



AGENDA

Historic Preservation Commission Meeting

4:30 PM - Monday, July 19, 2021

Development Center, 410 E. 5th Street

Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

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La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org o al 970-962-3319.

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: cityofloveland.org

Password to the public wireless network (colguest) is accesswifi

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- I. CALL TO ORDER
- II. ROLL CALL: BERGLUND, COX, JONES, KNAPP, MCCARN, SUTTON, WHITE
- III. APPROVAL OF THE AGENDA
- IV. APPROVAL OF PREVIOUS MEETING MINUTES
 - a. [HPC Meeting Minutes DRAFT 6.21.21 CL](#) 3 - 4
- V. REPORTS
 - 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 Liaison Report
 - c. Staff Report [HPC Staff Report 07.19.21](#) 5 - 53
- VI. REGULAR AGENDA

- a. Hewlett Packard Cultural Resource Survey (Carl McWilliams, Cultural Resource Historians)
- b. Heartland/ Odd Fellows Building Project (Heartland Project Team)
- c. Great Western Railway Depots Update (Commissioner Sutton)
- d. Other Updates

VII. COMMISSIONER COMMENTS

VIII. ADJOURN



MINUTES

Historic Preservation

Commission Meeting

4:30 PM - Monday, June 21 2021

Development Center, 410 E. 5th Street (in person)

CALL TO ORDER: 4:45 PM

Commissioners Present: Berglund, Cox, Jones, Sutton, McCarn, White. **Staff:** Nikki Garshelis, Cita Lauden - Development Services

Council Liaison: Not Present

Presenters: None

Guests: None

APPROVAL OF THE AGENDA

Commissioner Sutton made a motion to approve the agenda, Commissioner Jones seconded the motion and it passed unanimously.

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Cox made a motion to approve the May 2021 meeting minutes, Commissioner Sutton seconded it and it passed unanimously.

REPORTS

Citizen Reports:

None

Council Liaison Report:

None

Staff Report:

Nikki Garshelis reported that Commissioner Kersley will not be renewing her term on the HPC after June 2021. Commissioner Kersley served for nine years on the HPC. The Loveland Historic Preservation Commission has benefitted and will continue to benefit from her great service and expertise. A desk plaque was sent to Commissioner Kersley on behalf of the HPC.

Garshelis also reported that Cultural Resource Historians is on track to have the inventory of the 1960s Hewlett Packard Campus completed in July. Staff requests the HPC consider funding storyboards based on the historic/architectural inventory to be displayed in the Hewlett Packard lobby/cafeteria/other as a permanent or temporary exhibit.

REGULAR AGENDA

Election of Chair and Vice Chair:

Election for Chair and Vice Chair was held. Commissioner Cox made a motion to elect Reyana Jones as Chairperson of the Historic Preservation Commission. Commissioner Sutton seconded the motion and it passed unanimously.

Commissioner McCarn made a motion to elect Ashleigh Knapp as Vice Chair of the Historic Preservation Commission. Commissioner Sutton seconded the motion and it passed unanimously. Commissioner Knapp was not in attendance, and the position of Vice Chair is pending her acceptance.

Mural Task Force Update:

Commissioners Cox, and White shared pictures they've taken of murals in downtown Loveland, as well as Glenwood Springs. Commissioner Cox also shared photos that showed examples of the down side of painting exterior brick buildings. The images showed peeling paint on exterior brick buildings.

Great Western Railway Depot:

Commissioner Sutton reported that GWRD rack cards are being distributed around town. The Loveland Historical Society has raised \$17,000, and has spent \$9000 on various building assessments. The LHS is working on various fundraising events, as well as informational booths at local events such as the Corn Roast Festival, etc.

COMMISSIONER COMMENTS

- Commissioner Cox thanked Commissioner White for serving as the Commission Chair.
- Commissioners White and Sutton thanked Nikki Garshelis for her guidance, and support over the years as the HPC Staff Liaison. Commissioner Sutton asked if the Commission will have any say in the new hire that will take over as the HPC Staff Liaison when Nikki Garshelis retires in December.

ADJOURNED 5:43 p.m.

LOVELAND HISTORIC PRESERVATION COMMISSION

STAFF UPDATE

Date:

July 19, 2021

To:

Loveland Historic Preservation Commission

From:

Nikki Garshels, Development Services

Hewlett Packard Intensive Inventory: Carl McWilliams of Cultural Resource Historians has completed the inventory of the 1960s Hewlett Packard Campus. See the attached document.



Majestic Opera House/JC Penney-Odd Fellows Lodge, 315-319 E 4th Street:

Source: *Historic Building Inventory Record* completed by Carl McWilliams and Jason Marmor. 1999.

Constructed in 1903, the building has served as a retail commercial building and as the International Order of Odd Fellows (I.O.O.F) lodge since the early twentieth century.

333 East 47TH Street Block LLC, located at 206 E 4th ST. purchased the building in March 2021 from the I.O.O.F. who owned the building since the early 1920's.

