

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, APRIL 17, 2017 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET**

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“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en bettie.greenberg@cityofloveland.org o al 970-962-3319”.

6:00 PM

I. CALL TO ORDER	
II. PLEDGE OF ALLEGIANCE	
III. ROLL CALL	
IV. APPROVAL OF THE AGENDA	
V. APPROVAL OF PREVIOUS MEETING MINUTES	
VI. REPORTS	6:05-6:15
a. Citizen Reports	
<i>This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.</i>	
b. Council Update (John Fogle)	
c. Pulliam Subcommittee (Chair Patterson)	
d. Student Recruitment (Commissioner Kersely)	
e. Staff Update (Nikki Garshelis)	
VII. REGULAR AGENDA	
a. Train Depot Discussion- Sharon Danhauer, Loveland Historical Society	6:15-6:30
b. Walking Tour Brochure Revisions/Corrections – Zachary Askeland	6:30-6:55
c. Zero % Loan Program Repayment terms	6:55-7:05
d. Odd Fellows Grant Match Share Request	7:05-7:15
e. ELECTION of Vice Chair	7:15-7:30
f. Tour de Pants Review and Tasks	7:30-7:50
g. Set Next Meeting's Agenda/Identify Action Items	7:50-7:55
VIII. COMMISSIONER COMMENTS	7:55-8:00
<i>This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.</i>	
IX. ADJOURN	

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **March 20, 2017**
5

6 A meeting of the Loveland Historic Preservation Commission was held Monday, March 20, 2017 at 6:00 P.M.
7 in the City Council Chambers, 500 E 3rd Street Loveland, CO. Historic Preservation Commissioners in
8 attendance were Zachary Askeland, Jim Cox, Stacee Kersley, Jon-Mark Patterson, Paula Sutton, and Chris
9 Wertheim. Council Liaison, John Fogle and Nikki Garshelis and Cita Lauden of Development Services were
10 also present.

11
12 **Guests:** Home Owner/Applicant - Garth Bontrager and Laurie White (948 N. Jefferson Ave.) and
13 Councilor Krenning.
14

15 **CALL TO ORDER**

16 *Commission Chair Patterson called the meeting to order at 6:00 p.m.*
17

18 **APPROVAL OF THE AGENDA**

19 *Commissioner Cox made a motion to approve the agenda. Commissioner Sutton seconded the motion and it*
20 *passed unanimously.*
21

22 **APPROVAL OF PREVIOUS MEETING MINUTES**

23 *Commissioner Sutton made a motion to approve the February meeting minutes. The motion was seconded by*
24 *Commissioner Wertheim and it passed unanimously.*
25

26 **CITIZEN REPORTS**

27 None
28

29 **CITY COUNCIL UPDATE**

30 *Councilor Fogle* discussed Commission roles and how they serve as advisory bodies to City Council. There was
31 a discussion regarding the Pulliam nomination.
32

33 **STAFF UPDATE**

34 *Nikki Garshelis* reviewed the staff report, which included:

35 • Pulliam Community Building Local Historic Landmark Register
36 • Pulliam Chair removal
37 • ODD Fellows Grant
38 • McCreery House roof replacement
39 • History Days and Charter Schools

40
41 **CONSIDERATION OF NEW BUSINESS**

42
43 **PULLIAM LANDMARK DESIGNATION DISCUSSION RE: CITY COUNCIL REMOVAL FROM AGENDA:**

44 *Councilor Krenning joined the meeting to discuss the reason he pulled the Pulliam nomination item from*
45 *the Council consent agenda on second reading. Councilor Krenning* stated that he is a strong advocate
46 *of the Pulliam Building and has no objection to The Pulliam being placed on the Historic Register. He*
47 *wants to ensure that the Community and other stakeholders are aware, and have the opportunity to*
48 *provide their input. He expressed his concerns for additional regulations on the building.*
49

51
52 **PUBLIC HEARING FOR LANDMARK DESIGNATION – Uhrich Residence (948 N. Jefferson Avenue)**
53 Nikki Garshelis presented the Commission with a slide show describing the history and architectural
54 significance of the Uhrich property.

55 *Commissioner Cox made a motion to recommend approval of the property for local Historic*
56 *Landmark Designation. The motion was seconded by Commissioner Sutton and it passed*
57 *unanimously.*

58
59 **ODD FELLOWS GRANT MATCH SHARE REQUEST & LETTERS OF SUPPORT:**

60 Nikki Garshelis reported that the Majestic Theater/Odd Fellows grant would be submitted to the State Historical
61 fund before the April 1st deadline. The property owners, the International Order of Odd Fellows, have asked if the
62 Historic Preservation Commission would split the match amount of the grant. The match is \$2,500 so the IOOF is
63 requesting \$1,250 from the HPC. Discussion included setting a precedent for other funding and also if the zero
64 percent loan program might be used. The commissioners asked if staff could return with more information about
65 the loan program for the next meeting.

66
67 **ELECTIONS OF CHAIR AND VICE CHAIR:**

68 After some discussion, *Commissioner Sutton made a motion to retain Commissioner Patterson for another*
69 *year as chair and Commissioner Wertheim continue as Co-Chair. The motion was seconded by*
70 *Commissioner Wertheim and it passed unanimously.*

71
72 **ZERO % LOAN PROGRAM UPDATE AND DEADLINE RENEWAL:** Nikki Garshelis reported that there have not
73 been any applications submitted for the Zero Percent Loan Program. She asked the HPC to consider making
74 a motion to renew the application deadline on a monthly basis until an application or applications are
75 received.

76 *Commissioner Kersley made a motion to renew the Zero % Loan program deadline monthly.*
77 *The motion was seconded by Commissioner Cox and it passed unanimously.*

78
79 **LARIMER COUNTY HISTORIC PRESERVATION ALLIANCE MEETING UPDATE:**

80 Commissioners Wertheim and Sutton attended the meeting and provided information about its mission. The
81 alliance will be an advocate for regional historic preservation projects, they said.

82
83 **STUDENT COMMISSIONER RECRUITMENT**

84 Commissioner Kersley reported that she met with Beth Gudmestad, Youth Advisory Commission Liaison,
85 regarding the best way to recruit the new student commissioner before Fall 2017. Efforts to reach out to the
86 schools, YAC, and Boys & Girls Club are being planned, she said. Interviews can be held earlier than usual to
87 allow the next student to have a full school year of service to the HPC. There was a discussion to hold an
88 open house for prospective student members before the April meeting.

89
90 **HPC WORKPLAN REVIEW**

91 The Commissioners reviewed the 2017-2018 Workplan with the following suggestions:

92 • Begin the outline of the Saving Places Presentation earlier and have it ready by August 2017
93 • Commissioners Sutton and Askeland will work on the Walking Tour brochure revision.
94 • Identify mid-century modern architecture in survey update.

95
96 **NEXT MEETING'S AGENDA**

97 1. Zero % Loan Program
98 2. Student Commissioner Recruitment Update

99 3. Tour De Pants - May 6th
100 4. Walking Tour Revision Presentation
101
102
103 **Meeting adjourned at 7:40 p.m.**

DRAFT

LOVELAND HISTORIC PRESERVATION COMMISSION

STAFF UPDATE

Meeting Date: April 17, 2017
To: Loveland Historic Preservation Commission
From: Nikki Garshelis, Development Services

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.*

Two Loveland grants were submit for the April 1, 2017 State Historical Fund Grant process:

1. **Majestic Opera House/ODD Fellows Grant:** A \$10,000 State Historical Fund competitive grant for the installation of the two new large windows on the north (rear) of the historic Odd Fellows Building/Majestic Opera House. (A \$2,500 match is required. IOOF is still requesting funding support of \$1,250 from the HPC)
2. **Hertzinger Harter/El Centro Building:** A \$179,647 SHF competitive grant for structural, heating system, roof repairs as well as a new fire protection sprinkler system. The property owner's match is 50% or \$89,924.

Zero Percent Loan Program: At the March meeting, the HPC requested more clarification on the loan program's repayment section of Ordinance #5610 to discuss the possibility of revising it to include a term limit.

The section #15.56.180 B states that:

"Loan recipients shall, as a condition of obtaining the loan, agree to repay the loan in full upon sale or transfer of the property."

National Register of Historic Places nomination of the Truscott Junior High School: City staff received information from History Colorado on the nomination application of a multiple property listing entitled "Colorado's Mid-Century Schools, 1945-1970." Truscott School at 211 W. 6th Street, Loveland is one of the properties included in the application. As a Certified Local Government, the City of Loveland Historic Preservation Commission has been asked to participate in the review by providing their support or objection of the nomination before the May 19, 2017 Colorado Historic Preservation Review Board meeting. In addition, the HPC has been invited to attend the meeting. Please review the attached documents prior to the April 17th HPC meeting for discussion.

