoln Avenue is also significant as an extremely rare example of Art Deco architecture in Loveland. For these reasons, the property would qualify individually for inclusion in the National Register of Historic Places under Criterion C. The property is not situated within an existing or proposed historic district.

---

**INVENTORY COMPLETED BY:** Jason Marmor and Carl McWilliams**AFFILIATION:** Retrospect

Cultural Resource Historians

**DATE:** 13 October 1999**ADDRESS:** 1512 Briarcliff Road

1607 Dogwood Court

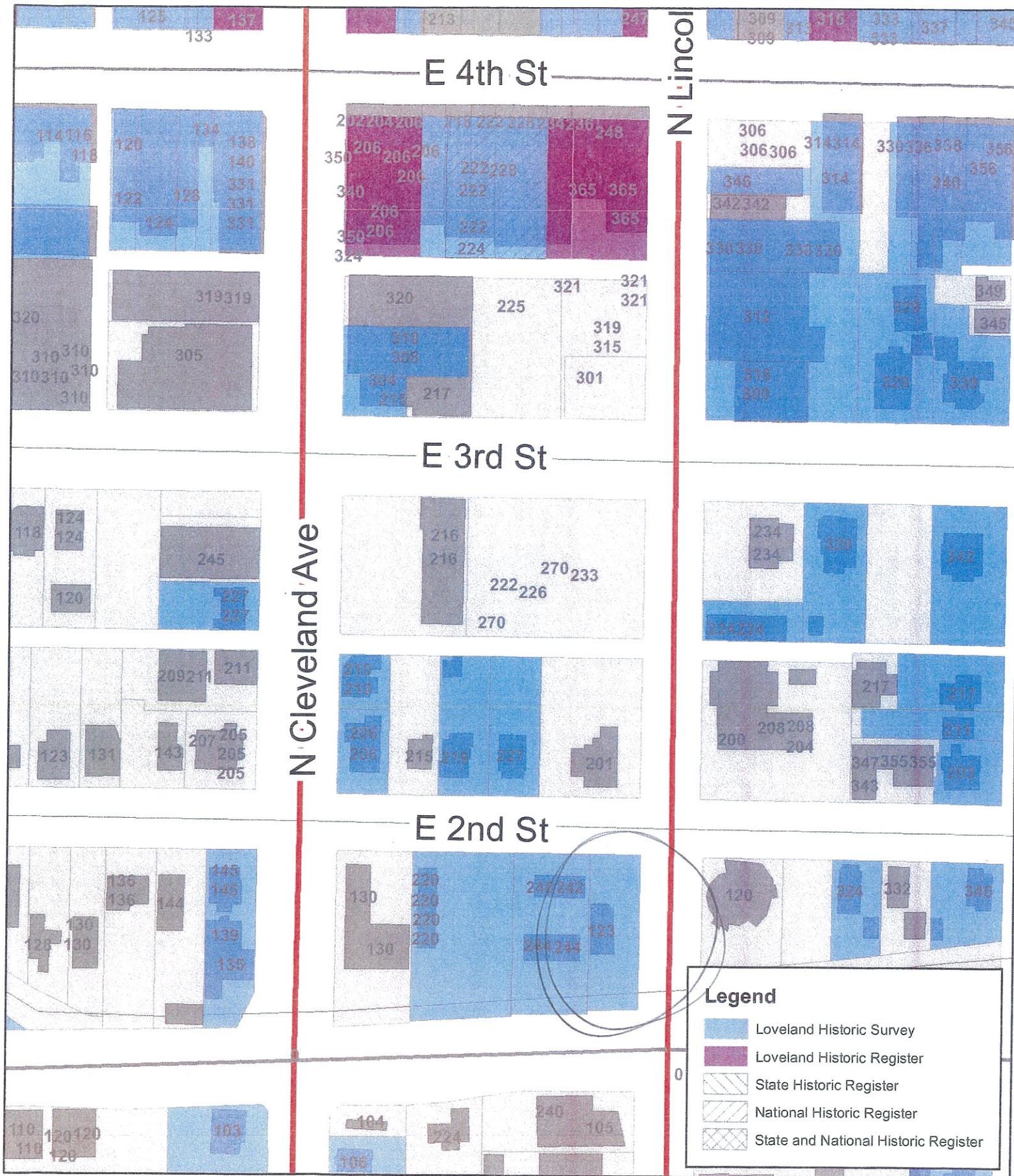
**PHONE:** 970/482-3115; 970/493-5270

Fort Collins, CO 80524

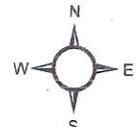
Fort Collins, CO 80525

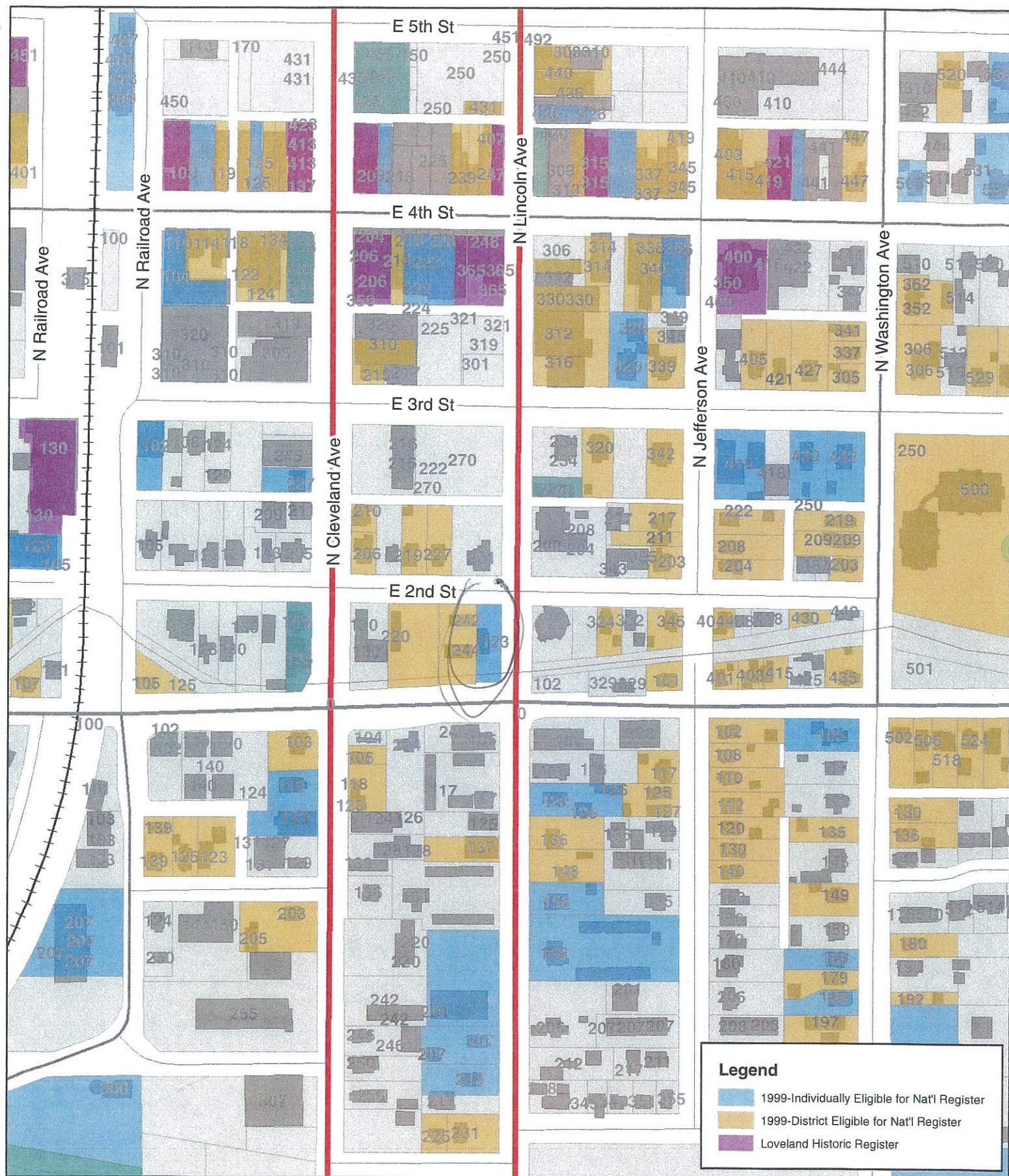
**PROJECT NAME:**

Loveland Historic Preservation Survey



## Downtown Loveland Historic Properties





## Downtown Loveland Historic Properties



Search for people, places and things



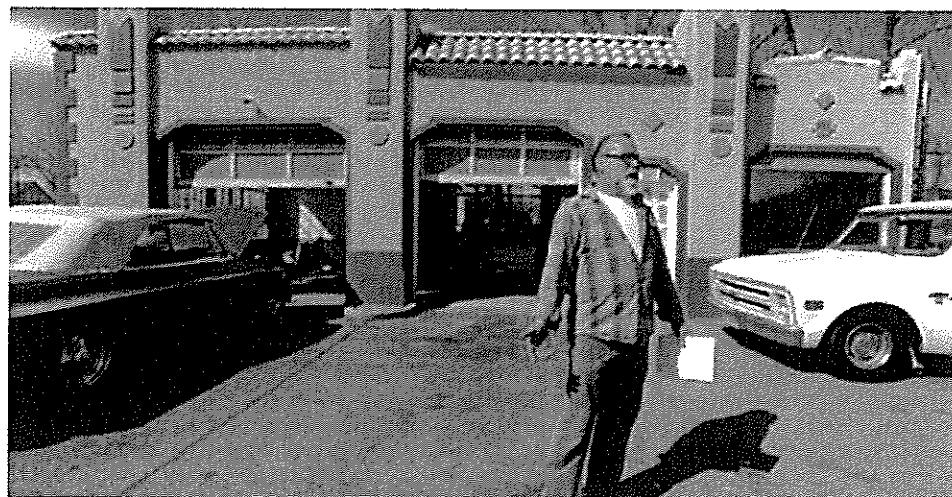
Loveland Re



Loveland Reporter-Herald

March 21 at 1:21pm

What would you rather see on the corner of First and Lincoln: the historic gas station that's been there for 75 years or a new development project?



### New development meets 'old downtown' in Loveland

As the city of Loveland moves forward in partnership with a national developer, one property owner says he's prepared to fight for his prime, historic downtown location.

LOVELAND REPORTER-HERALD

Like · Comment · Share

Eugene P Stires, Deanna Nolda McCarty, Stires Jr Eugene Gene · Top Comments and 35 others like this.

38 shares



Write a comment...



Georgina Ohline Minto Quit with the land grab! The old building is better!

Like · Reply · 21 · March 21 at 1:22pm



Kraig Warren Lorenzen Sick and tired of this SO called NEW DEVELOPMENT this building is what started this town,,, its a fine looking building leave it alone. Tell me why @ Grafield and 287 theirs a building that has been sitting their EMPTY since I moved into this town in 2... See More

Like · Reply · 19 · March 21 at 2:03pm

2 Replies



Uncle Benny's Building Supplies We need to support Gene on this one. I am all behind the re-development project, but our downtown, the development company and local business need to find the balance of old and new, character and clean modern.... Please follow this situation and support Gene on this. I don't want to see his building in a dumpster!

Loveland Re

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 **Southwestern Coyote** themed paint job can't we? What a lovely place for a hop or a bar where you could sit outside and soak up the sun.

Like · Reply · 11 · March 21 at 1:28pm

2 Replies

 **Amanda Thompson** The station. They tore down our family station right up the block for a new parking lot. A cool older historic building is better. Tearing down buildings will help people never know the history of this town.

Like · Reply · 10 · March 21 at 1:39pm

 **Diana Roberts McKinney** If we are fighting to keep the old feed and grain building from being torn down and this building is in a lot better shape. Plus it adds character to the area. I say leave it.

Like · Reply · 9 · March 21 at 3:24pm

 **Dawn Newcombe Cooley** should be the land owners choice!

Like · Reply · 9 · March 21 at 1:30pm