The building's longest running retail store was the J.C. Penney Company. A Penney's store was established at 317 East Fourth Street sometime between 1912 and 1916, and was a fixture here in downtown Loveland until 1959. In the years prior to 1920, the building was home to the Hickman Hardware Company, John R. Hickman, owner (1908), and a furniture store operated by George Scane in 1917 and by Frank F Green in 1919.

The Majestic Opera House was also located here in the building's early years. In the modern era, from the 1960's to the present, some of the building's retail tenants have included: Jack and Jill Shops Inc. (1960); Bates Style Shop (c1960-1965); Dunham's Ladies and Men's Ready to Wear, later known as Dunham's Fashions, James W. Dunham, owner (c1965-1988); and Bonser Antiques (1996-1999).





Quality Store, Anderson Clothing Company, Draper Drugstore, Walgreens Heartland Café:

Source: National Register of Historic Places Registration Form, Downtown Loveland Historic District. Non-Contributing (5LR.9700) completed by Carl McWilliams, Cultural Resource Historians 2015.

The corner commercial building was erected in the mid to late 1890s. It may have originally served as an office for the Orvis and Corbin Lumber Yard. Early retail tenants include the Quality Store, a grocery, and the Anderson Clothing Store.

From the 1920s to the 1980s, the building's primary use was as a pharmacy. Paul H. Draper opened a drugstore here circa 1936 which then existed for the next half century.

During the 1950s or very early 1960s, the building was remodeled with a new facade and enlarged to incorporate the adjacent building to the east. Draper Drugs became a Walgreens affiliated store, and by the early 1960s had expanded to also carry a line of groceries. A soda fountain was installed in the early 1960s. A prominent sign band which wrapped around the west-facing and south-facing sides, as well as above the corner entry, advertised "DRAPER," "fine FOODS," "Self Service DRUGS," "Walgreens," and "S & H Green Stamps." Circa 1981, the drugstore consolidated into a portion of the building, while the remaining space became home to Chuck's Dinner Bell, a local restaurant. The drugstore closed permanently circa 1986, while in 1984, the Dinner Bell was replaced by another eatery named the Heartland Cafe. The Heartland Café remained in business until 2014, occupying the entire building, as well as that of an adjacent building to the north.



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number:	5LR.14890	Parcel number(s):
2. Temporary resource no.:	N/A	9523343001
3. County:	Larimer	
4. City:	Loveland	
5. Historic building name:	Hewlett-Packard Buildings A, B, C, D	
6. Current building name:	RMCIT LLC Building	
7. Building address:	815 14th Street SW	
8. Owner name and address:	RMCIT LLC 6105 Clearwater Drive Loveland, CO 80538	



National Register eligibility assessment: **Individually Eligible**

State Register eligibility assessment: **Individually Eligible**

Loveland Historic Landmark eligibility assessment: **Eligible**

Historic District eligibility assessment: **N/A**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 69W
S ½ of SW ¼ of section 23
10. UTM reference (NAD 83)
Zone 13: 492255 mE 4469886 mN
11. USGS quad name: Loveland, Colorado
Year: 1962; Photorevised 1984 Map scale: 7.5
12. Legal Description: **LOT 1, BLOCK 2, AMD AMD CMS ADD AND 4TH S INDUS ADD, TR1 4TH S INDUS ADD; AMD TR 1 AND 2, B1, LVND TECH CNTR 1ST, TR 2, B1; BIG T INDUS PK 2ND, L 2, B 1; BIG T INDUS PK TR 3 AND 4; FAIRGRNDS 1ST, OUTL A; H-P ROOSEVELT ADD**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Building A: ~290' N-S x ~400' E-W**
Building B: ~290' N-S x 400' E-W
Building C: ~290' N-S x 400' E-W
Building D: 292' N-S x 403' E-W
16. Number of stories: **Buildings A & B are 1-story; Buildings C & D are 2-story**
17. Primary external wall material(s): **Brick, Glass**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Composition Roof**
20. Special features: **Overhanging Eaves. Exposed Rafter Ends, Fence**
21. General architectural description:
Improvements on the former Hewlett-Packard property at 815 14th Street SW include four large, adjoining, commercial office / light manufacturing buildings, a building containing the facility's generator plant, a grounds maintenance building, and two former entrance station kiosks. At the property, the four large commercial / light manufacturing buildings are labeled buildings A, B, C and D. In this report they are identified as Features 1-4, and are described here in Section 21. The generator plant, grounds maintenance building, and two former entrance station kiosks are identified as Features 5-8, and are described below in Section 24.

Building A (Feature 1)

Building A is a one-story rectangular-shaped building, principally of concrete, steel, brick and tinted glass construction, that measures approximately 290' N-S x 400' E-W. It is supported by a poured concrete foundation, and is covered by a broadly-pitched gable roof with long, nearly flat, shed roof

extensions on the north and south sides. The roof is supported by steel channel girders and wood rafters, and extends to cover concrete sidewalks along the building's north and south sides.