Timberland Farm Museum: A funding request from the Board of the Timberlane Farm Museum to the City of Loveland is being reviewed at a City Council Study Session on Tuesday April 25 at 6:00p.m. in the City Council Chambers. The Board is searching for a long-term owner/operator for the farm and has reached out to the City of Loveland to determine what role, if any, the City could play in the financial health of the farm. Staff will be presenting the history of the farm as well as the current status and funding request.



Uhrich Residence 948 N Jefferson Avenue Nomination: On April 4th the Loveland City Council voted unanimously on first reading to approve the property to the local Historic Landmark Register. Second reading is scheduled for Tuesday April 18th and will be on the consent agenda. Staff has requested the historic plaque from Home Depot.



DEVELOPMENT CENTER

410 East 5th Street • Loveland, Colorado 80537
(970) 962-2346 FAX (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

ELECTION OF VICE CHAIR

Loveland Historic Preservation Commission

April 17, 2017

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



March 15, 2017

Nikki Garshelis, Business Development Coordinator
City of Loveland Historic Preservation Commission
410 E 5th Street
Loveland, CO 80537

Re: National Register of Historic Places nomination of the Truscott Junior High School (5LR.14110)

Dear Ms. Garshelis:

In accordance with Colorado's Certified Local Government guidelines, nominations to the National Register of Historic Places must be presented to the local landmark preservation commission and the chief elected official of the applicable Certified Local Government for review and comment. The above-referenced building will be considered for National and State Register listing at the next Colorado Historic Preservation Review Board meeting on May 19, 2017.

As a Certified Local Government, you have the opportunity to participate in this action. A copy of the draft nomination for this district is enclosed. Following your review, a letter outlining the support or objection of both your community's chief elected official and the City of Loveland Historic Preservation Commission should be forwarded to this office prior to May 19, 2017. The enclosed CLG Report Form may be used in place of a formal letter. The report form is also available on our website at historycolorado.org/oahp. Please see the enclosed instructions for additional information.

We invite you to attend the State Review Board meeting on May 19, 2017, which will be held at the History Colorado Center, Colorado Room/Auditorium, at 1200 Broadway in Denver. The National Register meeting will begin at 10:00 a.m. during which public comments are welcome concerning the eligibility of nominated properties. We hope that you can come. A final agenda for the Review Board meeting will be available the Monday before the meeting date.

If you plan to attend the meeting, please contact our office so that we may note your attendance in the agenda. Should you have any questions about this nomination before the Review Board meeting, please contact Astrid Liverman, Ph.D., National and State Register Coordinator, at astrid.liverman@state.co.us or 303-866-4681.

Sincerely,

A handwritten signature in blue ink that reads "Holly K. Norton".

Holly K. Norton, Ph.D.
Deputy State Historic Preservation Officer

Enclosures:

[CLG Nomination Instructions](#)
[CLG Report Form](#)
[Draft Nomination Form](#)
[Tentative Agenda](#)

**CERTIFIED LOCAL GOVERNMENT
PARTICIPATION IN THE
NATIONAL REGISTER OF HISTORIC PLACES NOMINATION PROCESS**

The Certified Local Government program establishes a partnership between the State Historic Preservation Officer (SHPO) and Certified Local Governments (CLG) as nominating authorities for Colorado's National Register program. It does not delegate to CLGs the sole authority to nominate properties directly to the Register. The following procedures make clear the shared role of CLGs and the SHPO in the nomination process:

1. Nominations of Colorado properties to the National Register of Historic Places shall be made directly to the SHPO. Nominations may be made by any parties, including CLGs.
2. Upon receipt of an adequately documented nomination of a property within the jurisdiction of a CLG, the SHPO shall notify the owner, the chief elected official, and the local Historic Preservation Commission of the proposed nomination and shall transmit the nomination to the commission for comment.
3. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.
4. Within sixty (60) days of receipt of the nomination from the SHPO, the chief elected official shall transmit the report of the commission and his or her recommendation to the SHPO. The report should concentrate on the property's eligibility under the National Register criteria of eligibility.
 - a. In the event that the Historic Preservation Commission and the chief elected official agree that the proposed nomination meets the criteria for listing the property in the National Register, the SHPO will transmit the proposed nomination and the CLG's comments to the Colorado Historic Preservation Review Board for consideration. The Review Board is an independent advisory board appointed by the Governor and SHPO that evaluates and recommends sites for nomination to the National Register.
 - b. In the event the Historic Preservation Commission and the chief elected official disagree that the proposed nomination meets the criteria for listing in the National Register, both opinions shall be forwarded to the SHPO, who will transmit the proposed nomination and the CLG's comments to the Review Board for consideration.
 - c. In the event the Historic Preservation Commission and the chief local elected official agree that the proposed nomination does not meet the criteria for listing in the National Register, the CLG shall inform the owner of the property and the applicant of its recommendation and shall inform them that within thirty (30) days an appeal of the recommendation may be made by letter directly to the SHPO. The Historic Preservation Commission shall forward the CLG's recommendations and the nomination to the SHPO, who will take no further action unless within thirty (30) days of the receipt of such recommendations by the SHPO, an appeal is filed by any person with the SHPO. If such an appeal is filed, the SHPO shall transmit the nomination and CLG's recommendations to the Review Board for consideration.
5. If no report is received by the SHPO from the chief elected official within the allotted sixty (60) days, the state shall make the nomination pursuant to section 101(a) of the National Historic Preservation Act, as amended. Failure of the CLG to submit reports on proposed nominations within its jurisdiction will be considered by the SHPO in its review of the CLG.

6. Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36CFR60).
7. For proposed nominations of historic districts to the National Register of Historic Places, the CLG shall assist the SHPO in:
 - a. Assisting the preparer of the form in verifying the names and addresses of the owners of properties within the proposed districts, if necessary.
 - b. Providing for public information meetings at times and places agreeable to the SHPO and CLG.
8. The SHPO will notify the CLG, the owner, and the applicant when a property within the CLG's jurisdiction is listed in the National Register.
9. The Historic Preservation Commission shall be responsible for providing oversight and monitoring of historic properties and historic districts listed in the National Register of Historic Places. The commission is responsible to recommend in writing to the SHPO removal from the National Register of any property or district which has lost its integrity because of the demolition or alteration of structures.

NOTE: This section addresses only properly completed National Register nomination forms which have been prepared in accordance with the Secretary of the Interior's Standards for Registration and Guidelines for Registration (Federal Register, v.48, no. 190, September 29, 1983, pp. 44726-44728) and the National Park Service's National Register Bulletin *How to Complete National Register Registration Forms*.



OFFICE of
ARCHAEOLOGY
and HISTORIC
PRESERVATION

NOTICE OF PUBLIC MEETINGS

COLORADO HISTORIC PRESERVATION REVIEW BOARD

And
COLORADO STATE REGISTER REVIEW BOARD
Friday, May 19, 2017



Location:

History Colorado Center – Colorado Room/Auditorium, First Floor
1200 Broadway, Denver, Colorado

TENTATIVE AGENDA

10:00 **COLORADO HISTORIC PRESERVATION REVIEW BOARD CALL TO ORDER**
Steve Turner, State Historic Preservation Officer

APPROVAL OF MINUTES for January 20, 2017 meeting

10:10 **NATIONAL REGISTER NOMINATION REVIEW**
Explanation of program and procedures
Public review and discussion

NATIONAL REGISTER NOMINATIONS

First Unitarian Church (CLG)
1400 Lafayette St., Denver (5DV.16713)

Boulder University Hill Commercial District (CLG)
1087 to 1213 13th St., 1111 to 1135 Broadway, 1220 to 1301 Pennsylvania Ave., and
1307 to 1321 College Avenue, Boulder (5BL.13302)

Downtown Longmont Historic District (CLG)
Roughly bounded by Main, Coffman, and Kimbark streets between 3rd and 5th avenues,
Longmont (5BL.536)

Truscott Elementary School (CLG)
211 W. 6th St., Loveland (5LR.14110)

Longhurst Lodge - McCarty Cabin (CLG)
Near Colorado State Highway 7, Allenspark vicinity (5BL.12884)

Florence Historic District (CLG)
Roughly includes 100 blocks of E. Main Street and W. Main Street, 200-218 W. Main Street,
100 block of W. Front Street, and adjacent properties on N. Santa Fe. Avenue, N. Pikes Peak
Avenue, and 100 Railroad St.(5FN.523)

Ute-Ulay Mine and Mill Complex
Hinsdale County Road 20, three miles east of Lake City (5HN.77)

** **ADJOURNMENT OF COLORADO STATE HISTORIC PRESERVATION REVIEW BOARD**

LUNCH FOR REVIEW BOARD MEMBERS (APPROXIMATELY 20 MINUTES)

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Truscott Junior High School

Other names/site number: Truscott Elementary School/5LR.14110

Name of related multiple property listing:

Colorado's Mid-Century Schools, 1945-1970

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 211 W 6th St

City or town: Loveland State: CO County: Larimer

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D

Signature of certifying official>Title:

Date

History Colorado, Deputy State Historic Preservation Officer

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Truscott Junior High School
Colorado's Mid-Century Schools, 1945-1970 MPDF
Name of Property

Larimer, CO

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

buildings

sites

structures

objects

1

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/School

Current Functions

(Enter categories from instructions.)