 **Suzanne VanderBorgt** Keep the old

Like · Reply · 8 · March 21 at 1:47pm

 **Marsha Jones** The old historic building

Like · Reply · 8 · March 21 at 1:24pm

 **Paul VanderBorgt** I like the old service station.

Like · Reply · 8 · March 21 at 1:23pm

 **Amanda Grabowski** I agree with everyone that want to keep the building the way it is! Why change history, I love driving past the station, it has so much character. KEEP IT THE WAY IT IS

Like · Reply · 7 · March 22 at 8:53pm

 **Sandra Berger** Why does the city need more new developments built before they even fill what they have already built. They are tearing down the small town feeling of the old town. I hope that block fights and fight hard.

Like · Reply · 7 · March 21 at 2:22pm · Edited

 **Desiraeh Garcia** Historic old building

Like · Reply · 7 · March 21 at 1:32pm

 **Kimberly McClora** Keep it as is!!!!

Like · Reply · 6 · March 22 at 9:40pm

 **Stires Jr Eugene Gene** I want to thank everyone that supports saving My building and Loveland's history, I just want to say I'm. totally for progress ! But not at the cost of our history ! When we run out of all the huge vacant building's around town (HP buildings ) and othe... See More

Like · Reply · 7 · March 22 at 1:13pm

2 Replies

 **Carol Parker** Leave the historic building!

Like · Reply · 6 · March 21 at 1:51pm

 **Shay Elizabeth Marie Devous** I think keeping it there would be awesome. History of a city is the coolest thing, and this is something that shouldn't just be heard about. It should be something people can actually see and enjoy. Historic buildings give cities a lot more character than that of new fancy buildings.

Like · Reply · 6 · March 21 at 1:42pm

 **Miesha Koala Collins** Keep it the way it is there is so much family history

 **Roxie Ellis** If the owner isn't ready to sell then leave him alone. Love how so ink they know what is better for the community.

Like · Reply · 5 · March 21 at 2:25pm

 **Star D'Angelo** Adaptive re-use of the old building, please, please, please! I was horrified the last time I visited my home town. For a minute, I thought that I made a mistake and got off the highway in NJ--same stores, same architecture.

Like · Reply · 5 · March 21 at 1:33pm

 **Jeri Rueff** My Dad worked there when he was in College. He was born in 1919. We live in California now where buildings are torn down and "new" ones put in there place as a matter of routine. How sad. Love old town Loveland with it's historic buildings. Hoping this building will be saved from the developers.

Like · Reply · 4 · March 24 at 7:26am

 **Ashley Aguilar** Keep it the way it is!! It is a part of the town's history!

Like · Reply · 4 · March 22 at 9:55pm

 **Juan M. Aguilar Jr.** Keep the way it is. Don't change anything.

Like · Reply · 4 · March 22 at 9:53pm

 **Ashley Mygrant** Keep it! Why mess with a good thing?

Like · Reply · 4 · March 22 at 9:41pm

 **Whitney Alexis Parker** Keep it the way it is!!

Like · Reply · 5 · March 22 at 9:37pm

 **Sharon Baca** I love coming into downtown Loveland and seeing the old historic buildings its a great feeling. Having new buildings put in would just take away the great feeling feeling I get and by reading all these comments I know I'm not alone.