East Side

The building's primary façade faces east. The east wall is clad with dark red brick laid in running bond. A set of paired, silver, glass-in-steel-frame doors, covered by transom lights, and flanked by expanses of fixed-pane windows in steel frames, enter the center of the east-facing wall. These doors enter the building from a concrete patio covered by a roof structure of concrete and steel construction. The east-facing wall also contains a set of paired, blue, steel doors, each with a small window.

South Side

The long south wall is composed of bands of fixed-pane windows in steel frames, with black metal panels below and fixed-pane transom lights above. Two sets of paired, blue, steel doors, each with an upper sash light, enter the south-facing wall.

West Side

The west (rear) wall is clad with dark red brick laid in running bond. Sections of this side of the building project from the main gabled building and are covered by a flat roof. Eight rollaway delivery bay doors provide access into the building from a loading dock or directly from the adjacent driveway and parking lot. The west-facing wall also contains four blue steel utility doors.

North Side

The long north wall is composed of bands of fixed-pane windows in steel frames, with black metal panels below and fixed-pane transom lights above. The north-facing wall contains three enclosed entry vestibules of glass and steel frame construction. Paired glass-in-steel-frame doors enter the vestibules from the outside, while paired blue steel doors enter into the building from within the vestibules.

Connector Between Buildings A and B

A flat-roofed connecting element, of glass and steel frame construction, joins the east end of building A to the west end of Building B. The connector's north-facing wall contains an enclosed entry vestibule of glass and steel frame construction. Paired glass-in-steel-frame doors enter the vestibule from the outside, while paired blue steel doors enter into the building from within the vestibule. A set of paired glass-in-steel frame doors enter into the south side of the connector.

Building B (Feature 2)

Building B is a one-story rectangular-shaped building, principally of concrete, steel, brick and tinted glass construction, that measures approximately 290' N-S x 400' E-W. It is supported by a poured concrete foundation, and is covered by a broadly-pitched gable roof with long, nearly flat, shed roof extensions on the north and south sides. The roof is supported by steel channel girders and wood rafters, and extends to cover concrete sidewalks along the building's north and south sides.

East Side

The main center section of the east-facing wall of Building B forms the west end of an elevated courtyard between building's B, C, and D. While Building B forms the west end of the elevated courtyard, Building C forms its south side, and Building D forms its north side. The elevated courtyard is open to the east, and below and to the east the courtyard continues at ground level between Buildings C and D.

Facing onto the elevated courtyard, the center section of the east side of Building B features a dark red brick clad wall fronted by a projecting flat-roofed section with expanses of fixed-pane windows in steel frames, with black metal panels below. A set of paired, blue, steel doors, each with an upper sash light, enters into the east-facing wall from the elevated courtyard.

The south end of the east side of Building B is also exposed where it joins a connector between Buildings B and C. Here, the east wall of Building B is clad with dark red brick laid in running bond. An enclosed entry vestibule of glass and steel frame construction enters the building at this location. Paired glass-in-steel-frame doors enter the vestibule from the outside, while paired blue steel doors enter into the building from within the vestibule.

South Side

The long south wall is composed of bands of fixed-pane windows in steel frames, with black metal panels below and glass tiled transoms above. Two sets of paired, blue, steel doors, each with an upper sash light, enter the south-facing wall. A large concrete patio, covered by a flat roof supported by brick pillars, is near the east end of the south side of Building B. An enclosed entry vestibule of glass and steel frame construction provides access into Building B from the patio. Horizontal sliding glass in steel frame bypass doors are at the exterior and interior of the vestibule.

West Side

The west-facing wall of Building B is clad with dark red brick laid in running bond, with a center section of fixed-pane windows in steel frames. This wall contains an enclosed entry vestibule of glass and steel frame construction. Paired glass-in-steel-frame doors enter the vestibule from the outside, while paired blue steel doors enter into the building from within the vestibule. A small rollaway door is adjacent to the vestibule. A generator near the north end of the west side is enclosed on three sides by brick and concrete walls, and on a third side by a chain link fence.

North Side

The long north wall is composed of bands of fixed-pane windows in steel frames, with black metal panels below and glass tiled transoms above. Two sets of paired, blue, steel doors, each with an upper sash light, enter the north-facing wall.

Connector Between Buildings B and C

A flat-roofed connecting element, of glass and steel frame construction, joins the east end of building B to the west end of Building C. The connector's south-facing wall contains a set of paired glass-in-steel frame doors.

Building C (Feature 3)

Building C is a rectangular-shaped building, principally of concrete, steel, brick and tinted glass construction, that measures approximately 290' N-S x 400' E-W. Building C is one-story on its south side; however, it is two-stories on its north side where it overlooks the courtyard. Building C is supported by a poured concrete foundation, and is covered by a broadly-pitched gable roof with long, nearly flat, shed roof extensions on the north and south sides. The roof is supported by steel channel girders and steel rafters, and extends to cover concrete sidewalks along the building's north and south sides.

