

**LOVELAND HISTORIC PRESERVATION COMMISSION
REGULAR AGENDA
MONDAY, AUGUST 15, 2011 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, RELIGION, AGE OR DISABILITY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMMODATION TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2303 OR TDD #962-2620 AS FAR IN ADVANCE AS POSSIBLE.

6:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES**
- VI. PRESENTATION TO PAULA SUTTON**

- VII. REPORTS** 6:00-6:10
 - 1. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.
 - 2. Council Update (Carol Johnson)
 - 3. Staff Update (Bethany Clark)

- VIII. AGENDA – CONSIDERATION OF NEW BUSINESS**
 - 1. Public Hearing – Nomination of 247 E 4th Street/Stroh Building 6:10-6:35
 - 2. Milner-Schwarz Rehabilitation Project Overview (Scott Waterhouse) 6:35-6:50
 - 3. Pulliam Building Update (Norm Rheme) 6:50-7:10
 - 4. Updating the Historic Preservation Survey (Leslie Giles) 7:10-7:55
 - 5. Comprehensive Plan Update 7:55-8:15
 - 6. Next Meeting's Agenda/Action items 8:15-8:25

- IX. COMMISSIONER COMMENTS** 8:25-8:35
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.

- X. ADJOURN**

**** After the meeting, join us at Sports Station (409 N Railroad Avenue) for Paula's farewell gathering****

City of Loveland
Historic Preservation Commission
Meeting Summary
July 18, 2011

A meeting of the Loveland Historic Preservation Commission was held Monday, July 18, 2011 at 6:00 P.M. in the City Council Chambers of the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation Commissioners in attendance were: Jim Cox, Robin Ericson, Matt Newman, Trudi Manuel, Cara Scohy, and Gerald Portugal. David Berglund was absent. Also present were Carol Johnson, City Council Liaison, and staff member Bethany Clark.

CALL TO ORDER

Commission Chair Ericson called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

Commissioner Chair Ericson asked for approval of the agenda. Commissioner Cox motioned to approve the agenda with a second from Commissioner Portugal and it passed unanimously.

APPROVAL OF MINUTES

Commissioner Cox motioned for approval of the minutes. The motion was seconded by Commissioner Manuel and it passed unanimously.

CITIZEN REPORTS

None

CONSIDERATION OF NEW BUSINESS

None

CITY COUNCIL UPDATE

Carol Johnson reported the following:

- The letter of intent spelling out the terms of a purchase agreement from the developer selected for the ACE project is due this week.
- Commissioners also discussed the photo tour held at the Feed and Grain building as a fundraiser for ArtSpace.

STAFF UPDATE

- Commissioner Manuel asked about the contractor selected for the Odd Fellows rehabilitation project and whether they were local. Bethany stated that the contractor was from Pueblo and has worked on a number of other SHF projects.
- Commissioner Cox wanted an update on the Chillers' encroachment permit. Bethany indicated that as far as she was aware, the building division was continuing to work on this issue. She also stated that City staff from a number of departments will be doing a walkthrough of the downtown area on July 28th to identify non-compliant encroachments.
- Commissioner Chair Ericson wanted a status update of the Bishop House. Bethany stated that she had not heard any more from several months ago, when an individual had expressed interest in purchasing and moving the property. Ericson suggested working with the media to get word out about it and generate more interest.

- Councilor Johnson asked about the walking tour brochure. Commissioner Chair Ericson gave an update of the meetings that had been held and what decisions had been made. She also indicated that Tenfold Collective will be the graphic artist firm responsible for designing the brochures.

HISTORIC REVIEW AND BUILDING DIVISION PROCEDURES - Tabled

COMPREHENSIVE PLAN UPDATE

Bethany Clark gave a presentation on the update of the Comprehensive Plan and the objectives assigned to the Historic Preservation Commission. She stated that the City is currently in the process of updated the plan to make it more usable and act as a decision making tool not only for City Council but for boards and commissions. The end result will be a more manageable plan that will result in work plans for each board or commission. She asked for the creation of a subcommittee to work with her on Phase Two and Phase Three of the update. Commissioners Cox, Newman, and Portugal volunteered to be the primary members of the subcommittee. The remaining commissioners also expressed interest in being made aware of meetings, and will attend as available.

OVERVIEW OF NEW CITY WEBSITE

Bethany Clark presented a flowchart and walked through the organization of the new website as it related to Historic Preservation. Several commission members stated that they liked the new design and found it to be much more appealing than the old website. There was some discussion about searchability of the website, especially since the search tool is Google based. Bethany explained that getting the new website to show up on Google searches will take some time. Some commissioners asked about the possibility of linking photos of each property on the register. Bethany stated that it could be done but would take some time, as it is not an easy process and not all properties have photos readily available.