Like · Reply · 5 · March 22 at 8:22pm

 **Ross Hart** The building can't be moved. Keep it there. It's not falling apart.

Who really cares about the color, It's his property. If you start to remove the cities history one building at a time, then Loveland won't be the town we all remembered as kids growing up. These old buildings need to stay to preserve the city's history and culture. SAVE THE HONDA DR.

Like · Reply · 4 · March 21 at 5:53pm

 **Juliana Pickering Dahl** I'm so tired of everything having to be "new". Let's leave a little character in our downtown...If you want new, simply head out to Centerra. There's a whole lot of cookie cutter newness there and, let's face it, it will look tired a few years down the... See More

Like · Reply · 4 · March 21 at 4:18pm

 **DeAnn Gates Stenson** Either move the building or work the new development around the Historic buildings....look how the used the old Washington School

Like · Reply · 4 · March 21 at 1:41pm

 **Douglas Crowl** If he wants to keep his property, that's fine. It's a nice building and it's his. I like the cars out there and it has good, funky character, which could be maintained as we revitalize downtown. However, it's one of the few things worth keeping around there. I would like to see 2nd street redone, one way or another. It would be better for the community.

Like · Reply · 4 · March 21 at 1:36pm

 **Cindy Kittinger** Please don't sell to them now, the GREEN Rush has started and people in real estate know that real estate is starting to boom....people are getting 1/3 more for what they are selling....DON'T SELL IT OUT NOW!!!

Loveland Re

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 **Cindy Kittinger** WOW, what does Loveland think it is doing?

 They are the ones always promising parking and we end up with another apartment building....(remember the old Walgreens went from parking to low income to ...now ritzy apartments? I remember)... See More  
Like · Reply · 3 · March 24 at 7:03am

2 Replies

 **Joetasha Mendiola** KEEP IT THE WAY IT IS!

Like · Reply · 3 · March 23 at 1:03am

 **Jenifer Fitch Shaw** Keep it the way it is!!!

Like · Reply · 3 · March 22 at 10:50pm

 **Angela Jones** Leave it be!!

Like · Reply · 3 · March 22 at 9:45pm

 **Derek Esquibel** Leave it the way it is

Like · Reply · 3 · March 22 at 9:44pm

 **Kenneth Melendez** Keep the gas station!!!

Like · Reply · 3 · March 22 at 9:32pm

 **Susan Jones** Love this cool building. Develop around it, this is called character!

Like · Reply · 3 · March 22 at 3:50pm

 **Angela Iozzia** We do not need more horribly overpriced ugly apartment complexes on such a busy corner. If you want to live in a downtown like that, Manhattan is waiting for you. kthxbai.

Like · Reply · 3 · March 21 at 11:25pm

 **Sarah Jennings** I will sign his petition, no doubt about it. Enough tearing down history to make everything new and boring!! That's part of the problem with this country...get rid of the old instead of rehabbing it to make room for something else. So sad.

Like · Reply · 3 · March 21 at 5:00pm

 **Amanda Thompson** Marc Sendek, yes with the old jeep. But you can put a parking lot anywhere. You don't have to tear down/destroy things to add others.

Like · Reply · 3 · March 21 at 4:31pm

 **Kama Droll** Leave it alone!!

Like · Reply · 3 · March 21 at 3:28pm

 **Hanna Copeland** I like the old buildings as long as the owners keep them in nice condition. Some of the building in this town look run down. I moved from a historic Colorado town and it is possible to fix-up the old buildings and make them look nice again.

Like · Reply · 3 · March 21 at 3:21pm

 **Jen Hatchett** Likes Leave the building as is. Add a relevant business. Keep downtown looking historic.

Like · Reply · 3 · March 21 at 2:23pm

 **Cindy Kittinger** by this column, people don't seem to want this....are the citizens and the owners of the properties really going to get a say in all of this?

Like · Reply · 2 · March 24 at 4:26pm

 **Stires Jr Eugene Gene** Great job!

Like · March 24 at 5:37pm

Loveland Re

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 **Cindy Zavala** It's a wonderful, old piece of Loveland history. We don't need parking lot. Paint colors can be changed but once it's gone, it's gone. I hope the owner fights this to the bitter end. And he will have a lot of people behind him, including me.

Like · Reply · 2 · March 24 at 2:42pm

 **Kit Kittin** gas station  
Like · Reply · 2 · March 24 at 1:51pm

 **Sadie Schroeder** Quit destroying the Historic side of Loveland. I'm sick of the "New" developments. It makes me sad to see such a wonderful historic city being turned into a Modern Mess! Leave what little historic pieces left alone. And to the owner....You fight like no other!!! Keep Loveland Sweet & Historic!!!  
Like · Reply · 2 · March 23 at 11:52am

 **Marissa Missi Nardi Bechtle** love that building!!! quit building new stuff!!  
Like · Reply · 2 · March 22 at 6:46pm

 **Amy Outler** I love that station! I always check the lot to see what classics are there.  
Like · Reply · 2 · March 22 at 4:34pm

 **Salina George** why can't we play up the significance of hwy 287 to our towns history as we revitalize the downtown. There are not many of the historic buildings left on that stretch of the hwy. Tear those 60's facades off the rest of the buildings and restore the old motor lodges and give it a route 66 feel. New development has its place, just not that place!  
Like · Reply · 2 · March 22 at 11:37am

 **DeAnn Gates Stenson** well....the Historic buildings have been there a long time...problem is they need to be kept up or people will not be drawn to spend time there....How many of us really spend time downtown....we can use the old buildings as long as they are safe and useful....but as I remember there have been some times that downtown was all but dead....I think that we should all see what the plans are before we throw a fit....can we have both old and new together??? think of the people that travel on 287 through our town....wouldn't it be better to have some things redone a bit so the true charm of our town can shine thru..?  
Like · Reply · 2 · March 21 at 7:41pm

 **Carolyn Cole Smith** The old gas station if it was open as a business. I've not seen it open since I moved here two years ago. If it's not going to be used then develope the property. Sitting there unused is a waste.  
Like · Reply · 2 · March 21 at 7:31pm

 **Debra Elliott** Our conservative city council folks need to remember that conservative = supporting property rights of the individual !!! It's not the job of the government to swoop in and enforce eminent domain. If they do, it's tyranny, plain and simple!!!  
Like · Reply · 2 · March 21 at 5:14pm

 **Marc Sendek** Amanda Thompson , yours was the one on the corner where the old jeep was? There's a pretty parking lot there now tho... :X  
Like · Reply · 2 · March 21 at 3:38pm

 **Marc Sendek** I 'm still bummed they tore down the old Leslie The Cleaner building..... For a park....  
Like · Reply · 2 · March 21 at 2:50pm

 **Mike Scholl** The Leslie building was contaminated and it wasn't torn down for a park, it will be incorporated into the development project

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 **Cindy Kittinger** seems like it should have been put to use for parking if everyone has complained of for the LAST 20 Years....I never see people sitting there and I go by a billion times a day...the one 1/2 block

way gets some use.....common sense is gone!

Like · 1 · March 24 at 7:14am

[View more replies](#)

 [Write a reply...](#)

 **Lou B** Would need to take a look at the old building and then the new concept first.

Like · Reply · 2 · March 21 at 1:50pm

 **Eugene P Stires** It's a no brainer. Why tear down structurally sound historic buildings to put up parking structures and county offices? That shop has been a cornerstone of the loveland downtown business district for decades. I hear they are going to level a large number of historic properties in the area to be developed by the lowest bidding contractor. Thumbs down

Like · Reply · 1 · March 24 at 7:23pm

 **Cindy Kittinger** when the homeless shelter was put in down there....that is when that part of town went downhill. I know because we have lived in a cute, quiet community down there for over 15 years ...and last summer it started to get pretty nasty. Do they do that just so that part of town WILL go down hill? Then they come and scoop it all up for a low price? It all saddens me the direction they have taken it.