East Side

The east-facing wall is clad with dark red brick laid in running bond, with a large center section of fixed-pane windows in steel frames, and other, smaller, sections of fixed-pane windows in steel frames to the north and south. This wall contains four glass-in-steel-frame doors, as well as a rollaway garage bay door and a steel utility door near the south end.

South Side

The long south wall is composed of bands of fixed-pane windows in steel frames, with black metal panels below and fixed-pane transom lights above. This wall contains three sets of paired, blue steel doors, each with an upper sash light.

West Side

The west-facing wall is clad with dark red brick laid in running bond, with a large center section of fixed-pane windows in steel frames below an expansion of vent openings in the upper gable ends. A set of paired glass-in-steel-frame doors enter into a centered vestibule flanked by walls faced with decorative stone.

North Side

The long, two-stories tall, north-facing wall faces onto the courtyard. The east end of this wall faces onto the lower courtyard, while the west end, where only the second story is exposed, faces onto the elevated courtyard. This wall is composed of bands of fixed-pane windows in steel frames, with black metal panels below and fixed-pane transom lights above. An unpainted decorative concrete band is between the first and second floors. The lower eastern section of this wall contains three sets of paired, glass-in-steel-frame doors, and one single glass-in-steel frame door. The upper western section contains three sets of paired blue steel doors, each with an upper sash light. One of these doors is set within an enclosed entry vestibule of glass and steel frame construction. The vestibule has a flat roof,

and at its exterior, a set of paired glass-in-steel-frame doors.

Building D (Feature 4)

Building D is a rectangular-shaped, two-story, building, principally of concrete, steel, brick and tinted glass construction, that measures approximately 290' N-S x 400' E-W. Building D is supported by a poured concrete foundation, and is covered by a broadly-pitched gable roof with long, nearly flat, shed roof extensions on the north and south sides. The roof is supported by steel channel girders and steel rafters, with extended overhanging eaves on the north and south sides.

East Side

The east-facing wall is clad with dark red brick laid in running bond, with a large center section of fixed-pane windows in steel frames. Centered among the center section is a set of paired, blue, steel doors, each with one upper sash light. A single glass-in-steel-frame door, is centered within a smaller expanse of fixed-pane windows with steel frames, toward the north end of the east-facing wall. A rollaway garage bay door is near the south end of the east-facing wall.

South Side

The long south-facing wall faces onto the courtyard. The east end of this wall faces onto the lower courtyard, while the west end, where only the second story is exposed, faces onto the elevated courtyard. This wall is composed of bands of fixed-pane windows alternating with sections of dark red brick laid in running bond. Windows in the upper west section are set in steel frames, with black metal panels below and fixed-pane transom lights above. First story windows in the lower east section are directly above a raised concrete foundation wall, and are topped by fixed-pane transom lights. Second story windows in the lower east section display black metal panels below and fixed-pane transom lights above. An unpainted decorative concrete band is between the first and second floors. The lower eastern section of this wall contains one set of paired, glass-in-steel-frame doors, and one set of blue steel doors, each with an upper sash light. The upper western section contains two sets of paired blue steel doors, each with an upper sash light.

West Side

The west-facing wall is clad with dark red brick laid in running bond, and has served primarily as a loading dock and utility area. This wall contains multiple rollaway delivery bay doors, blue steel utility doors, and, near the south end, an enclosed entry vestibule accessed by a set of paired glass-in-steel-frame doors. A band of fixed-pane windows in steel frames penetrates the north half of the upper gable end.

North Side

The landscaping design is such that the west end of the north side's first story is below grade. The east and west ends are clad with dark red brick laid in running bond, while the center section contains bands of fixed-pane windows with black metal panels below and fixed-pane transoms above. An

unpainted decorative concrete band is between the first and second floors. A set of paired, blue steel doors, each with an upper sash light, enters into the building near the east end of the north-facing wall. A set of paired glass-in-steel-frame doors enters into an enclosed entry vestibule near the west end of the north-facing wall. This entry vestibule is flanked by twin brick pillars.

22. Architectural style/building type: **Modern Movements**

23. Landscaping or special setting features:

Comprising 63.03 acres, the former Hewlett-Packard property is located southwest of downtown Loveland, northeast of the intersection of 14th Street SW and Taft Avenue. Improvements on the property include four large, adjoining, commercial office / light manufacturing buildings, a building containing the facility's generator plant, a grounds maintenance building, and two former entrance station kiosks. The land surrounding the buildings consists of concrete sidewalks, asphalt-paved parking lots and driveways, and professionally-landscaped grounds. The grounds feature planted grass lawns interspersed with coniferous and deciduous trees, low plants and shrubs. The property's west, south, and east sides are enclosed by a black metal fence. Entrances into the property are from 14th Street SW (on the south), Taft Avenue (on the west), and the intersection of Colorado Avenue and Barboura Drive (on the east). The Thompson Valley Towne Center shopping mall complex is across Taft Avenue to the west.