NEXT MEETING'S AGENDA

Commissioner Chair Ericson reminded everyone that former commissioner Paula Sutton will attend the August meeting to present her with a gift and celebrate at the Sports Station at The Depot after the meeting.

Bethany also reminded everyone that Leslie Giles from SHF will be attending the August meeting to discuss updated the Historic Survey, and there will also be a public hearing for nomination of the Stroh Building to the Loveland Historic Register.

COMMISSIONER COMMENTS

- Commissioner Chair Ericson informed everyone that Sharon Danhauer is putting together tours for the Loveland Historical Society to places such as Fort Laramie.

Commissioner Manuel moved to adjourn the meeting and Commissioner Portugal seconded the motion.

Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

Robin Ericson, Chair



Community & Strategic Planning

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

Staff Update

Meeting Date: August 15, 2011
To: Loveland Historic Preservation Commission
From: Bethany Clark, Community & Strategic Planning

Staff Update Format:

The staff update contains *informational* items. Five minutes is set aside on the agenda for brief questions and comments on staff update items. If a more in-depth discussion or extensive questions on a specific item is desired, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion. Staff will be happy to answer questions on any item with individual commissioners after the meeting.

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

Staff Update Items:

Odd Fellows Building

H.W. Houston has begun work on the Odd Fellows building. The reconstruction and repair of the rear fire escape is the first phase of the project and will likely be completed by the end of August. Scaffolding at the south façade will be erected sometime at the end of August and the brick cleaning and repointing, and restoration of the southeast entrance will begin shortly thereafter. Work is expected to continue through the fall, with completion estimated at the beginning of October.

Milner-Schwarz House Update

This item will be discussed on the regular agenda.

Elks Lodge

AE Design Associates continues to work on the Historic Structure Assessment for the Elks Lodge. They would like to assess the structure throughout all four seasons to address relevant heating/cooling issues. They will continue to monitor the building through late fall and will likely have a draft HSA late this year or early 2012.



Loveland Historic Preservation Commission Staff Report

From: Community and Strategic Planning
Meeting Date: August 15, 2011
Re: Application for Historic Landmark Property Designation, 247 E 4th Street

SITE DATA

Address: 247 E 4th Street
Loveland, CO 80537

Request: Application for Historic Landmark Property Designation

Historic Name: Larimer County Bank

Architectural Style: Two-Part Commercial Block

Current Building Sq. Ft.: 7,280 square feet
(Source: Larimer Co. Assessor Property Information)

Construction Date: 1891

Legal Description: E 4 INCHES OF LOT 23, ALL OF 24, BLK 13, LOV
City of Loveland, County of Larimer, State of Colorado

Owner(s): White Point Properties, LLC

Applicant(s): Dan Stroh – White Point Properties, LLC

Application Summary:

On May 26, 2011 staff and Commissioner Chair Ericson met with the property owner and discussed the process for designation and outlined the obligations and benefits of designating a property on the Loveland Historic Register. On July 15, 2011 staff verified a completed nomination application for the landmark designation of the property at 247 E 4th Street. Staff mailed a notification letter announcing the date of the public hearing to the property owner of 247 E 4th Street as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 247 E 4th Street, Loveland, Colorado.

History:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians. 2009.

This large two-story commercial building was constructed in 1891 by the house the Larimer County Bank and Trust Company. The original building had a corner entrance, with a rounded arch doorway. The entrance was faced with pressed brick, and was extensively outlined with red sandstone, quarried at the Stout Quarry, where Horsetooth Reservoir is now located. An ornate cornice extended from the corner along the building's south and east elevations. A 25' by 60' addition extended the building to the alley, in 1902. From the time it opened, until the early 1930s, the building was home to the Larimer County Bank and Trust Company. The bank closed its doors in 1931, a victim of the 1929 stock market crash and the deepening economic depression. Another bank, the Loveland State Bank, operated here for a time in the mid-1930s. In the late 1930s and during the 1940s, a number of stores and offices were located here. These include Hard (insurance) Agency, William C. Moore's real estate agency, Dunning Shoe Store, and Mock's Shoe Store. The Homestate Bank opened for business in the building in the early 1950s, and lasted until the mid-1960s. In the late 1960s or early 1970s, the building was acquired by Roy D. and Daniel G. Stroh. In business as auctioneers and realtors, the Stroh family has owned the building from that time to the present. The building's High Victorian appearance was replaced in a massive renovation in 1927. The stone and brick exterior walls were replaced by a new brick veneer, and the corner entrance was filled in, with the bank's entrance moving to the East Fourth Street side. The building has seen only modest façade alterations following the 1927 renovation.

Architectural Description:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2009.