EDUCATION/School

Truscott Junior High School
Colorado's Mid-Century Schools, 1945-1970 MPDF
Name of Property
Narrative Description

Larimer, CO
County and State

Truscott Junior High School is located in a residential neighborhood immediately northwest of downtown Loveland. The school occupies an entire block, bounded by West 6th and 7th streets and Grant and Garfield avenues. This block has held a school since the 1890s, beginning with Loveland High School, later converted to Garfield Public School. An aerial photograph from 1953 shows that the previous school building had a roughly square plan and was located at the center of the lot. By contrast, the new junior high was sited towards the southwest corner of the lot, leaving space for athletic fields on the northeast.

Landscaping of the new junior high school site included a lawn along the south side, a gravel play area on the north, and a strip of asphalt for bicycle parking on the north side of the classroom wing. An aerial photograph from 1969 shows the site in its current configuration with a strip of lawn south of the school, an athletic field to the north, and sidewalks surrounding the block. In 2005, the play area was covered with artificial turf and new playground equipment was installed at the northwest corner of the block.

The L-shaped Truscott school is situated parallel to the south and west sides of the block with a playfield to the northeast and a playground at the northwest corner. A strip of lawn with trees runs along the south side of the building between the school and West 6th Street. Concrete sidewalks encircle the block, with chain-link fencing enclosing the rear play area. A ground sign identifying the school is located at the southeast corner of the lot. A flagpole is located adjacent to the main entrance. The school was converted from a junior high school to an elementary school in 1973, becoming the Truscott Elementary School.

Truscott Junior High School, 1957 (contributing building)

The Truscott Junior High School is composed of a two-story classroom wing (oriented west-east) and a single-story administrative and gymnasium wing (oriented north-south). The *Loveland Reporter Herald* described this design as serving “dual functions” with the one-story section for “noisy” activities such as shop, physical education, homemaking, and music and the two-story section reserved for quieter classrooms (*Loveland Reporter Herald*, January 24, 1956). The classroom wing holds fourteen classrooms.

The Truscott Junior High is an excellent example of mid-century school design, featuring a minimalist modern design emphasizing functionality and flexibility. The school utilized a steel structural skeleton covered by a skin of non-structural brick and stone. The school also features flat roofs, ribbon windows, and an exterior design that reflects interior function. The building is

Truscott Junior High School
Colorado's Mid-Century Schools, 1945-1970 MPDF

Larimer, CO

Name of Property

County and State

sidelights. To meet safety and fire codes, these have been replaced with metal doors. These doors also feature center lights along with sidelights and transoms.

South (main) façade (Photos 1-4)

The façade of the building features a deep, projecting roof overhang. The roof overhang is supported by five projecting masonry walls (or buttresses), set at a right angle to the façade. The two westernmost walls are stone and the other three are brick. These projections divide the façade into four sections. The westernmost section is single-story and contains the music room and administrative offices. Sandstone is used, much as a water table, from the base of the wall to the bottom of the windows. At the western end of the façade, the music room is illuminated by a band of nine windows. The administrative offices are distinguished by a recessed planter. Behind the planter are a band of seven windows separated by simple stone pilasters. Six round metal posts support the wall above the recessed planter. Next is the primary entrance to the building, which is recessed from the main wall of the façade. The entrance of the building contains double doors framed by large sidelights. A band of six windows is located to the east of the entrance. Stone veneer is located beneath the windows. Further to the east is the two-story classroom wing. The western end is sheathed in stone veneer and contains six, two-light windows on each level. Metal lettering reading "Truscott School" is located between the first and second floors. This portion of the building contains the bathrooms for the classroom wing. To the east, continuous bands of windows extend across the classrooms. A *brise-soleil* extends across the façade above the first floor windows.

West side (Photos 5-7)

The west side of the building features four divisions and varying roof heights. To the south is the music room. The wall is faced with stone and the only opening is a double door with sidelights and a transom. To the north is the gymnasium, distinguished by a gable roof rising above the adjoining sections of the school. The roof has a deep overhang that extends beyond seven brick simplified buttresses that run along the west wall of the gymnasium. Single-light, clerestory windows are located at the top of the wall. The kitchen and multi-purpose room are located to the north of the gymnasium and contain a band of six, two-light windows. The floor height of the kitchen and multi-purpose rooms are elevated above the ground floor level and the roof of the building also extends above the other single-story portions of the school. To the north are the shop and home economics rooms, which are set back from the kitchen and multi-purpose room. The shop and home economics section is accessed via a double-door with sidelights and a transom. The wall above the entrance is faced with stone. Two, two-light windows are located on the north of the entrance.

Truscott Junior High School
Colorado's Mid-Century Schools, 1945-1970 MPDF

Larimer, CO

Name of Property

County and State

find mid-twentieth schools that have retained their original windows and doors due to perceived efficiency concerns and evolving safety standards. One door opening has been infilled, but this opening is at the rear of the school and has minimal impact on the overall integrity of the building.

The site retains its original relationship between the school and associated lawns and play areas with a lawn on the south side of the school and play areas to the northeast. However, the original gravel play area has been replaced with an astroturf play area, and playground equipment has been added at the northwest corner. A paved bike parking area behind the classroom wing has also been removed. As the result of these alterations, the landscaping is not a contributing element. A sign was also added at the southeast corner of the site after the period of significance.

Integrity

The Truscott Junior High School retains a high degree of integrity of location, setting, design, association, and feeling. The school retains its original location just northwest of downtown Loveland and its setting in a historic residential neighborhood. Integrity of association is high because the building has been in continuous use for education purposes since its construction. Regarding integrity of design, the original form of the school is unaltered, with no exterior additions. The contrasting materials and horizontal emphasis which are key to the building's character are also intact. The historic feeling of the school is good, retaining its mid-twentieth century character. The school retains a high degree of integrity on the interior, with its original room configuration and many original finishes, including the tiled hallways.

Truscott Junior High School
Colorado's Mid-Century Schools, 1945-1970 MPDF
Name of Property

Larimer, CO

County and State

Areas of Significance

(Enter categories from instructions.)

EDUCATION

ARCHITECTURE

Period of Significance

1957

1957-1967

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Walter H. SIMON

Truscott Junior High School
Colorado's Mid-Century Schools, 1945-1970 MPDF
Name of Property

Larimer, CO

County and State

Historic Context

Loveland Schools

Established in 1877 on the Colorado Central Railroad, agriculture dominated Loveland's economy into the mid-twentieth century. Colorado's Front Range experienced a boom following World War II with new economic opportunities attracting an influx of new residents. Larimer County grew from 35,539 in 1940 to 43,554 in 1950. Loveland's population rose from 6,145 in 1940 to 6,773 in 1950. By 1957, Loveland's population was estimated at 10,000 with Larimer County around 49,500 (*Loveland Herald Reporter*, August 14, 1957).

The establishment of the headquarters for the construction of the Colorado-Big Thompson water project in Loveland brought an influx of new people to the community, stressing existing housing and school space. Begun in 1938 and completed in 1957, the Colorado-Big Thompson water diversion project transported water from the headwaters of the Colorado River to the Front Range. According to the *Loveland Reporter Herald*, Loveland's population grew by more than a 1,000 due to the project, resulting in temporary housing arrangements such as basements converted to rental housing (*Loveland Reporter Herald*, January 16, 1956). As workers moved to the area with their families, school enrollment also increased. Since the Colorado-Big Thompson was a project of the Bureau of Reclamation, the federal government provided assistance to the district to help cover the additional costs associated with the growth. Passed in 1950, Public Law 81-874 provided aid for school districts impacted by federal installations, including increased enrollments due to families moving into the area for federal jobs and loss of local taxes due to federally-owned lands. The amount of funding depended on the number of federally-connected children enrolled in local schools. Between 1950 and 1956, the Loveland district was awarded \$73,348. At the beginning of 1956, 112 students had a parent employed by the Bureau of Reclamation (*Loveland Reporter Herald*, February 3, 1956). In 1957, an additional \$8,617 was awarded to the district (*Loveland Reporter Herald*, March 2, 1957).