Like · Reply · 1 · March 24 at 3:49pm

 **Cindy Kittinger** No imminent domain either, Loveland!!!

Like · Reply · 1 · March 24 at 7:07am

 **Mike Perry** Most Historic buildings are still around for a reason. Take the 1873 Milner/Schwarz house at Old Fairgrounds Park slated for demo but thanks to the Historic Preservation Commission and Loveland Historical Society it was saved from the city's demo plans. Another example is the Feed and Grain without the passion of a lot of people supporting that project we would not have the new Art complex and renovation of that building. The bottom line is it's up to the people to voice their concerns and let the City Council know how you feel.

Like · Reply · 1 · March 23 at 7:55pm

 **Kelsey Eady** Keep it the way it is!

Like · Reply · 1 · March 23 at 7:28pm

 **Joan Downey** I've never seen this particular area, but have seen enough "New Ideas" go bust & destroy places. Preserve history instead of bulldozing it.

Like · Reply · 1 · March 23 at 6:15pm

 **John and Michelle Scofield Croy** I don't live in Loveland, but the last time I went through downtown Loveland I didn't even recognise it. Some change is good but I like the old Loveland.

Like · Reply · 1 · March 23 at 2:49pm

 **Bethany Bristow** KEEP IT THE WAY IT IS PLEASE

Like · Reply · 1 · March 23 at 12:59pm

 **Holly Smith** I think the Historic District should stay just that: historic. Our history is a part of who we are. We can't demolish it and gloss over it with a shiny new building. We need to embrace our history and protect it. The historic district keeps Loveland unique. Destroying the historic district will be detrimental to

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Like · Reply · 1 · March 23 at 8:20am

Patton Wow when will they learn they new stuff downtown remains

 almost completely vacant.

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Penny Self A good Mexican restaurant!!!

Like · Reply · 1 · March 22 at 4:37pm



Zach Andersson I'd rather see all the junk/"antique" shops moved out of downtown first, but then let's get something cool downtown rather than the smithstonian/old car repair shop...my 2¢ as a downtown resident.

Like · Reply · 1 · March 22 at 4:24pm



Megan Hinojosa I believe we should preserve the historical buildings. Another words keep the gas station.

Like · Reply · 1 · March 22 at 1:50pm



Stires Jr Eugene Gene Looks like the biggest complaint about the old Building is the paint job!

Like · Reply · 2 · March 22 at 12:22pm



Cathy Doran Downtown Loveland is a joke! Go to Boulder and you can see a thriving downtown. Loveland has a long way to go. Nothing historical about junky buildings.

Like · Reply · 1 · March 22 at 11:56am



Cindy Kittinger we are NOT Boulder...God, I hope we never are (From a native Boulderite)

Like · March 24 at 5:14pm



Write a reply...



Terry Imel The historic gas station!

Like · Reply · 1 · March 22 at 11:06am



Meria Thiel Keep the gas station! I moved from there 10 1/2 yrs ago and it breaks my heart to see, when I visit, or hear how much of the old Loveland has changed! Leave the old buildings alone!

Like · Reply · 1 · March 22 at 7:02am



Sara Droll LEAVE IT ALONE!!!! Geez, u keep tearing down buildings and keep rebuilding new ones. This one is historic!!

Like · Reply · 1 · March 22 at 6:25am



Windy May Stracener The old gas station

Like · Reply · 1 · March 21 at 11:26pm



Joyce O'Donnell Keep the building.

Like · Reply · 1 · March 21 at 10:03pm



Angella Chesnut Historic!

Like · Reply · 1 · March 21 at 10:00pm



Jared Finkenbinder I've always wished I could buy that station.

Like · Reply · 1 · March 21 at 8:53pm



Chris Moon Dostal Keep the building....just redo the exterior.

Like · Reply · 1 · March 21 at 8:43pm



Brenda Leonard The historic building

Like · Reply · 1 · March 21 at 8:42pm

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 **Dan Fuller** It's his land!  
Reply · 1 · March 21 at 7:19pm

 **Michelle Charvat** It's so important to preserve our historical buildings!  
More  
Like · Reply · 1 · March 21 at 6:55pm

 **Donna Passmore** This historic building.  
Like · Reply · 1 · March 21 at 6:55pm

 **Lindy Phillips** Leave the old  
Like · Reply · 1 · March 21 at 6:35pm

 **Briana Aguilar** Keep the old!  
Like · Reply · 1 · March 21 at 6:18pm

 **Rick A Janecka** I Love old buildings, but not that one so much, progress is good  
Like · Reply · 1 · March 21 at 5:46pm

 **Shana Robben** Christopher Robben  
Like · Reply · 1 · March 21 at 5:39pm

 **Debra Elliott** Leave it--so tired of all the high density crap downtown!  
Like · Reply · 1 · March 21 at 5:12pm

 **Kathy Leonard** This is an iconic building! Why not keep this charming structure? I feel like Downtown Loveland will soon loose it's charm and look like every other "pretend downtown"--i.e. Streets of Southglenn.  
Like · Reply · 1 · March 21 at 5:05pm

 **Kathie Lockmyer Weise** Historic  
Like · Reply · 1 · March 21 at 5:01pm

 **Sandra Cook Svoboda** Why are we building all these New buildings and ruining what little historical buildings we still have? My heart breaks for the generations to come they will never ever know what historical buildings really look like because everyone thinks they need to upgrade and change their true beauty  
Like · Reply · 1 · March 21 at 4:39pm

 **Darlene Afdahl** Leave the old!  
Like · Reply · 1 · March 21 at 4:13pm

 **Steve Davis** Old old old. Leave it there  
Like · Reply · 1 · March 21 at 4:07pm

 **Nicole Krings-Becker** Leave it the way it is..why change?  
Like · Reply · 1 · March 21 at 3:57pm

 **Shan Stewart Meils** Keep the OLD BUILDING!  
Like · Reply · 1 · March 21 at 3:14pm

 **Ashley B Peterson** Im guessing that is the possible new site for a new Larimer county building?  
Like · Reply · 1 · March 21 at 3:13pm

 **Kyra Maryeski Pruett** It's a great historic building that looks good. Leave it  
Like · Reply · 1 · March 21 at 2:55pm

 **Trevor Moriarty** New new new new  
Like · Reply · 1 · March 21 at 2:51pm

 **Jenn Nye Metz** The historic building

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downtown.

Reply · 1 · March 21 at 2:39pm



**DeAnn Gates Stenson** But a community IS made up of many  
More

Like · Reply · 1 · March 21 at 2:32pm



Amber Anderson Gas station!

Like · Reply · 1 · March 21 at 2:22pm



**DeAnn Gates Stenson** how many people like and use the Recreation Center....places had to be torn down or moved to put that up...think how many people use and love that place...frankly I feel there are some buildings that can be moved or reused...but it's ok for some to go...there is one I have in mind the I feel is an eyesore and is a fire trap....just how I feel

Like · Reply · 1 · March 21 at 2:11pm

**DeAnn Gates Stenson** Building at 287 and Garfield(?)

Like · Reply · 1 · March 21 at 2:08pm



**Sean McCarthy** Old Chinese restaurant I think is what they are referring to. Something Star.

Like · March 21 at 5:05pm

**DeAnn Gates Stenson** oh yes Hot Star.....that place has problems...

Like · 1 · March 21 at 7:42pm



Write a reply...



**John Wertheim** Leave the historic building but I agree with getting rid of the 80s southwest paint job.

Like · Reply · 1 · March 21 at 1:58pm



**Mike Gross** it's a cool building, so move the building somewhere else downtown. the interests of the community sometimes conflict with the interest of the individual. it's a bummer, but it's reality. I know I certainly wouldn't want to be this property owner.