Among Loveland's most prominent commercial buildings, the Larimer County Bank/Stroh Building is located at the northwest corner of East Fourth Street and North Lincoln Avenue, in the heart of downtown Loveland. The building's façade, located on the south elevation, fronts onto a wide concrete sidewalk, which parallels East Fourth Street. The east elevation also fronts onto a concrete sidewalk, paralleling North Lincoln Avenue, and the north elevation fronts onto a paved alley. The building's west elevation is abutted by the building at 241-243 East Fourth Street. The two story structure is of masonry construction and features a rectangular plan, measuring 140' north-south, by 26' east-west. Dating to a 1927 renovation, the building's exterior walls are comprised of dark red brick, laid in common bond, with projecting header courses at irregular intervals. The foundation is concrete, and the roof is flat, with built-up gravel/tar composition roofing material. Distinctive parapet walls, with recessed blond brick panels, are located at the tops of the south and east elevations. These parapet walls, along with the use of blond and red brick in belt courses and in panels, on the south and east elevations, form notable architectural elements, which define the building's distinct style, and give it a horizontal emphasis. A stained natural brown wood-paneled door, with transom and sidelights, is located within a recessed entryway, near the west end of the façade. Two single-light, fixed-pane storefront windows penetrate the façade on the first

story, and there are three single-hung sash second story windows on the façade.

The building's east elevation is penetrated by five doors, leading into businesses along North Lincoln Avenue. First story windows on the east elevation include ten single-light fixed-pane storefront display windows, with a continuous brick sill, broken by the doorways. On the second story, on the east elevation, there are thirteen single-hung sash windows, with flanking sidelights, and with a continuous brick sill. On the building's north elevation, there are two painted beige color steel service doors, each with a transom light. Two single-hung sash windows, with flanking sidelights, penetrate the second story wall on the north elevation.

Significance:

The Larimer County Bank/Stroh Building is located at the northwest corner of East Fourth Street and North Lincoln Avenue, in downtown Loveland. Throughout its history, the building has been associated with the development of the city's downtown commercial district, beginning with its construction in 1891. As such, the building is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development, during the late 1800s, and during the first half of the twentieth century. The building is also architecturally significant as a locally notable example of a two-part (two-story) commercial block. Dating from its 1927 renovation, the building displays a high degree of historical integrity. This building is individually eligible for inclusion in the National Register of Historic Places under Criteria A and C.

Photographs:



Figure 1: South and East Elevations



Figure 2: South Elevation



Figure 3: East Elevation



Figure 4: North Elevation

Determination of Significance and Integrity

Significance should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or **what** is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. The Larimer County Bank is significant for representing the built environment of a group of people during that era in history. In addition, the Larimer County Bank is an established familiar visual feature of the community, enhancing the sense of identity of the community, and exemplifying the cultural and social heritage of the community.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of **when** a resource was significant. As noted, the Larimer County Bank was built in 1891, making it greater than 50 years old.

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

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

According to the list of features described in the owner’s application and the Cultural Resource Survey prepared by Carl McWilliams, and which is verified by current photographs, the Larimer County Bank has maintained a good amount of its integrity. The distinctive parapet walls, the recessed blond brick panels, and the use of blond and red brick in belt courses form notable architectural elements that have retained their integrity. Although the massive renovation in 1927 altered the building’s High Victorian appearance, only modest alterations have been performed since then and the renovation itself represents a period of significance and architecturally notable elements.

Staff Recommendation

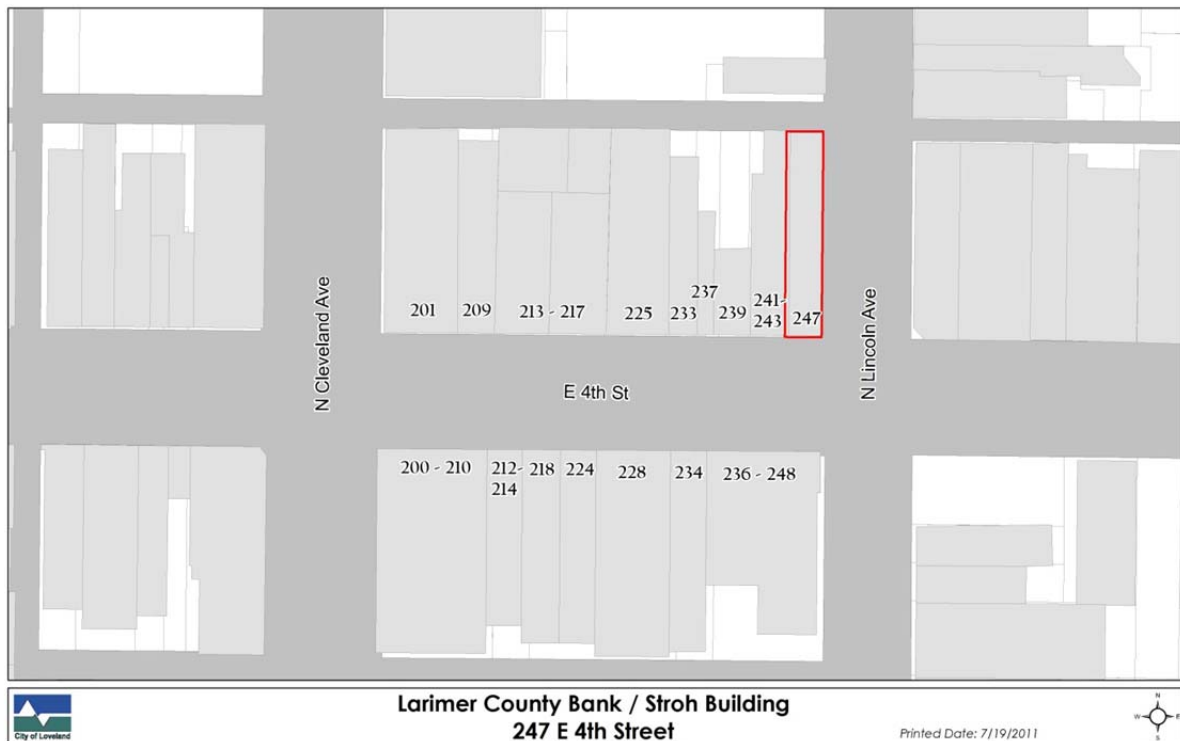
To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Larimer County Bank satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