Loveland leaders also hoped to attract other new residents and businesses to their community. In early 1957, plans for a new, upscale, 500-home subdivision north of Lake Loveland were proclaimed as "a dramatic expression of faith in the Loveland area." City leaders hoped that recreational users would also help boost the city: "with the new hotel being built, and the 18-hole golf course completed, Loveland in the next few years will develop into one of the most popular summer resorts on the eastern slope" (*Loveland Reporter Herald*, February 15, 1957).

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funding, budgets varied widely. Those living in districts with high schools had to pay higher taxes to fund them. Larger districts could also afford to pay higher teacher salaries, making it hard for small districts to retain good teachers (*Loveland Reporter Herald*, August 17, 1957).

In December 1955, voters approved a \$650,000 bond to construct a junior high school as well as assembly buildings at the Washington and Lincoln elementary schools (*Loveland Reporter Herald*, August 2, 1956). In summer 1957, the district raised the mill levy supporting schools by five per cent in order to cover rising costs, including the increase in teacher salaries, hiring of additional teachers, and increase in building maintenance costs that would come with the opening of the new junior high school (*Loveland Reporter Herald*, July 9, 1957).

The design and curriculum of the district's new junior high school reflected national educational trends. The Progressive Education Movement emphasized individual students' needs and personal growth. Early twentieth-century classroom designs were criticized for encouraging conformity and stifling creativity. The Progressive school of the mid-twentieth century had a broader conception of its role, which encompassed the general welfare of its students, not just their intellectual development. Experiential and cooperative learning were encouraged over rote memorization.

The junior high school was a relatively new form, introduced in the early twentieth century. The junior high school model sought:

- 1) to provide a suitable educational environment for the early adolescent;
- 2) to provide for individual differences which become quite evident at this age;
- 3) to explore the interests, aptitudes, and capacities of youth of junior high-school age;
- 4) to provide a better transition from the elementary school to the high school;
- 5) to prevent elimination at the end of the eighth grade and to retain all pupils longer;
- 6) to provide an early introduction to the traditional subjects of the high school;
- 7) to provide vocational education at an earlier age;
- 8) to provide guidance and counseling to all youth at this age;
- 9) to provide an exploratory experience for youth in many subject areas; and
- 10) to provide earlier direct preparation for higher education to youth who plan to go to College (Elicker 1956, 268).

By the mid-1950s, the combined junior-senior high school was still the most common arrangement, but the junior high schools were increasing in numbers and prominence. The combined schools were most common in smaller school districts, particularly those with just two schools: an elementary and a high school. Separate junior highs schools were generally found in

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Truscott Junior High School

The school district received bids for construction for the junior high school in May 1956. The winning low bids were: general construction—Ralph H. Cowan of Greeley, \$373,382; electrical—Reliable Electric Co. of Loveland, \$28,940; plumbing—Wray Plumbing and Heating of Fort Collins, \$24,990; heating—C.W. Mills of Longmont, \$41,945. The bids totaled \$469,257, slightly less than \$11 per square foot (*Loveland Reporter Herald*, May 26, 1956). The district estimated \$25,000 to \$50,000 would be needed for furnishing.

The new school would include a modern heating and ventilation system utilizing forced air. Similar systems had been used in Fort Collins and Fort Morgan, and Simon and the members of the school board visited Fort Morgan to see a school with the system in operation (*Loveland Reporter Herald*, May 15, 1956). The new system was described as: “a peripheral heating and air-conditioning system. By this, huge masses of heated, or cooled, air will be forced into all the rooms and halls of the building by giant fans. The building will be heated and ventilated entirely by the massive movement of air” (*Loveland Reporter Herald*, November 17, 1956).

Construction began on June 5, 1956, and, by October 1956, the district reported that the junior high school was about twenty per cent complete. The district planned to complete the school by the start of the 1957-58 school year. The school was designed to accommodate 570 students, with thirty students per classroom (*Loveland Reporter Herald*, October 5, 1956). According to the *Loveland Reporter Herald*:

An interesting aspect of Loveland's new junior high is that it will be divided into an academic wing, where the “Three Rs” will be taught, and the so-called “noisy” wing, which will be designed for shop and homemaking activities and related classes. The ‘noisy’ wing, which will be only one story, will include one shop room, one homemaking room, one girls’ locker room, one boys’ locker room, a boiler room, one music room, one office suite, a clinic, a cafeteria kitchen, a stage area, and a playroom area. The academic wing, which will be two stories, will include eight classrooms on the second floor and six classrooms on the first floor. These rooms are being designed for classes in English, mathematics, science, and social studies [American history and geography] (*Loveland Reporter Herald*, October 5, 1956).

Reflecting the mid-century emphasis on flexibility and multi-use spaces that could also be used by the community, the junior high would feature a multi-purpose space between the gymnasium and the kitchen: “One of the most unique features of the building is a multi-purpose permanent

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junior high building offered “many innovations in school construction and a stepping up of science offerings and shop facilities” (July 24, 1957). All students were required to pay a \$6 registration fee to cover the cost of books and insurance. The school day at the new junior high school began at 8:50 a.m. and ended at 3:10 p.m., with a forty-minute lunch break (*Loveland Reporter Herald*, August 28, 1957). Though the school was able to open for the start of the school year, the building was not quite completed. A dedication and open house planned for September 29 was postponed until October 27 to allow for additional adjustments, including waxing floor tiles and arranging furniture that had yet to arrive (*Loveland Reporter Herald*, September 13, 1957). Approximately 500 residents came to the dedication. Speakers included superintendent B. F. Kitchen as well as Truscott, who Kitchen declared “our foremost citizen” (*Loveland Reporter Herald*, October 28, 1957). Truscott said of the new junior high school: “This building we are dedicating today is a symbol of the ideals and progress of the community and will serve as a monument to those who made its construction possible. It will be an inspiration to all” (*Loveland Reporter Herald*, October 28, 1957). The school band performed and the local chapter of the Disabled American Veterans presented two American flags to the school. Following the dedication around 700 people toured the school, guided by seventh and eighth graders. The final cost of the school was \$471,000. This equaled \$11.14 per square foot, which was considered low at the time (*Loveland Reporter Herald*, October 28, 1957).

With the opening of the Truscott Junior High School, the Loveland school district had six schools in operation: four elementary schools, a junior high school, and a high school. In 1960, statewide consolidation efforts resulted in the reorganization of the Larimer County schools into three districts: Poudre R1, Thompson R2J, and Park R3. The Loveland schools were organized into Thompson R2J along with the former Berthoud and Summit school districts. The school district expanded rapidly over the next decade, leaping from an enrollment of 3663 in 1960 to 6619 in 1970. During this period the district added six new schools: Berthoud Elementary (1962), Monroe Elementary (1963), Lincoln Elementary (1965), Loveland High School (1963), Van Buren Elementary (1967), and B.F. Kitchen Elementary (1969). The Truscott Junior High School was the only school Walter H. Simon designed in the district. Most of the Thompson district schools added during the 1960s were designed by Wheeler & Lewis, Colorado's most prolific school designers during the mid-century period. As the district grew, Truscott was reconfigured several times. In 1964, Truscott switched to grades five and six. In 1967, the school held grade seven and the following year it changed to grades four to seven and in 1969 back to grade seven. In 1973, Truscott was converted to an elementary school and continues to function as such today.

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“Loveland School Money,” *Loveland Reporter Herald*, March 2, 1957.

“Loveland’s Growth Recorded by Increased School Costs.” *Loveland Reporter Herald*, August 2, 1956.

“May 21 Date Set for Bidding on Junior High.” *Loveland Reporter Herald*, May 15, 1956.

“Multi-Million Dollar Home Development Seen for Loveland.” *Loveland Reporter Herald*, February 15, 1957.

“New Junior High is 20% Complete.” *Loveland Reporter Herald*, October 5, 1956.

“New Junior High School Bonds Sold at Auction.” *Loveland Reporter Herald*, February 2, 1956.

“New Junior High School Inspected by Cosmos; Explained By Kitchen.” *Loveland Reporter Herald*, July 24, 1957.

“New Loveland School Named After Truscott.” *Loveland Reporter Herald*, May 14, 1957.

“Northern Colorado Shows Increase in Building Activity.” *Loveland Reporter Herald*, May 23, 1956.

“Registration Hints Given for Junior High.” *Loveland Reporter Herald*, August 28, 1957.

“Reorganization of Smaller Districts Would Help Education in Those Areas, Speakers Feel.” *Loveland Reporter Herald*, October 24, 1957.

“School Board Functions Told to Cosmopolitans.” *Loveland Reporter Herald*, April 11, 1956.

“School Board OK’s Salary Hike for Loveland Teachers,” *Loveland Reporter Herald*, April 9, 1957.