Like · Reply · 1 · March 21 at 1:48pm



**Lynn Reynolds** i was all on board for this project, but i like the owners plans for his property, too. can't something be worked out?

Like · Reply · 3 · March 21 at 2:05pm



**Josh Roberson** Wrong! We pay to see the ruins in Europe but we're so quick to do away with our own architectural history for a quick buck. The greed has got to stop!

Like · Reply · 2 · March 22 at 9:40pm



**Rik Johnson** Yes, let's keep all the old buildings. We'll never develop anything new and we can live in the past and fall apart and the town can die a lonely death. That's an outstanding idea.

Like · Reply · March 21 at 6:31pm



**Brenda Fenske** New development.....the Ru building looks like it should be in New Mexico not downtown Loveland.

Like · Reply · March 21 at 5:03pm

**Johanna Smaling Collier** I prefer keeping the History!

Like · Reply · 1 · March 24 at 3:23pm



**Britt Smith Gibson** Keep the gas station!!!! Why do we have to get rid of almost every piece of history in this country! Start preserving history!!!

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I like · Reply · 1 · March 22 at 2:01pm



Elliott Does it matter what the people think? Our bought and paid for representatives are going to do whatever makes their friends richer.

More

I like · Reply · 1 · March 21 at 2:04pm



Dean Cimino well, since I have "relatives" whom live in loveland, and (he) works for the city of loveland,,, and they couldn't bring themselves to vote for "that Mormon", and thus voted for obama instead,,,, I would expect no less from the city of loveland....

I like · Reply · March 21 at 5:20pm

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**To:** City of Loveland Historic Preservation Board

**From:** Nicholas Wharton

**Re:** Historic Preservation Survey Results and Next Steps

**Date:** April 15, 2014

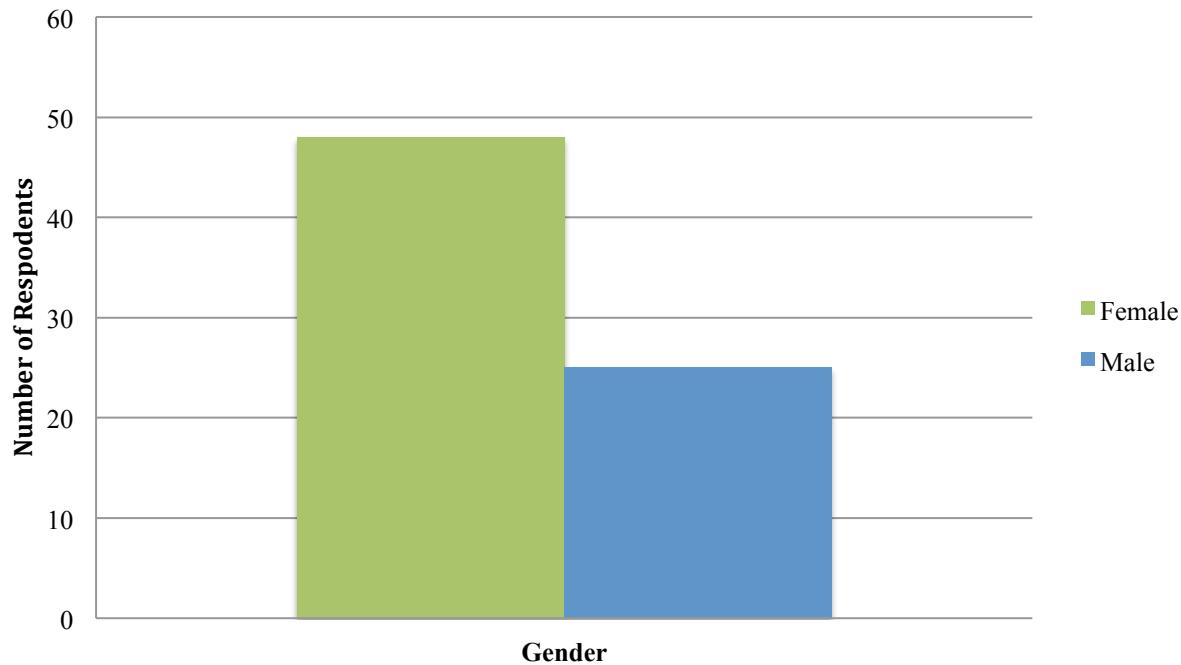
The following graphs and tables are the analyzed data from both the first paper survey and the recently conducted digital survey on SurveyMonkey. The overall assessment of the data represents almost identical results as the first set of paper surveys. Further analysis of this data will be conducted at the HPC meeting, so I welcome any questions you might have.

Additionally, I have included in the packet a suggestion form for the City of Loveland Historic Perseveration Strategic Action Plan & Public Outreach Program Update. In attempt to capture the suggestions of the public and the board, this form has been created. I have asked that any person wishing to comment on either the strategic action plan (suggestions on short and long term goals and objectives for HPC) or the public outreach program (suggestions that help educate what historic preservation encompasses in the city) please do so. This form is directed towards the public, however I would appreciate it if each of the board members would please fill out the form with your personal suggestions so I may attempt to include them in either the strategic action plan or the public outreach program.

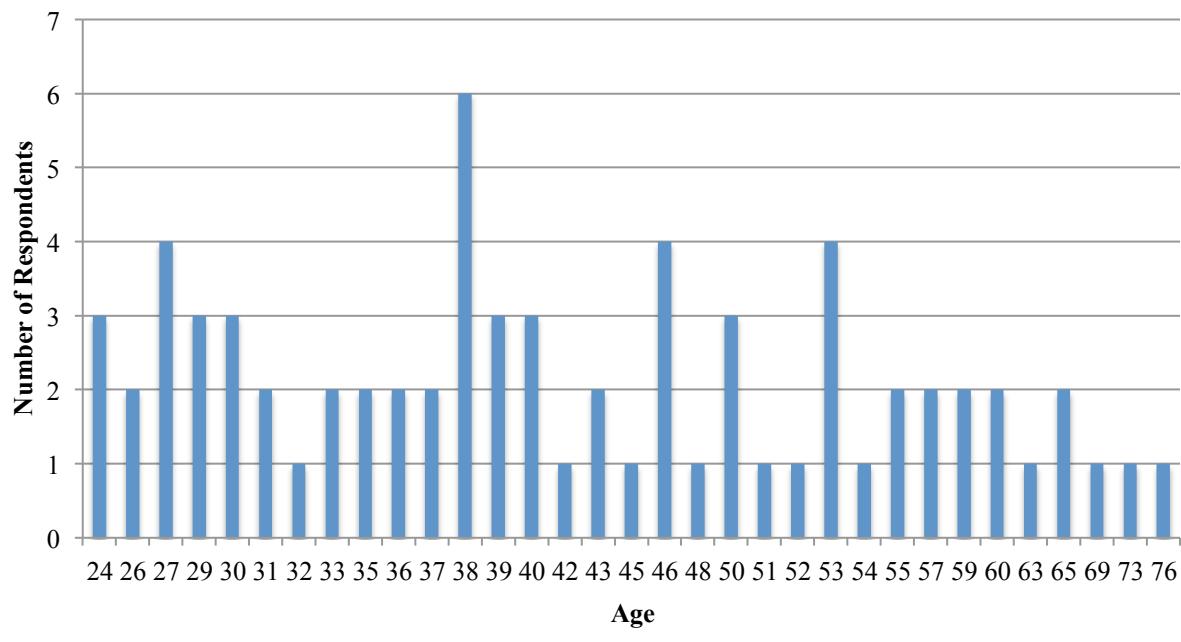
If you any questions, comments or concerns about the following graphs and tables, please do not hesitate to either email ([nicholasjohnwharton@gmail.com](mailto:nicholasjohnwharton@gmail.com)) or call (805-234-3854).