- a.) Architectural
 - 1. Represents a built environment of a group of people in an era of history.
- b.) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- c.) Geographic/Environmental
 - 1. Enhances sense of identity of the community.
 - 2. Is an established and familiar natural setting or visual feature of the community.
- d.) Physical Integrity
 - 1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
 - 2. Retains original design features, materials, and/or character.
 - 3. Retains its original location.

Given available information for the property at 247 E 4th Street, staff has determined that the Larimer County Bank exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility. Staff recommends the Historic Preservation Commission recommend approval of this request for designation of the Larimer County Bank, located at 247 E 4th Street, as a Loveland Historic Register landmark property.

Attachments:

A. Location Map



B. Nomination Application submitted by applicant

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

Please Type or Print Legibly

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

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	White Point Properties, LLC. Dan Stroh 247 E. 4th Street Loveland, CO 80537
Applicant:	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> City Council (attach meeting minutes initiating action) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Preservation Commission (attach meeting minutes initiating action) <i>Please check one.</i>
Address:	247 E. 4th Street., Loveland, CO 80537
Telephone:	970-667-2837

PROPOSED LANDMARK INFORMATION	
Property Name:	Stroh & Co Realty & Auction
Address:	247 E. 4th Street., Loveland, CO 80537
Historic Use:	Bank, Office Building; Retail
Current and Proposed Use	Real Estate Office Building; Offices
Legal Description	See Attached Historic Building Inventory
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i> See Attached Historic Building Inventory

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

DETAILED PROPERTY INFORMATION	
Historic Property Name:	Larimer County Bank
Current Property Name:	Stroh & CO Realty & Auction
Address:	247 E. 4th Street., Loveland, CO 80537
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> See Attached Historic Building Inventory
Owner Name & Address:	White Point Properties, LLC. Dan Stroh 247 E. 4th Street., Loveland, CO 80537
Style:	Two Story
Building Materials:	Brick walls, recessed brick wall pane, canvas awnings
Additions to main structure(s), and year(s) built.	N/A
Is the structure(s) on its original site?	Yes ^x _____ No _____ If No, Date Moved _____
What is the historic use of the property?	Larimer County Bank, shoe store, & retail
What is the present use of the property?	Real Estate Office, offices, salon, Sugar Mill Productions
What is the date of construction?	Estimated: _____ Actual: _____ Original: 1891 Source: Historic Building Inventory

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

DETAILED PROPERTY INFORMATION continued	
Describe the condition of the property.	Excellent
Who was the original architect?	Source: Unknown
Who was the original Builder/Contractor?	Source: Unknown
Who was the original Owner(s)?	Source: Larimer County Bank & Trust Company
Are there structures associated with the subject property not under the ownership of this applicant? Please describe.	NO
Detailed description of the architectural characteristics of the property.	<i>Please attach additional sheets if necessary.</i> See Attached Historic Building Inventory



FORM A

Application for Designation of a Historic Landmark

The Historic Preservation Commission and City Council will consider the following criteria when reviewing nominations of properties for designation.

Landmarks must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, social/cultural, or geographic/environmental significance. A landmark may be less than fifty (50) years old if it is found to be exceptionally important in other criteria.

Age of Site is: 120

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

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

A) Architectural:

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

B) Social/Cultural

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

C) Geographical/Environmental

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



FORM A

Application for Designation of a Historic Landmark

2. Prehistoric and historic archaeological sites shall meet one (1) or more of the following. Complete this section only if the subject property is a prehistoric or historic archaeological site. Please check all that apply.