24. Associated buildings, features, or objects:

Generator Plant (feature 5)

Located north of Building D, this building measures approximately 80' N-S x ~ 100' E-W. It is supported by a poured concrete foundation, its walls are made of rusticated concrete blocks, and it is covered by a flat roof.

Grounds Maintenance Building (feature 6)

Located west of Building A, the Grounds Maintenance Building measures approximately 92' N-S x 52' E-W. It is supported by a poured concrete foundation, and it is covered by a flat roof. The east, north, and west walls are faced with dark red brick laid in running bond, while the south wall is clad with pale blue/grey metal. The east-facing wall contains three rollaway garage bay doors and two steel utility doors. The south-facing wall contains a rollaway dock delivery door and a steel utility door.

Entrance Station Kiosk (South) (feature 7)

This kiosk is south of Building C, at the entrance into the property from 14th Street SW. Measuring approximately 10' N-S x 12' E-W, it rests on a poured concrete foundation and is covered by a flat roof. The walls are composed of black metal panels and fixed-pane windows in steel frames. Horizontal sliding glass bypass doors enter into the east and south sides. The interior is composed of a single room.

Entrance Station Kiosk (West) (feature 8)

This kiosk is west of Building A and south of the Grounds Maintenance Building, at the abandoned entrance into the property from Taft Avenue. Measuring approximately 6' N-S x 6' E-W, it rests on a poured concrete foundation and is covered by a hipped roof. The lower walls are clad with painted beige vertical wood siding, while the upper walls contain fixed-pane windows in steel frames. The roof is covered with wood shingles laid over 1x wood decking and 2x wood rafters. The rafter ends, covered by a fascia board, are exposed beneath the eaves. A painted blue wood door, with one upper sash light, enters the east-facing wall. The interior is composed of a single room.

IV. ARCHITECTURAL HISTORY

25. Dates of Construction: Building A: 1961-1962; Building B: 1965-1966; Building C: 1969-1972;
Building D: 1979-1980

Sources of information: See sources denoted by an asterisk in Section 36 below

26. Architects: Building A: Clark, Stromquist, Potter & Ehrlick, Architects, Palo Alto, CA,
and Moore & Bush, Architects, Denver, CO
Building B: Moore & Bush, Architects, Denver, CO
Building C: Moore & Bush, Architects, Denver, CO
Building D: Fisher, Reece & Johnson, Architects, Denver

Sources of information: See sources denoted by an asterisk in Section 36 below

27. Builders/Contractors: Building A: Moore & Bush, Supervising Architects, Denver, CO, and
Marvin King, Construction Manager for HP
Building B: Hensel Phelps Construction Co., Greeley, CO
Building C: Hensel Phelps Construction Co., Greeley, CO
Building D: Gerald H. Phipps Construction Co., Denver, CO

Sources of information: See sources denoted by an asterisk in Section 36 below

28. Original owner: Hewlett-Packard Company

Source of information: See sources denoted by an asterisk in Section 36 below

29. Construction history (include description and dates of major additions, alterations, or demolitions):
The Hewlett-Packard facility in Loveland was developed between 1961 and 1980. Building A was constructed in 1961-1962, Building B in 1965-1966, Building C between 1969 and 1972, and Building D in 1979-1980. The Loveland campus was HP's first facility in the United States outside the company's headquarters in Palo Alto, California. HP became interested in Loveland in part because David Packard, was a Colorado native (having been born in Pueblo), in part because major universities (CU and CSU) were nearby, and in part because an international airport (Denver's Stapleton) was in close proximity. Upon learning of HP's potential interest, local business leaders organized the Loveland Development Corporation, and coordinated with the Colorado governor's office to lobby HP to open a facility in Loveland.

In 1959, the Loveland Development Corporation acquired 84 acres of land (formerly the Roy Hutchinson farm) on high ground southwest of downtown Loveland (today northeast of the intersection of 14th Street SW and Taft Avenue), and then deeded it to HP. While Palo Alto architects were designing HP's first building for that location, the company began operations in existing buildings elsewhere in Loveland. In December 1959, HP established a training school in the former Lebo and Sons Rambler Automobile Agency at 440 Lincoln Avenue, and also leased space in the former State Armory building at 201 S. Lincoln Avenue (5LR.6834, National Register listed). In February 1960, the company also began construction of a new building at the southeast corner of Lincoln Avenue and 3rd Street SE (today home to Sunrise Community Health Center). That building was completed in June 1962 and served as HP's Loveland headquarters until Building A was completed at the 84-acre property southwest of downtown in October 1962.

Building A was designed by the Palo Alto architectural firm of Clark, Stromquist, Potter & Ehrlick; however, the Denver-based architectural firm of Moore and Bush executed the final plans and supervised the construction. Marvin King, Construction Engineer for HP, oversaw the construction on behalf of the company. Construction began in July 1961 and it was completed in October 1962. The building was formally dedicated on October 13, 1962, as the keynote event of the Loveland Industrial Days celebration. Dignitaries in attendance included company founders William Hewlett and David Packard, Colorado Governor Stephen McNichols, Jean A. Gaines, President of the Loveland City Council, and Stan Selby, General Manager of HP's Loveland facility. Music was provided by the Loveland High School band.