## Demographics

**Graph 1 - Gender of Respondents**



**Graph 2 - Age of Respondents**



Frequency Statistics for Participation in Historic Preservation

1. Do you believe historic buildings should be preserved?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly Disbelieve	2	2.6	2.6	2.6
	No Opinion	2	2.6	2.6	5.3
	Believe	33	43.4	43.4	48.7
	Strongly Believe	39	51.3	51.3	100
Total		76	100	100	

2. Have you ever purchased a historic home?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	60	78.9	78.9	78.9
	Yes	16	21.1	21.1	100
Total		76	100	100	

3. If you have purchased a historic home, do you still own this home?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	8	10.5	50	50
	Yes	8	10.5	50	100
	Total	16	21.1	100	
Missing	N/A	60	78.9		
Total		76	100		

4. If you have purchased a historic home, did you rehabilitate the historic home?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	5	6.6	31.3	31.3
	Yes	11	14.5	68.8	100
	Total	16	21.1	100	
Missing	N/A	60	78.9		
Total		76	100		

**5. If you have purchased a historic home, did you use any tax incentives to help rehabilitate your home?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No Tax Incentives	15	19.7	20	20
	N/A	60	78.9	80	100
	Total	75	98.7	100	
Missing	Missing	1	1.3		
	Total	76	100		

**6. How likely are you to preserve a historic home?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not Likely At All	4	5.3	5.6	5.6
	Probably Not Likely	21	27.6	29.2	34.7
	Somewhat Likely	21	27.6	29.2	63.9
	Very Likely	26	34.2	36.1	100
	Total	72	94.7	100	
Missing	Missing	4	5.3		
Total		76	100		

**7. Would you purchase a historic home if there were incentives available for preservation efforts?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	4	5.3	5.4	5.4
	Unsure	9	11.8	12.2	17.6
	Maybe	25	32.9	33.8	51.4
	Yes	36	47.4	48.6	100
	Total	74	97.4	100	
Missing	Missing	2	2.6		
Total		76	100		

**9. Is it important to preserve properties that are significant to your city's history and culture?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not Important	1	1.3	1.4	1.4
	Somewhat Important	7	9.2	9.6	11
	Important	18	23.7	24.7	35.6
	Very Important	47	61.8	64.4	100
	Total	73	96.1	100	
Missing	Missing	3	3.9		
Total		76	100		

**10. Does your city provide information to the public about preservation programs?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	32	42.1	44.4	44.4
	Unsure	40	52.6	55.6	100
	Total	72	94.7	100	
	Missing	4	5.3		
Total		76	100		

**11. Should your city spend money preserving historic buildings?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Absolutely Not	1	1.3	1.4	1.4
	No	4	5.3	5.4	6.8
	Maybe	16	21.1	21.6	28.4
	Yes	28	36.8	37.8	66.2
	Most Definitely	25	32.9	33.8	100
	Total	74	97.4	100	
Missing	Missing	2	2.6		
Total		76	100		

**12. If you are familiar with your city's Historic Preservation Commission, do you believe they are accomplishing their job?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not Familiar	34	44.7	46.6	46.6
	No	4	5.3	5.5	52.1
	Somewhat	26	34.2	35.6	87.7
	Yes	9	11.8	12.3	100
	Total	73	96.1	100	
Missing	Missing	3	3.9		
Total		76	100		

**13. Please specify which range best describes your 2013 annual household income.**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Under 19,999	5	6.6	7.1	7.1
	20,000 to 39,999	13	17.1	18.6	25.7
	40,000 to 59,999	12	15.8	17.1	42.9
	60,000 to 79,999	15	19.7	21.4	64.3
	80,000 to 99,999	12	15.8	17.1	81.4
	100,000 to 119,000	8	10.5	11.4	92.9
	Over 120,000	5	6.6	7.1	100
	Total	70	92.1	100	
Missing	Missing	6	7.9		
Total		76	100		

**14. Please identify your current age in years?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid					
	24	3	3.9	4.2	4.2
	26	2	2.6	2.8	7
	27	4	5.3	5.6	12.7
	29	3	3.9	4.2	16.9
	30	3	3.9	4.2	21.1
	31	2	2.6	2.8	23.9
	32	1	1.3	1.4	25.4
	33	2	2.6	2.8	28.2
	35	2	2.6	2.8	31
	36	2	2.6	2.8	33.8
	37	2	2.6	2.8	36.6
	38	6	7.9	8.5	45.1
	39	3	3.9	4.2	49.3
	40	3	3.9	4.2	53.5
	42	1	1.3	1.4	54.9
	43	2	2.6	2.8	57.7
	45	1	1.3	1.4	59.2
	46	4	5.3	5.6	64.8
	48	1	1.3	1.4	66.2
	50	3	3.9	4.2	70.4
	51	1	1.3	1.4	71.8
	52	1	1.3	1.4	73.2
	53	4	5.3	5.6	78.9
	54	1	1.3	1.4	80.3
	55	2	2.6	2.8	83.1
	57	2	2.6	2.8	85.9
	59	2	2.6	2.8	88.7
	60	2	2.6	2.8	91.5
	63	1	1.3	1.4	93
	65	2	2.6	2.8	95.8
	69	1	1.3	1.4	97.2
	73	1	1.3	1.4	98.6
	76	1	1.3	1.4	100
Total		71	93.4	100	
Missing	Missing	5	6.6		
Total		76	100		

**15. Please identify which gender best describes you.**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Female	48	63.2	65.8	65.8
	Male	25	32.9	34.2	100
	Total	73	96.1	100	
Missing	Missing	3	3.9		
	Total	76	100		

**16. Please specify your race/ethnicity.**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	White	67	88.2	97.1	97.1
	Asian	1	1.3	1.4	98.6
	Other	1	1.3	1.4	100
	Total	69	90.8	100	
Missing	Missing	7	9.2		
	Total	76	100		

**17. What is your highest level of education completed?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	GED or High school	5	6.6	6.8	6.8
	Some College	8	10.5	11	17.8
	Associates	3	3.9	4.1	21.9
	Bachelor's	22	28.9	30.1	52.1
	Master's	33	43.4	45.2	97.3
	Other	2	2.6	2.7	100
	Total	73	96.1	100	
	Missing	3	3.9		
Total		76	100		

**18. How many persons under the age of 18 currently live in your home?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	None	51	67.1	70.8	70.8
	1 Child	10	13.2	13.9	84.7
	2 Children	7	9.2	9.7	94.4
	3 Children	4	5.3	5.6	100
	Total	72	94.7	100	
Missing	Missing	4	5.3		
Total		76	100		

**19. What best describes you current marital status?**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Single	23	30.3	31.5	31.5
	Married	45	59.2	61.6	93.2
	Living Together/Not Married	4	5.3	5.5	98.6
	Other	1	1.3	1.4	100
	Total	73	96.1	100	
	Missing	3	3.9		
Total		76	100		