A) Architectural

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

B) Social/Cultural

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

C) Geographical/Environmental

- ☒ 1) Is geographically or regionally important.

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

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



FORM A

Application for Designation of a Historic Landmark

<p>Statement of Significance</p> <p>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Historic Building Inventory provided information on the Stroh Building</p>
<p>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations.</i></p> <p>See Attached</p>
<p>Please identify all references used during the research of the property. Include titles, author, publisher, publication date, ISBN# (when applicable), and location of source such as public library, etc.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>Historic Building Inventory</p>



FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Carrie Wakefield Stroh Realty
Employee

Signature of Preparer:

Carrie Wakefield

Date:

7/11/11

Phone No.

970-667-2837

Address:

247 E 4th Street Loveland, Co 80537.

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

White Point Properties LLC

Date:

7-11-11

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

HISTORIC BUILDING INVENTORY

COUNTY: **Larimer** CITY: **Loveland**

HISTORIC BUILDING NAME: **Larimer County Bank Building**

CURRENT BUILDING NAME: **Stroh Building**

ADDRESS: **247 East Fourth Street
Loveland, CO 80537**

OWNER(S) NAME AND ADDRESS: **Daniel G. Stroh
0255 Weld County Road 46
Berthoud, CO 80513**

Eligible for National Register ☐ yes ☐ no
date _____ initials _____

Contributes to a potential National Register District
☐ yes ☐ no

District Name: **Loveland Downtown Historic District**

Criteria ☐ A ☐ B ☐ C ☐ D

Eligible for State Register ☐ yes ☐ no
date _____ initials _____

Criteria ☐ A ☐ B ☐ C ☐ D ☐ E

Areas of Significance

Period of Significance

Needs Data ☐ date _____ initials _____

LOCAL LANDMARK DESIGNATION: **No**

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

UTM REFERENCE: ZONE: **13**

EASTING: **493820**

NORTHING: **4471460**

USGS QUAD NAME: **Loveland, Colo.**

Year: **1962 (Photorevised 1984) 7.5'**

Block: **13**

Lots: **23, 24**

Addition: **Loveland**

☒ original location

☐ moved

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

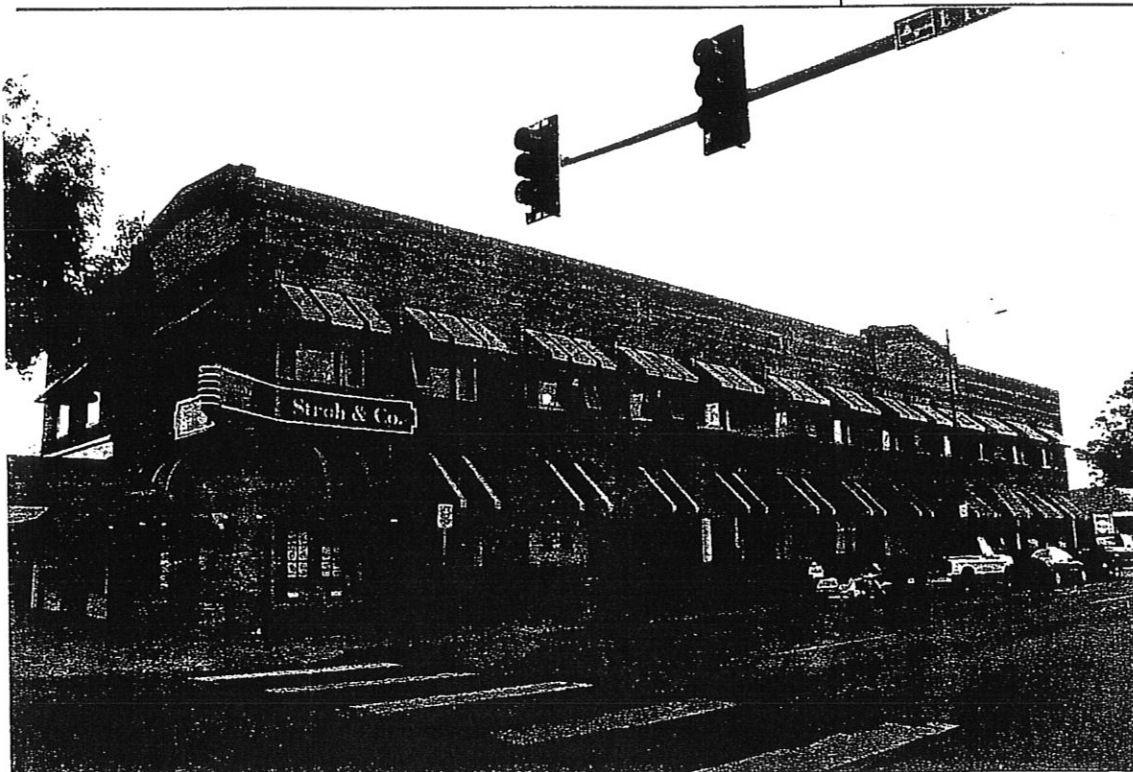
HISTORIC USE: **Bank; Office
building; Retail store**