“School Board Ponders Early Problems of New School Year,” *Loveland Reporter Herald*, September 10, 1957.

“School Budget Up 5 Percent” *Loveland Reporter Herald*, July 9, 1957

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Historic Resources Survey Number (if assigned): 5LR.14110

10. Geographical Data

Acreage of Property 2.07

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 40.398149 Longitude: -105.078611

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Truscott Junior High School

City or Vicinity: Loveland

County: Larimer State: CO

Photographer: Abigail Christman

Date Photographed: March 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. South (main) façade, camera facing northeast.
2. South (main) façade, camera facing northwest.
3. South (main) façade, camera facing northeast.
4. South (main) façade, camera facing northwest.
5. Southwest corner, camera facing east.
6. West side, camera facing southeast.
7. West side, camera facing east.
8. Northwest corner view of playground, camera facing southeast.
9. View of astroturf playing field on northeast side of property, camera facing southwest.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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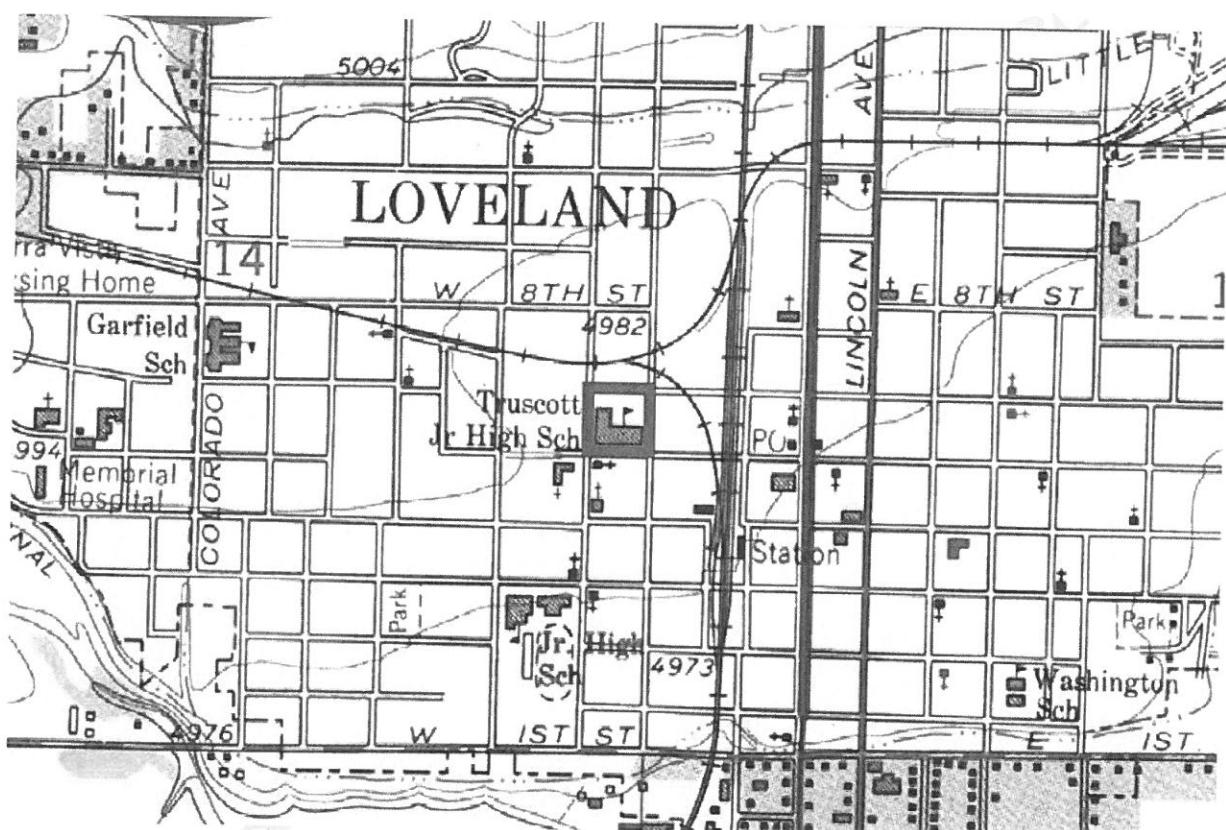
Larimer, CO

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USGS 7.5 Minute Topographic Map

Loveland Quadrangle

1:24,000 Scale



Location: Larimer County



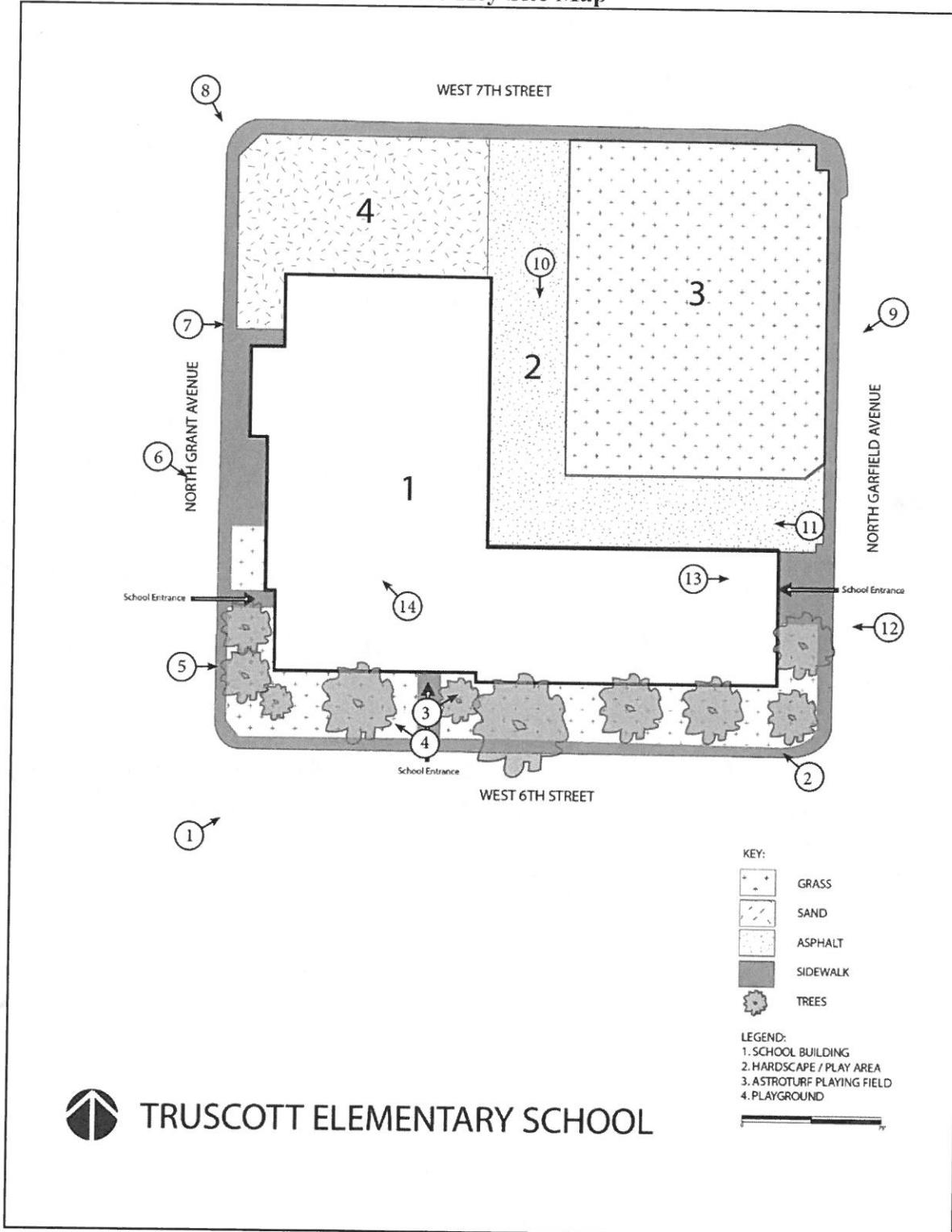
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Photo Key Site Map