20. What best describes your current occupation?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Student	6	7.9	8.6	8.6
	Education/Teacher	16	21.1	22.9	31.4
	Secretary	1	1.3	1.4	32.9
	Architect	2	2.6	2.9	35.7
	Lawyer	1	1.3	1.4	37.1
	City Employee	3	3.9	4.3	41.4
	Manager	3	3.9	4.3	45.7
	Government	3	3.9	4.3	50
	Grad Assistant	2	2.6	2.9	52.9
	Custodian	2	2.6	2.9	55.7
	Retired	1	1.3	1.4	57.1
	Urban Planner	3	3.9	4.3	61.4
	Administration	5	6.6	7.1	68.6
	Real Estate	1	1.3	1.4	70
	Director	1	1.3	1.4	71.4
	Tech	1	1.3	1.4	72.9
	Land Manager	1	1.3	1.4	74.3
	Care Giver	1	1.3	1.4	75.7
	Researcher	1	1.3	1.4	77.1
	Federal	1	1.3	1.4	78.6
	Microbiologist	1	1.3	1.4	80
	Engineer	1	1.3	1.4	81.4
	Executive Assistant	1	1.3	1.4	82.9
	Curriculum Writer	1	1.3	1.4	84.3
	Nanny	1	1.3	1.4	85.7
	Medical	1	1.3	1.4	87.1
	Case Reviewer	1	1.3	1.4	88.6
	Museum	1	1.3	1.4	90
	Art History Professor	1	1.3	1.4	91.4
	Medical	2	2.6	2.9	94.3
	Self Employed	1	1.3	1.4	95.7
	Homemaker	1	1.3	1.4	97.1
	Retired	1	1.3	1.4	98.6
	Unemployed	1	1.3	1.4	100
	Total	70	92.1	100	
Missing	Missing	6	7.9		
	Total	76	100		

Descriptive Statistics		
	Total Responses	Mean
Q1- Should buildings be preserved?  <b>Participants Believe to Strongly Believe in historic preservation.</b>	76	<b>4.41</b>
Q2- Have you purchased a historic home?  <b>Participants on average have purchased 0 Historic Homes.</b>	76	<b>0.21</b>
Q6- How likely to preserve historic house?  <b>Participants are somewhat likely to preserve a historic house.</b>	72	<b>2.96</b>
Q7- Would you purchase a historic home if there were incentives available for preservation efforts?  <b>If incentives are available, participants will maybe purchase a historic house.</b>	74	<b>3.26</b>
Q9- Is it important to preserve properties that are significant to your city's history and culture?  <b>Participants believe that is important to very important to preserve properties that are significant to their city's history and culture.</b>	73	<b>3.52</b>
Q10- Does your city provide information to the public about preservation programs?  <b>Participants are unsure if their city provides information to the public about preservation programs.</b>	72	<b>1.56</b>
Q11- Should your city spend money preserving historic buildings?  <b>Participants believe their city should spend money preserving historic buildings.</b>	74	<b>3.97</b>

<p>Q12- If you are familiar with your city's Historic Preservation Commission, do you believe they are accomplishing their job?</p> <p><b>Participants are either <b>not familiar</b> or <b>somewhat familiar</b> with whether their Historic Preservation Commission is accomplishing its job.</b></p>	73	<b>2.14</b>
<p>Q13- Please specify which range best describes your 2013 annual household income</p> <p><b>The average annual household income of participants is \$60,000 – \$79,999.</b></p>	70	<b>2.86</b>
<p>Q14- Please identify your current age in years?</p> <p><b>The average age of participants is 43.</b></p>	71	<b>42.92</b>



## City of Loveland Historic Perseveration Strategic Action Plan & Public Outreach Program Update

The City of Loveland is currently undergoing the process of creating an updated version of both the city's historic preservation strategic action plan and the historic preservation public outreach program. In attempt to capture the suggestions of the public, the Historic Preservation Commission (HPC) asks that any person wishing to comment on elements that should be included in either the strategic action plan (suggestions on short and long term goals and objectives for HPC) or the public outreach program (suggestions that help educate what historic preservation encompasses in the city) please fill out this form.

Thank you for your time and we appreciate any suggestions you might have.

### Strategic Action Plan Suggestions

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

### Public Outreach Program Suggestions

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_



## Community & Strategic Planning

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

## MEMORANDUM

**To:** Historic Preservation Commission  
**From:** Bethany Clark, Development Services  
**Date:** April 21, 2014  
**RE:** Milner-Schwarz National Register of Historic Places Plaque

### SUMMARY

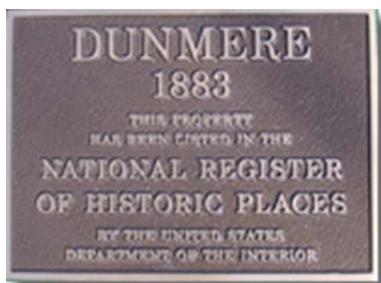
The Milner-Schwarz House was recently designated to the National Register of Historic Places. This is an honor reserved for the Nation's places worthy of recognition and preserving for future generations. While the Loveland Historical Society leases the Milner-Schwarz House long-term, the house is a City-owned building. Though it is not required to place a plaque noting the property's designation to the National Register, it is a symbol of honor and it may be the Commission's desire to purchase a plaque for the house using the HPC-appropriated funds. Below are a sampling of plaque offerings and prices from various companies.



#### Plaque #1

10" x 7"  
Aluminum Plaque – Pewter Finish  
Brown Background  
Intertwined Border  
National Register Custom Plaque

\$118.00



#### Plaque #2

11" x 8"  
Bronze Plaque  
Brown Background  
Single Line Border  
National Register Custom Plaque

\$206.00  
(\$145.00 in Aluminum)

### Plaque #3



11.5" x 8"  
Bronze Plaque  
Brown Background

Pebble textured background  
Single Line Border  
National Register Custom Plaque

\$249.00

### Plaque #4



15" x 12"  
Bronze Plaque  
Brown Background  
N.R. Standard  
Double Border  
New Brunswick Font Style  
Standard National Register Plaque

\$281.00 Bronze  
\$111.00 Aluminum



### Plaque #5

15" x 18"  
Bronze "Colonial style" Plaque  
Brown Background

National Register Custom Plaque

\$938.00

### STAFF RECOMMENDATION

If it is the Commission's desire to purchase a National Register plaque to be mounted on the Milner-Schwarz House, staff recommends the following motion.

*Motion to approve up to \$\_\_\_\_ out of the Historic Preservation Commission budget to purchase a National Register Plaque for the Milner-Schwarz House.*

Interested in designating your property as a historic landmark?

There are **70 properties** with **3 Historic Districts** on the Loveland Historic Register. You too could be part of Loveland's Historic Register and become eligible to receive the benefits that come with designation such as **tax credits, fee waivers, recognition, and more.**

To qualify as a landmark on the Loveland Historic Register, either as an individual landmark, or as a property that contributes to a historic district, the building must be at least 50 years old, and meet one or more criteria for architectural, social/cultural, or geographic/environmental significance.

To learn more, visit:  
[www.cityofloveland.org/historicpreservation](http://www.cityofloveland.org/historicpreservation)  
or call: (970) 962-2745



**City of Loveland**

Community & Strategic Planning  
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# Historic Preservation Month

## 2014 SCHEDULE OF EVENTS

*See it. Save it. Celebrate it.*



Since 2002, over \$1.3 million in historic preservation grants has been awarded to properties in Loveland for preservation, restoration and rehabilitation projects throughout the city.

### May 1st - May 31 Mountain Man Breeches on Exhibit

An exclusive loan on exhibit at the Loveland Museum, these breeches are from the collection of the Museum of the Mountain Man in Pinedale, Wyoming. Deceased local historian, Zethel Gates believed they belonged to Mariano Medina. She said the two different styles of buttons on the pants are the clue.