PRESENT USE: **Office
building; Retail stores**

DATE OF CONSTRUCTION
estimate:

actual: **1891**

SOURCE OF INFORMATION
**Loveland City Directories
Sanborn maps**



ARCHITECTURAL DESCRIPTION

Among Loveland's most prominent commercial buildings, the Larimer County Bank / Stroh Building is located at the northwest corner of East Fourth Street and North Lincoln Avenue, in the heart of downtown Loveland. The building's facade, located on the south elevation, fronts onto a wide concrete sidewalk which parallels East Fourth Street. The east elevation also fronts onto a concrete sidewalk, paralleling North Lincoln Avenue, and the north elevation fronts onto a paved alley. The building's west elevation is abutted by the Rydquist Jewelry building at 241-243 East Fourth Street. The two story structure is of masonry construction and features a rectangular plan, measuring 140' north-south, by 26' east-west. Dating to a 1927 renovation, the building's exterior walls are comprised of dark red brick, laid in common bond, with projecting header courses at irregular intervals. The foundation is concrete, and the roof is flat, with built-up gravel/tar composition roofing material. Distinctive parapet walls, with recessed blond brick panels, are located at the tops of the south and east elevations. These parapet walls, along with the use of blond and red brick in belt courses and in panels, on the south and east elevations, form notable architectural elements, which define the building's distinct style, and give it a horizontal emphasis. A stained natural brown wood-paneled door, with transom and sidelights, is located within a recessed entryway, near the west end of the facade. Above the entrance, a burgundy color canvas awning, emblazoned with the **Stroh & Co.** logo, extends out over the sidewalk along East Fourth Street. A sign with neon lights projects over the sidewalks at the building's southeast corner, and advertises: **STROH & CO. REALTY & AUCTIONS SINCE 1954**. Two single-light, fixed-pane storefront windows penetrate the facade on the first story, and there are three single-hung sash second story windows on the facade, all with burgundy color canvas awnings.

The building's east elevation is penetrated by five doors, leading into businesses along North Lincoln Avenue. From south to north, these include: a wood-paneled door, providing access to Stroh and Company; a set of paired glass-in-wood-frame doors, leading to Empire Sales Co. upstairs at 407 N. Lincoln Ave.; a glass-in-steel-frame door, providing access to Colorado Interior Concepts at 411 N. Lincoln Ave.; A glass-in-steel-frame door, leading into Bob Barber Shop at 415 N. Lincoln Ave.; and a glass-in-wood-frame door to 417 N. Lincoln Ave., currently vacant. First story windows on the east elevation include ten single-light fixed-pane storefront display windows, with a continuous brick sill, broken by the doorways, and with burgundy color metal awnings. On the second story, on the east elevation, there are thirteen single-hung sash windows, with flanking sidelights, and with a continuous brick sill. Each of these windows is covered by a beige color metal awning. On the building's north elevation, there are two painted beige color steel service doors, each with a transom light. Two single-hung sash windows, with flanking sidelights, penetrate the second story wall on the north elevation. Another signband here advertises **Stroh & Co. REALTY & AUCTIONS SINCE 1954**.

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

Film Roll No: **CM-4** Photographer **Carl McWilliams**
Negative No(s): **17-21**
Location of Negatives: **City of Loveland, Cultural Services Department**

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

This building was constructed in 1891 to house the Larimer County Bank. As originally built, the two-story structure had a corner entrance, faced with pressed brick trimmed in red sandstone. An ornate cornice extended along the building's south and east elevations, paralleling what became East Fourth Street and North Cleveland Avenue. A 25' by 60' addition extended the building to the alley, in 1902. The building's High Victorian appearance was replaced in a massive renovation in 1927. The stone and brick exterior walls were replaced by a new brick veneer, and the corner entrance was filled in, with the bank's entrance moving to the East Fourth Street side. The building has seen only modest facade alterations following the 1927 renovation.

ARCHITECT: **unknown**

SOURCE OF INFORMATION: **n/a**

BUILDER / CONTRACTOR:
unknown

SOURCE OF INFORMATION:
n/a

ORIGINAL OWNER:
Larimer County Bank and Trust Company

SOURCE OF INFORMATION:
"Before and After: Larimer County Bank Near Centennial." Loveland Daily Reporter-Herald September 1-2, 1979, p. 1.