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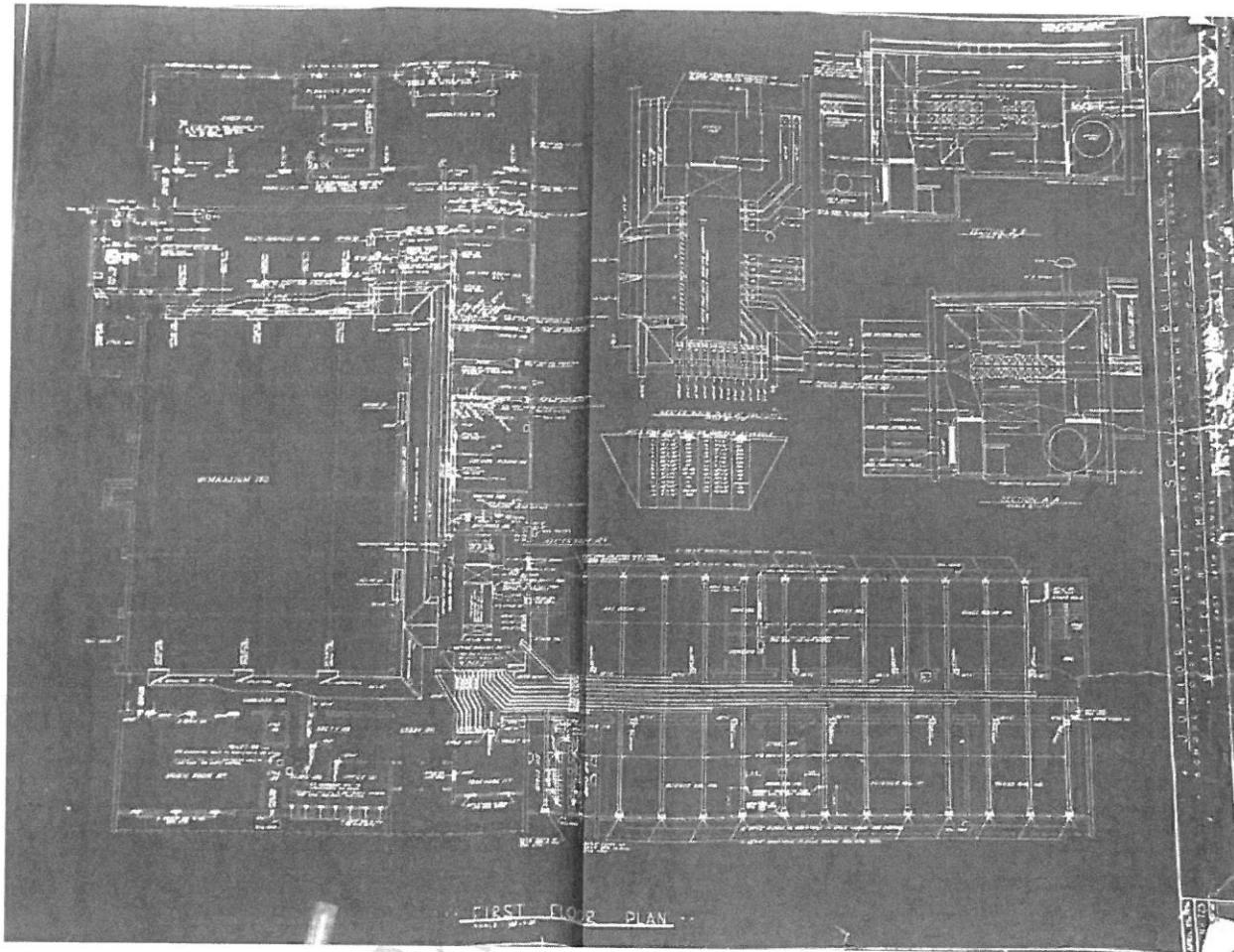


Figure 2. First-floor plan of the Truscott Junior High School by Denver architect Walter H. Simon, 1957. Source: Thompson School District archives.

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Figure 5. 1969 aerial image of Loveland, Colorado. Location of Truscott Junior High School circled. Source: U.S. Geological Survey, <https://earthexplorer.usgs.gov/>.

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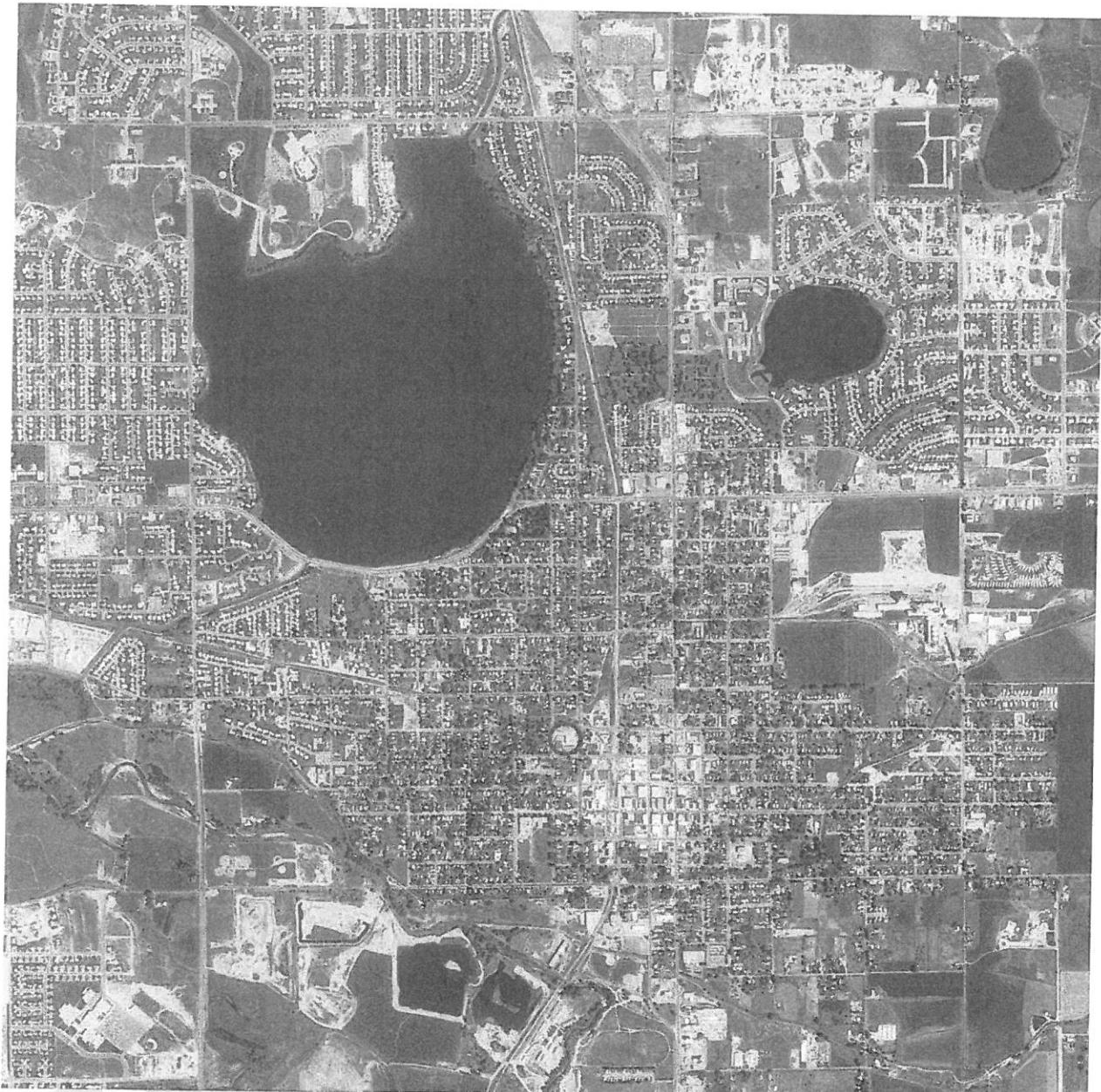


Figure 7. 1979 aerial image of Loveland, Colorado. Location of Truscott Junior High School circled. Source: U.S. Geological Survey, <https://earthexplorer.usgs.gov/>.