Building B was constructed between June 1965 and July 1966. It was designed by the architectural firm of Moore and Bush, while the Hensel Phelps Construction Company of Greeley served as the general contractor. Building C was also designed by Moore and Bush, and Hensel Phelps again served as the general contractor. Construction began and the exterior was essentially completed in 1969; however, due to an economic downturn construction was halted for a time, and Building C's interior spaces were not finished until April 1972.

Building D was erected between September 1979 and August 1980. It was designed by the Denver architectural firm of Fisher, Reece and Johnson, Architects, P. C., while Denver-based Gerald H. Phipps Inc. served as the general contractor.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Business**
Industry/Processing/Extraction / Manufacturing Facility

32. Intermediate use(s): **Commerce/Trade / Business**
Industry/Processing/Extraction / Manufacturing Facility

33. Current use(s): **Commerce/Trade / Business**

34. Site Type: **Buildings**

35. Historical background:

The Hewlett-Packard Company was founded by William R. Hewlett and David Packard, in Palo Alto, California, in 1939. William "Bill" Redington Hewlett was born in Ann Arbor, Michigan on May 20, 1913. He moved with his family to San Francisco in 1916, and after graduating from Lowell High School, earned a Bachelor's degree from Stanford University in 1934. He then obtained a degree in electrical engineering from the Massachusetts Institute of Technology, followed by a Master's degree in electrical engineering, from Stanford, in 1939. David Packard was born in Pueblo, Colorado on September 7, 1912. He graduated from Pueblo's Centennial High School before earning a Bachelor's degree from Stanford University in 1934. He then took a position with the General Electric Company in Schenectady, New York, before returning to Stanford where he obtained a Master's degree in electrical engineering in 1938.

Hewlett and Packard established their company in Packard's Palo Alto garage with an initial capital investment of \$538.00. In a 1987 interview, Hewlett recalled that the new firm "did anything that would bring in a nickel." Initial products included a bowling lane foul line indicator, and an automatic flush device for urinals. The company's first real success, however, was the creation of an audio oscillator used to test sound equipment. Walt Disney purchased eight of the devices which were used to produce the movie *Fantasia*. With dual emphases on research and development, as well as on production, HP grew and prospered from that time forward. In 1940, the company moved to a building on Page Mill Road in Palo Alto, and that same year developed a harmonic wave analyzer and a square wave generator which were sold to the Pacific Gas and Electric Company.

By the end of 1940, the firm boasted three employees, was producing and marketing eight products, and had earned \$34,000 in annual sales. HP obtained its first government contract in 1941, and then quickly shifted to filling defense contract orders during World War II. By 1944, approximately a dozen HP instruments were being produced for defense purposes. The company incorporated in 1947, and reached the \$1 million annual sales mark in 1953. HP's fortunes then skyrocketed. By 1958, the company boasted 1400 employees and \$28 million in annual sales. In 1962, it would be named a Fortune 500 Company.

HP opened a plant outside Stuttgart, West Germany in 1959, and that same year developed plans to expand its United States operations to Loveland. The first products manufactured in Loveland included

oscillators, transistorized power supplies, and vacuum tube voltmeters. In time, Loveland would become home to HP's calculator and personal computers business.

HP had a profound affect on Loveland's socioeconomic development as it heralded the city's transition from an agricultural-based economy to an economy based significantly on high tech industries. HP hired 350 new employees to work in Loveland between 1960 and 1962, and the company then soon surpassed the Great Western Sugar Company to become one of the region's most important employers. By 1965, some 794 HP workers were employed in Loveland. The number had ballooned to 1500 by 1980, and to 1600 by 1992. In the interceding years, HP also opened a facility in Colorado Springs, in 1963, its Harmony Road campus in Fort Collins, in 1978, and a facility in Greeley, in 1983. The company also expanded the acreage of its Loveland campus in 1989 by acquiring the former Swartz Farm located south of 1st Street and west of Railroad Avenue.

Bill Hewlett and David Packard continued to actively manage and lead HP until the late 1980s and early 1990s. Packard served as the company's first president, between 1947 and 1964. He then became Chief Executive Officer and Chairman of the Board, holding those positions through 1968. Packard left HP in 1969 to serve in the Nixon administration until 1971, at which time he returned to HP and was re-elected Chairman of the Board, serving from 1972 to 1993. Hewlett succeeded Packard as president of HP in 1964, serving in that capacity until 1977. Hewlett also held the title of Chief Executive Officer from 1968 to 1978. He remained chairman of the executive committee until 1983, and then served as vice-chairman of the board until 1987. Packard died at Stanford on March 26, 1996 at the age of 85. Hewlett passed away in Palo Alto on January 12, 2001 at the age of 87.

Following years of solid growth, HP's northern Colorado operations began to diminish in the 1990s. Agilent Technologies, HP's semiconductor division, was spun off to become its own independent company in 1998, and at that time took over ownership and operations at the Loveland campus. The following year, Agilent also acquired the former Swartz Farm property that HP had acquired a decade earlier.