- Time: Museum Hours
- Location: Loveland Museum Gallery

### May 1st - Meet a Mountain Man/ Thoroughly Historic Thursday Series

In this living history presentation by history enthusiast, Paul Bennett, meet an 1820s trader who traveled the American west and bartered with the Native Americans. Talk with him about his life on the frontier and browse through his trading goods including pelts, furs, flint and steel, powder horns and more. Contact: Jenni Dobson (970) 962-2562

- Time: 6:00p.m.-7:00p.m.
- Location: Loveland Museum Gallery/Medina Cabin, History Gallery

### May 3rd - Loveland Historical Society's 14th Annual Homes Tour

A self-guided tour of 6 unique old Loveland homes. Tickets are available before the tour at the Loveland Museum/Gallery, Rowes Flowers, the Book Haven and Orchards Ace Hardware. Tickets will also be available at each of the properties the day of the event. Contact: Paula Parrish, Loveland Historical Society, (970) 776-0285.

- Cost: \$12 advanced purchase / \$15 day of event
- Time: 10:00am-3:00pm

### May 3rd - Tour de Pants

Join us for Tour de Pants! A history bike tour from the Medina Family Cemetery to the Loveland Museum to celebrate Loveland's history and see the actual leather breeches worn by Mariano Medina. Born in 1812, Medina was a trapper, trader and business man on the Big Thompson River. The event includes food, fun and history! For more information: [www.cityofloveland.org/tourdepants](http://www.cityofloveland.org/tourdepants) or contact: Nikki Garshelis (970) 962-2346.

- Cost: Free-Sponsored by the Loveland Historic Preservation Commission
- Time: 8:00am-11:30am (If you don't ride a bike, join us for the celebration at 9:30a.m.)
- Location: Medina Cemetery and Loveland Museum/Gallery, Peters Park
- Reservations for the bike ride and the celebration are necessary because space is limited.

### May 7th - Reclamation partnerships in Northern Colorado

Old barn wood and other weathered items ooze character and history! Get in touch with local reclamation in Northern Colorado, big and small. See successful projects around the area and find out what can be repurposed from beautiful barn wood and doors to historic rail cars and beyond! Contact: Nikki Garshelis (970) 962-2346.

- Cost: Free-Sponsored by the Loveland Historic Preservation Commission/No pre-registration necessary.
- Time: 6:00pm-7:30pm
- Location: Majestic Gathering Place, Odd Fellows Lodge, 315 East 4th Street, Loveland

### May 9th - Roarin' 20's Jazz Concert and Silent Film

Jazz Renditions of old favorites will be performed by Fort Collins musicians, Kevin Utter, organist and Harry Ferguson, Saxophonist. Kevin will also accompany the 1926 silent film, "Mighty Like a Moose", on the organ. All are invited to share in a potluck dinner at 6:30p.m. at the church. The event is part of the church's celebration of their 100 year old pipe organ. Contact: Barbara Engelhardt at (970) 667-2664

- Time: Potluck at 6:30p.m. Event at 7:30p.m.
- Location: First United Presbyterian Chruch, 400 East 4th Street, Loveland

### May 10th - Timberlane Farm Museum Heirloom Plants Sale

Many varieties of heirloom flowers and vegetables will be for sale at historic Timberlane Farm Museum. Starter flowers that were enjoyed in the late 1800s and early 1900s will be available, as well as many varieties of heirloom tomatoes, peppers, and much more. Come and tour the two historic homes, out-buildings, and see the animals, then leave with plants that are ready to be put in the ground! See the garden where vegetables are grown for the Larimer County Food Bank. Tours are free, donations are accepted and plants are for sale for \$2 to \$5 each. Contact: Teri Johnson (970) 646-2875 for more information.

- Time: 9:00am-4:00pm
- Location: Timberlane Farm Museum, 2305 E. 1st Street

### May 10th - Loveland Garden Club's Annual Antique Market and Plant Sale

Antique and vintage collectibles market, artisan booths, plant sale including heirloom plants, vegetable and herb starts, annual flower bedding plants, seasoned perennials and shrubs. There also will be a silent auction, bake sale, hourly door prizes, garage sale. Master Gardeners present to offer guidance and answer questions. Contact: Laura McLimans (970) 223-2265 or Michael Walter (970) 342-9341.

- Time: 9:00am-3:00pm
- Location: All Saints Episcopal Church, 3448 N Taft, Loveland, CO

### May 10th - George Washington Elm Tree Fundraiser

Namaqua Chapter, NSDAR will be fundraising for treatment/trim of the Washington Elm Tree. Medallions will be on sale and monetary donations are greatly appreciated. Info on the tree will be available to visitors.

Contact: Corrine Yahn (970) 578-9003

- Cost: Free/Donations accepted
- Time: 10:00a.m-2:00p.m.
- Location: Walgreens, corner of Lincoln and Eisenhower

### May 12th - Loveland Historical Society Program

Historian, Bill Meirath, will display the Historical Society's scrapbooks. Learn how the Loveland Historical Society was started. Contact: Sharon Danhauer (970) 290-0169, Loveland Historical Society.

- Cost: Free/No pre-registration/Donations accepted
- Time: 6:00pm
- Location: Loveland Museum Gallery, 5th and Lincoln

### May 14th -Lone Tree School Ice Cream Social

Visit the historic Lone Tree Schoolhouse, an original one-room schoolhouse that was used in the Loveland area in the 1800s. Located in North Lake Park, the school is used for summer history camps and outreach lessons. Join us for an open house and enjoy ice cream, tours, crafts, games horse drawn carriage rides and more. Contact: Jenni Dobson (970) 962-2562

- Cost: Free/No pre-registration necessary
- Time: 3:00-5:00pm
- Location: Lone Tree School, North Lake Park, Loveland

### May 14th -"Revitalization 101"

Using the unique character of your existing built environment to revitalize and enhance your community. Contact: Nikki Garshelis, (970) 962-2346.

- Cost: Free, Sponsored by the Loveland Historic Preservation Commission/No pre-registration necessary
- Time: 6:00-7:30pm
- Location: Majestic Gathering Place, Odd Fellows Lodge, 315 East 4th Street, Loveland

### May 16th -All About Chocolate

Enjoy lunch or tea at the historic Swan House Tea Room as Elaine Irwin, past president of Colorado Questers, presents an enlightening and fun program about the history of chocolate. Contact: Madeline Daniels (970) 663-0043

- Cost, Free with the purchase of lunch or high tea/Pre-registration required
- Time: 11:30a.m.
- Location: The Swan House Tea Room, 317 E 6th Street, Loveland, CO 80537

### May 17th - Lakeside Cemetery Tour

The Loveland Historical Society will conduct a guided tour of the historic Lakeside Cemetery. Walk in the shade of beautiful old trees while you hear stories of Loveland's pioneers and important people of the area's past. Learn what each headstone symbol represents. The tour will begin in the Northeast section of the cemetery. Contact: Sharon Perry (970) 290-0629 or Ann Ague (970) 667-7832, Loveland Historical Society.

- Cost: Free/Donations accepted/No pre-registration
- Time: 1:00pm-3:00pm
- Location: Lakeside Cemetery, east side of Highway 287

### May 21st - Historic Preservation in Loveland: Creating a Historic, Vibrant Downtown (Historic Walking Tour)

Lead by Mike Perry, Loveland Historic Preservation Commissioner and Historical Society President. Tour will be a fun filled walk of Historic Downtown Loveland. Interesting and little known facts of Loveland and its history will be narrated as the tour proceeds through downtown. Contact: Mike Perry (970) 290-0629

- Cost: Free
- Time: 6:00pm
- Location: Meet at the corner of Third Street and Railroad in Downtown Loveland

### May 31st - Pioneer and Trails Bus Tour/Loveland Historical Society

In the comfort of a large touring bus, travel through time to visit the early trails and first pioneers of Northern Colorado, over the Cherokee Trail and Overland Stage route. Contact: Sharon Danhauer (970)290-0169

- Cost \$50 includes lunch (Pre-registration required)
- Time: 9:00a.m.-4:00pm
- Location: Meet in the parking lot of 5th Street and Lincoln Ave., Loveland