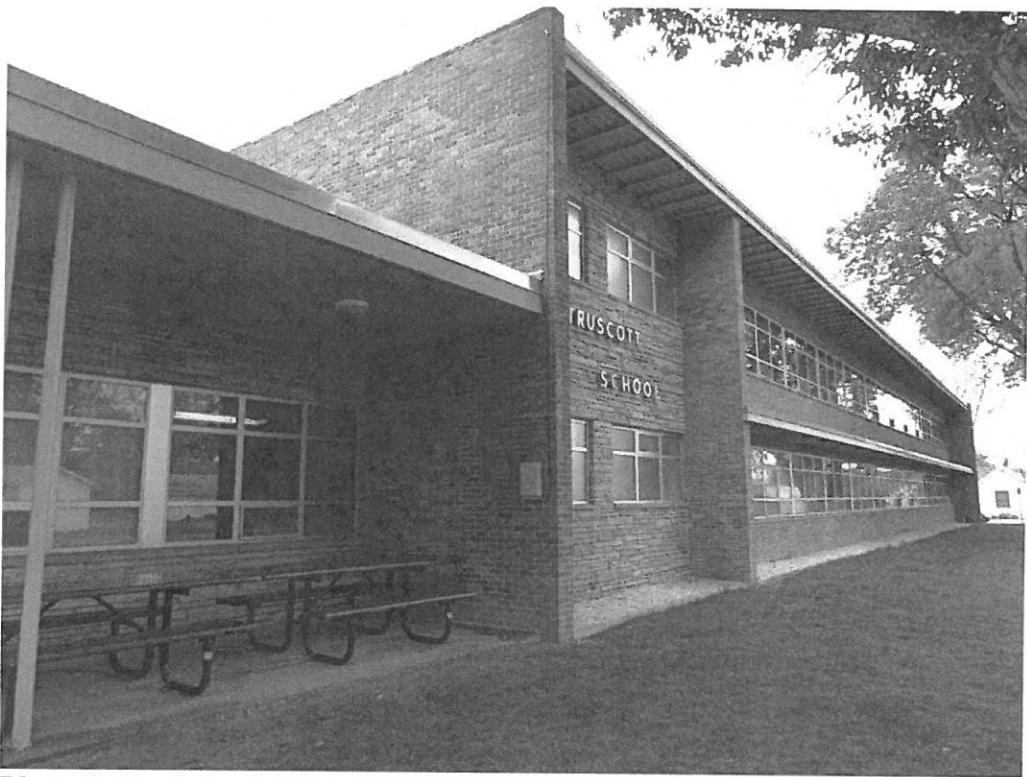


Photo 3. South (main) façade, camera facing northeast.

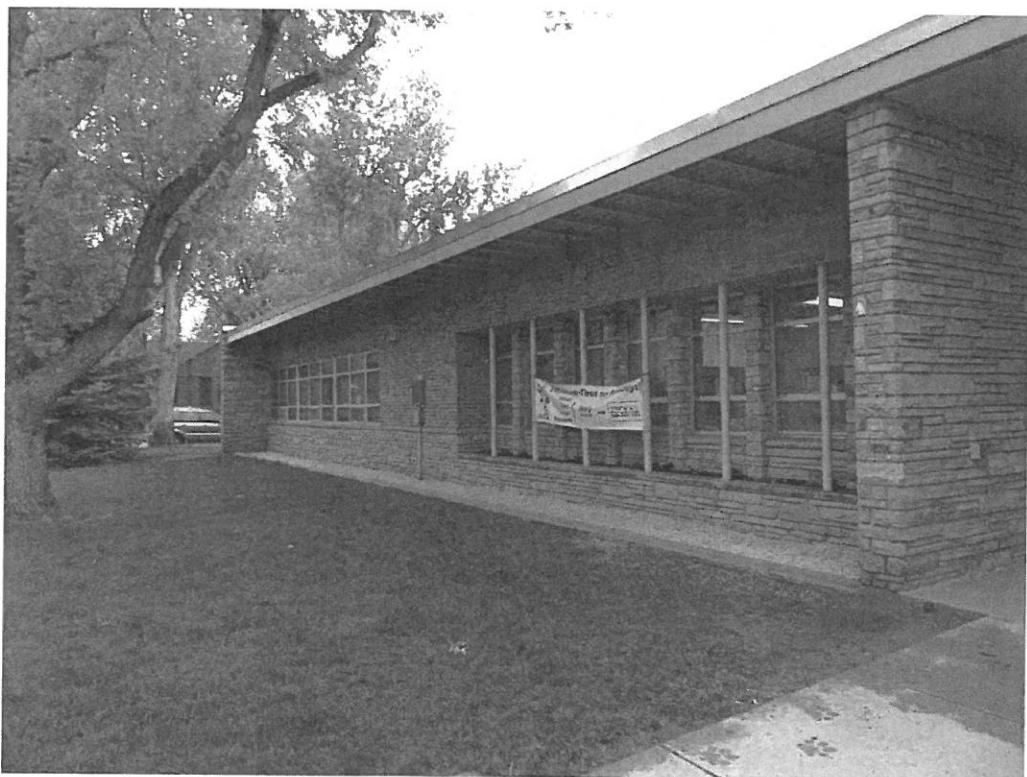


Photo 4. South (main) façade, camera facing northwest.

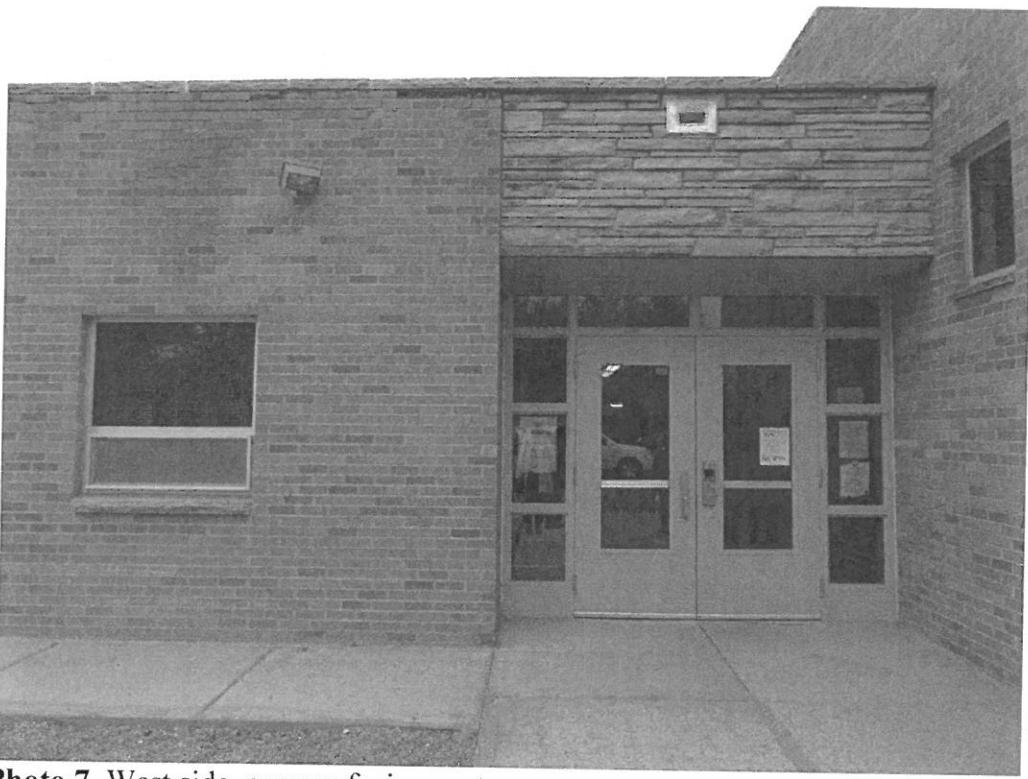


Photo 7. West side, camera facing east.

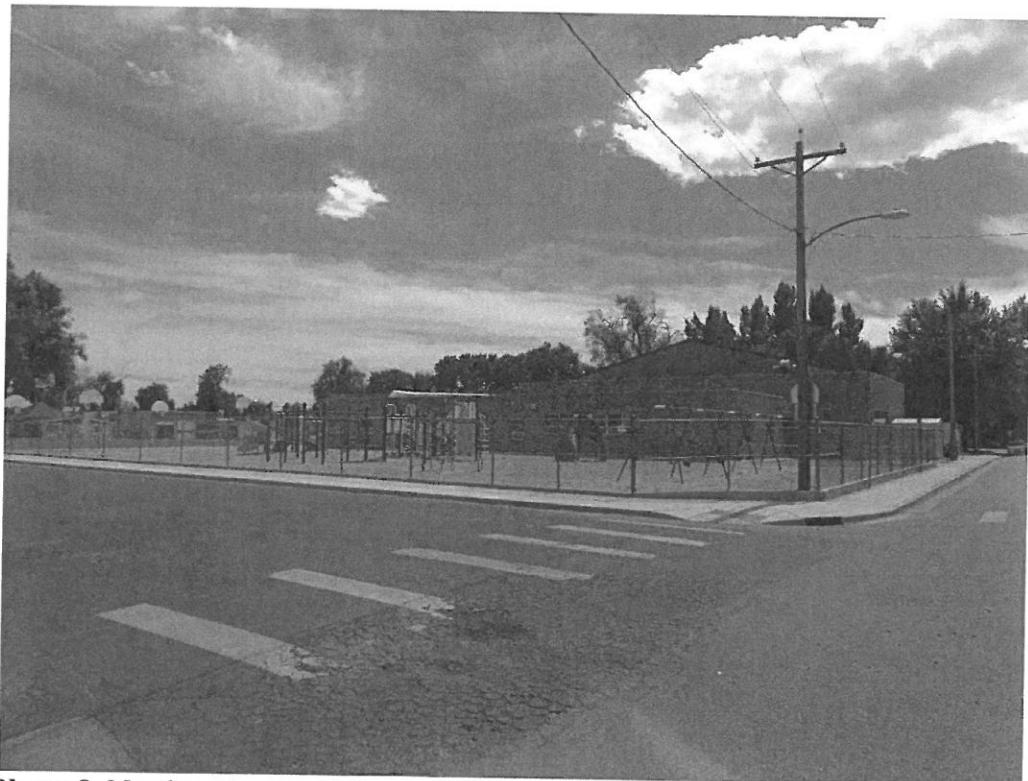


Photo 8. Northwest corner view of playground, camera facing southeast.