Agilent's presence in Loveland was relatively short-lived, however. The company soon began to consolidate its Loveland operations and eventually closed the Loveland campus in 2005. The City of Loveland purchased the property from Agilent in 2011 and then sold the original HP campus to Cumberland and Western Resources LLC, a development company. Notably, however, the City retained the former Swartz Farm acreage which was then developed into River's Edge Natural Area. Comprising 163 acres, River's Edge encompasses 3.8 miles of trails, five ponds with fishing access, a wetlands boardwalk, and an amphitheater. The original HP campus, meanwhile, was sold again, in October 2020, to its current owners, the Rocky Mountain Center for Innovation and Technology (RMCIT). At that time the former HP campus in Loveland was approximately twenty percent occupied by about a dozen businesses, including Lightning eMotors. Led by Jay Dokter, Dan Kamrath, and other business leaders, RMCIT's reported goal is to continue to attract new tenants to bring the property's occupancy to between sixty and seventy percent within the next two years.

36. Sources of information:

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“Hewlett-Packard Co. Training School Will Open at 440 Lincoln.” *Loveland Reporter-Herald*, December 22, 1959, p. 1.

“Packard Shows Importance of City Planning.” *Loveland Reporter-Herald*, January 7, 1960, p. 1.

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“Hewlett-Packard Founded in Garage 20 Years Ago, Begins in Garage Here.” *Loveland Reporter-Herald*, January 12, 1960, pp. 1, 6.

* “Hewlett-Packard Purchases Location for First Building.” *Loveland Reporter-Herald*, February 4, 1960, p. 1.

* “Hewlett-Packard Starts Initial Construction Here.” *Loveland Reporter-Herald*, February 16, 1960, p. 1.

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* “Hewlett-Packard Plant Ready for Dedication.” *Loveland Reporter-Herald* (Section 2), October 10, 1962, pp. 1, 8.

* “Many Dignitaries Will Attend Hewlett-Packard Dedication.” *Loveland Reporter-Herald*, October 12, 1962, p. 1.

* “Hewlett-Packard Plant is Formally Dedicated.” *Loveland Reporter-Herald*, October 13, 1962, p. 1.

* “Hewlett-Packard Announces New Building Start Here.” *Loveland Reporter-Herald*, June 8, 1965, p. 1.

* “Building [D] Finished at HP.” *Loveland Reporter-Herald*, December 29, 1980, p. 1.

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“**HP and Fort Collins: A Symbiotic Relationship.**” *Denver Post*, July 20, 2007.

<https://www.denverpost.com/2007/07/20/hp-and-ft-collins-a-symbiotic-relationship/>.

“**Hewlett-Packard and Fort Collins Grew Up Together, But They've Also Grown Apart.**” *Fort Collins Coloradoan*, June 24, 2019. <https://www.coloradoan.com/story/money/2019/06/20/hewlett-packard-hp-fort-collins-northern-colorado/1337511001/>.

“**Colorado History: Hewlett-Packard Changed Loveland.**” *Loveland Reporter-Herald*, October 19, 2019. <https://www.reporterherald.com/2019/10/19/colorado-history-hewlett-packard-comes-to-loveland/>.

“**Local Group to Buy Former Hewlett-Packard Facility in Loveland.**” *Biz West*, October 27, 2020. <https://spotoncolorado.com/front-range/834711/local-group-to-buy-former-hewlett-packard.html>.

“**Local Investors Buy Former Hewlett-Packard Campus in Loveland for \$15.5M.**” *Fort Collins Coloradoan*, October 27, 2020. <https://www.coloradoan.com/story/news/2020/10/27/local-investors-buy-former-hewlett-packard-campus-loveland-colorado/3748495001/>.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

- ✓ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ✓ B. Associated with the lives of persons significant in our past;
- ✓ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ✓ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ✓ Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

38. A Loveland Standards for Designation

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

✓	Social/cultural	Exemplifies the cultural, political, economic, or social heritage of the community
	Social/cultural	Is associated with a notable person(s) or the work of a notable person(s)
✓	Geographic/environmental	Enhances sense of identity of the community
✓	Geographic/environmental	Is an established and familiar natural setting or visual feature of the community

39. Area(s) of significance: **Architecture, Commerce, Engineering, Industry**

40. Period of significance: **1962 – 1998**

41. Level of significance: **State**

42. Statement of significance:

Loveland's former Hewlett-Packard campus is historically significant relative to National and State Register Criterion A, and architecturally significant relative to National and State Register Criterion C. Building D, which was completed in 1980, and is thus currently less than fifty years old, is evaluated as meeting the requirements for Criteria Consideration G. The historic significance of Loveland's former Hewlett-Packard facility can hardly be overstated. HP's arrival in Loveland in the early 1960s heralded the city's (and indeed the entire region's) transition from an agricultural-based economy to an economy based substantially on high tech industries. Architecturally, the buildings are significant because they were designed by prominent California and Colorado based architects, and they represent excellent, intact, examples of relatively large modern buildings used for light manufacturing, office space, and research and development - all on unified campus. The campus is also notable for its professionally designed landscape features. This property, therefore, is evaluated as individually eligible for inclusion in the National Register of Historic Places, and in the State Register of Historic Properties. It is also eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