ARCHITECTURAL STYLE:
Two-Part Commercial Block

BUILDING TYPE:
Building

MATERIALS:
**Brick walls; Recessed brick wall pane.
Canvas awnings; Neon sign**

STORIES: **Two**

SQUARE FOOTAGE: **~7280**

PLAN / SHAPE: **Rectangular**

ASSOCIATED BUILDINGS: **No**

TYPE: **n/a**

HISTORICAL BACKGROUND

This large two-story commercial building was constructed in 1891 by the Larimer County Bank and Trust Company. The original building had a corner entrance, with a rounded arch doorway. The entrance was faced with pressed brick, and was extensively outlined with red sandstone, quarried at the Stout Quarry, where Horsetooth Reservoir is now located. An ornate cornice extended line extended from the corner, along the top of the building's south and east elevations. From the time it opened, until the early 1930s, the building was home to the Larimer County Bank and Trust Company. The bank closed its doors in 1931, a victim of the 1929 stock market crash and the deepening economic depression. Another bank, the Loveland State Bank, operated here for a time in the mid-1930s. In the late 1930s and during the 1940s, a number of stores and offices were located here. These include Hards (insurance) Agency, William C. Moore's real estate agency, Dunning Shoe Store, and Mock's Shoe Store. The Homestate Bank opened for business in the building in the early 1950s, and lasted until the mid-1960s. In the late 1960s or early 1970s, the building was acquired by Roy D. and Daniel G. Stroh. In business as auctioneers and realtors, the Stroh family has owned the building from that time to the present. In addition to Stroh and Company the building's current (1999) occupants are Empire Sales Company, Fine Line General Contractors Inc., Colorado Interior Concepts, and Bob's Barber Shop.

INFORMATION SOURCES (be specific):

"A Guide to Historic Loveland," on file at the City of Loveland Museum Gallery.

"A Walking Tour of Historical Commercial Buildings in Loveland," on file at the City of Loveland Museum Gallery

"Before and After: Larimer County Bank Nears Centennial." *Loveland Daily Reporter-Herald*, September 1-2, 1991.

Loveland "Commercial Property Appraisal Record" card, on file at the City of Loveland Museum Gallery.

Loveland City Directories, generally published annually 1908-1998, (various publishers).

Sanborn Fire Insurance Maps, dated June 1886, December 1890, September 1893, November 1900, March 1905, May 1911, April 1918, August 1927, and August 1937.

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

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

Historical Significance:

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

National Register Eligibility:

Individual ☒ yes ☐ no
Criteria: ☒ A ☐ B ☒ C ☐ D

Contributes to a potential district:

☒ yes ☐ no
District Name: **Loveland Downtown Historic District**

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

Period of Significance: **1891-1950**

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above)

The Larimer County Bank Building / Stroh Building is located at the northwest corner of East Fourth Street and North Lincoln Avenue, in downtown Loveland. Throughout its history, the building has been associated with the development of the city's downtown commercial district, beginning with its construction in 1891. As such, the building is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development, during the late 1800s, and during the first half of the twentieth century. The building is also architecturally significant as a locally notable example of a two-part (two-story) commercial block. Dating from its 1927 renovation, the building displays a high degree of historical integrity. This building is individually eligible for inclusion in the National Register of Historic Places under Criteria A and C, and it is also eligible as a contributing resource within the potential Loveland Downtown Historic District.