Photo 11. North side, camera facing southwest.

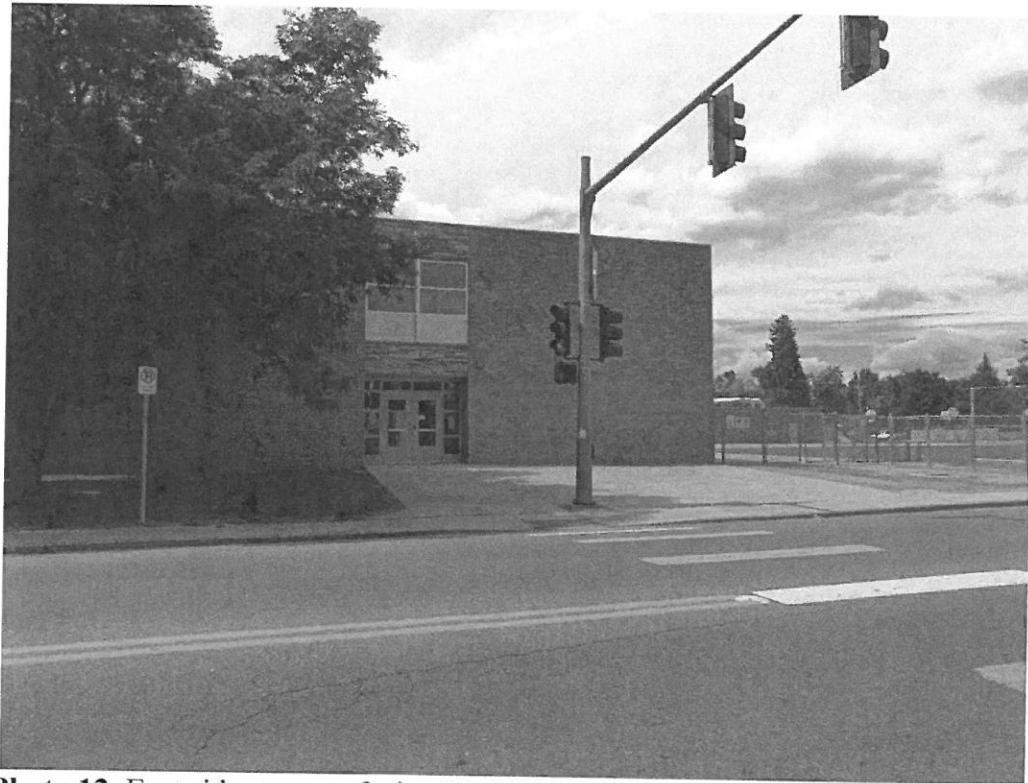


Photo 12. East side, camera facing west.

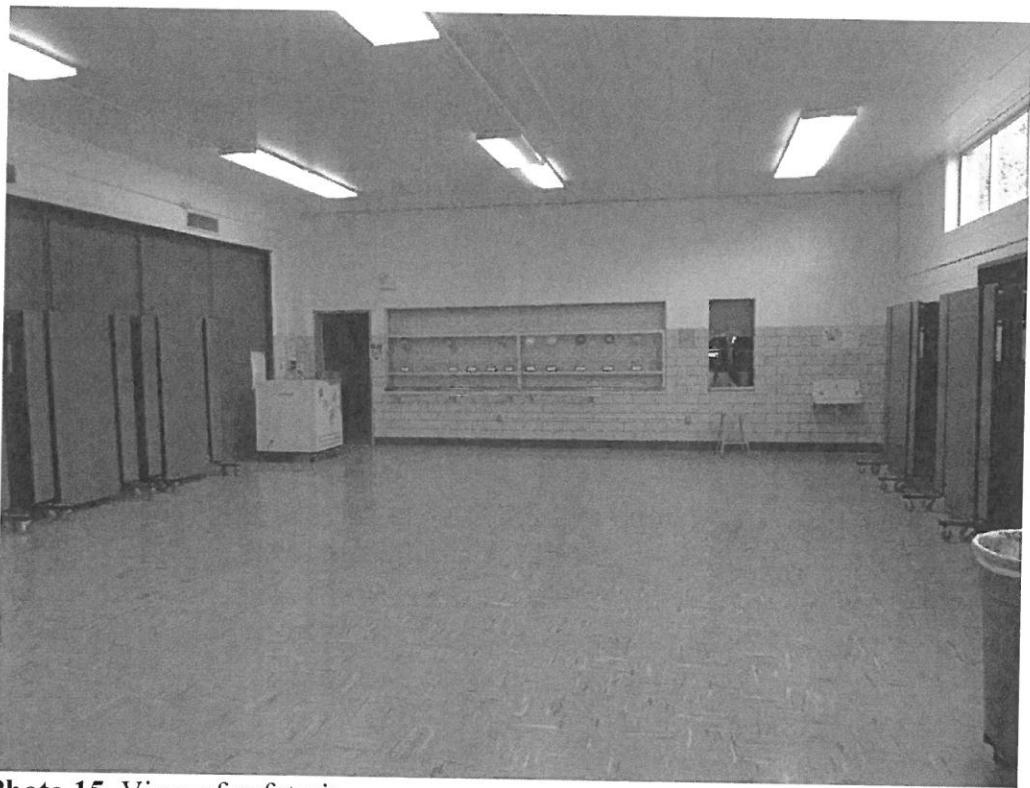


Photo 15. View of cafeteria.

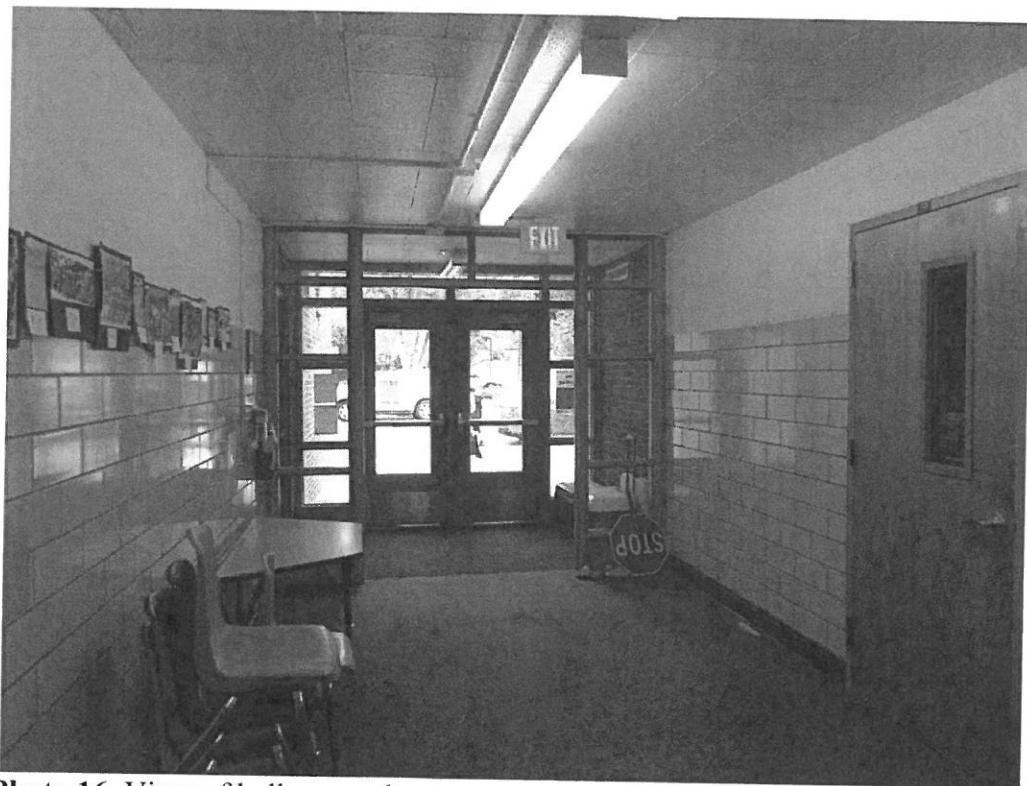


Photo 16. View of hallway and entrance.