The former Hewlett-Packard property in Loveland displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The exterior of the property's buildings appear minimally altered from when they were originally constructed. A sense of time and place relative to how the property appeared when it was an active HP concern between 1962 and the late 1990s remains very much in evidence

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Individually Eligible**
State Register eligibility assessment: **Individually Eligible**
Local Landmark eligibility assessment: **Eligible**

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

Discuss: **This property is isolated from any other historically or architecturally related properties.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 1-58**

CD filed at: **City of Loveland**

Development Services Department
410 E. 5th Street
Loveland, CO 80537

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

49. Date(s): **July 2021**

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

51. Organization: **Cultural Resource Historians**

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

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

Site Map



Location Map



1: 24,000 Scale



CD 1, Image 1, View to Northeast, of the south wall of Building A



CD 1, Image 2, View to Northwest, of the south wall of Building A



CD 1, Image 3, View to Northwest, of the east wall of Building A



CD 1, Image 4, View to West, of the east wall of Building A



CD 1, Image 5, View to West, of entry doors in the east wall of Building A



CD 1, Image 6, View to East, of the west wall of Building A



CD 1, Image 7, View to Northeast, of the west wall of Building A



CD 1, Image 8, View to East, of the west wall of Building A



CD 1, Image 9, View to East, of the west wall of Building A



CD 1, Image 10, View to Southeast, of the north and west walls of Building A



CD 1, Image 11, View to Southeast, of the east end of the north wall of Building A



CD 1, Image 12, View to Northeast, of the south wall of Building B



CD 1, Image 13, View to Northeast, of the south wall of Building B



CD 1, Image 14, View to North, of entry on the south side of Building B



CD 1, Image 15, View to Northwest, of entry on the south side of Building B



CD 1, Image 16, View to Northwest, of the southeast corner of Building B



CD 1, Image 17, View to North, of the south side of the connector between Buildings B and C



CD 1, Image 18, View to East, of the west wall of Building B



CD 1, Image 19, View to Northeast, of the west wall of Building B



CD 1, Image 20, View to South-southeast, of the west wall of Building B



CD 1, Image 21, View to Southeast, of the north wall of Building B



CD 1, Image 22, View to East, of the west wall of Building C



CD 1, Image 23, View to East, of the west wall of Building C



CD 1, Image 24, View to East, of the west wall of Building C



CD 1, Image 25, View to Northeast, of the south wall of Building C



CD 1, Image 26, View to Northwest, of the southeast corner of Building C



CD 1, Image 27, View to Northwest, of the south and east walls of Building C



CD 1, Image 28, View to West, of the east wall of Building C



CD 1, Image 29, View to West, of the east wall of Building C



CD 1, Image 30, View to West, of the east wall of Building C



CD 1, Image 31, View to West, of the East wall of Building C



CD 1, Image 32, View to Southwest, of the northeast corner of Building C



CD 1, Image 33, View to South, of the north wall of Building C



CD 1, Image 34, View to West, of the east wall of Building B



CD 1, Image 35, View to East, of the west wall of Building D



CD 1, Image 36, View to East, of the west wall of Building D



CD 1, Image 37, View to Southeast, of the north wall of Building D



CD 1, Image 38, View to Southeast, of the north wall of Building D



CD 1, Image 39, View to South, of the north wall of Building D



CD 1, Image 40, View to Southwest, of the north wall of Building B



CD 1, Image 41, View to South, of the west end of the north wall of Building D



CD 1, Image 42, View to Southwest, of the northeast corner of Building D



CD 1, Image 43, View to Southwest, of the east wall of Building D



CD 1, Image 44, View to Northwest, primarily of the east wall of Building D



CD 1, Image 45, View to North, of the south wall of Building D



CD 1, Image 46, View to Northeast, of the south wall of Building D



CD 1, Image 47, View to Northwest, of the south wall of Building D



CD 1, Image 48, View to Northeast, of the south side of Building D



CD 1, Image 49, View to Northwest



CD 1, Image 50, View to Southwest



CD 1, Image 51, View to South



CD 1, Image 52, View to Southeast



CD 1, Image 53, View to Southwest, of the east and north walls of the Grounds Maintenance Building



CD 1, Image 54, View to Northwest, of the east and south walls of the Grounds Maintenance Building



CD 1, Image 55, View to East, of the west wall of the Grounds Maintenance Building



CD 1, Image 56, View to Northeast, of the west wall of the Grounds Maintenance Building



CD 1, Image 57, View to Northwest, of Entrance Station Kiosk on south side of the property



CD 1, Image 58, View to Southwest, of Entrance Station Kiosk and Gate on the west side of the property