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

AFFILIATION: **Retrospect**

ADDRESS: **1512 Briarcliff Road
Fort Collins, CO 80524**

Cultural Resource Historians

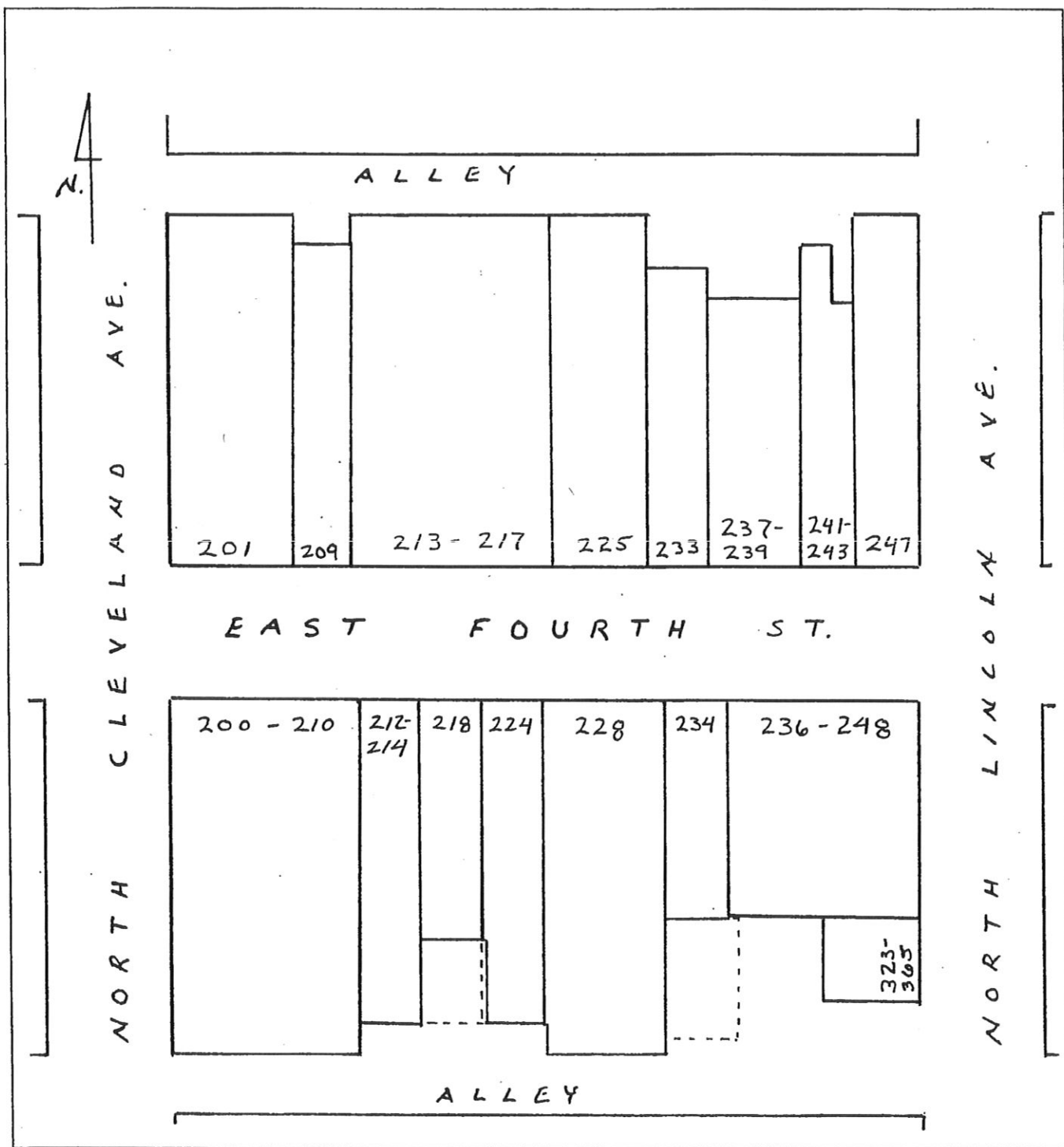
**1607 Dogwood Court
Fort Collins, CO 80525**

DATE: **24 October 1999**

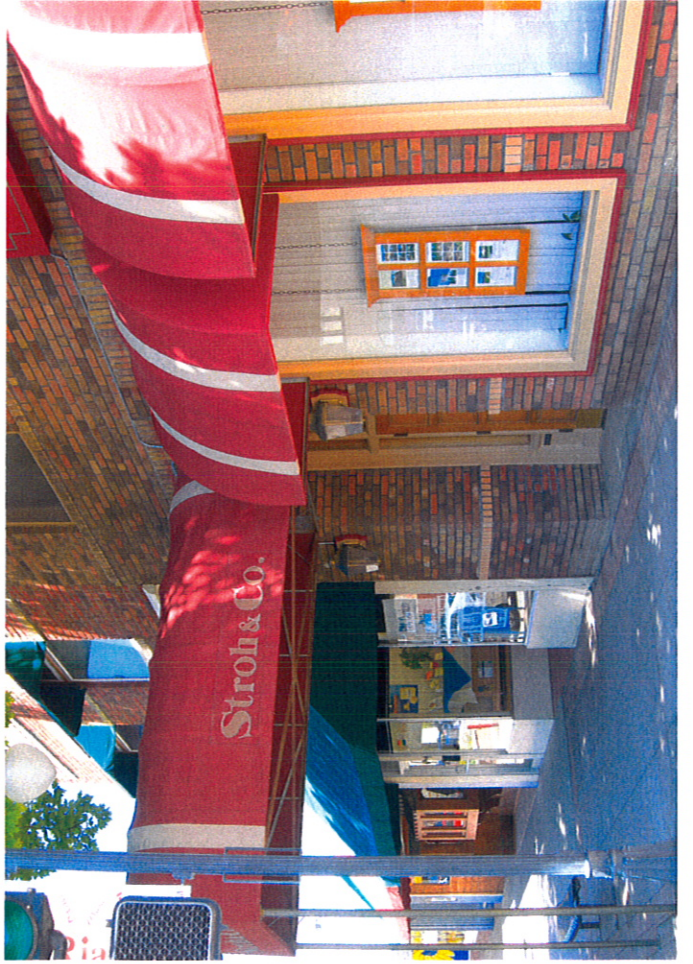
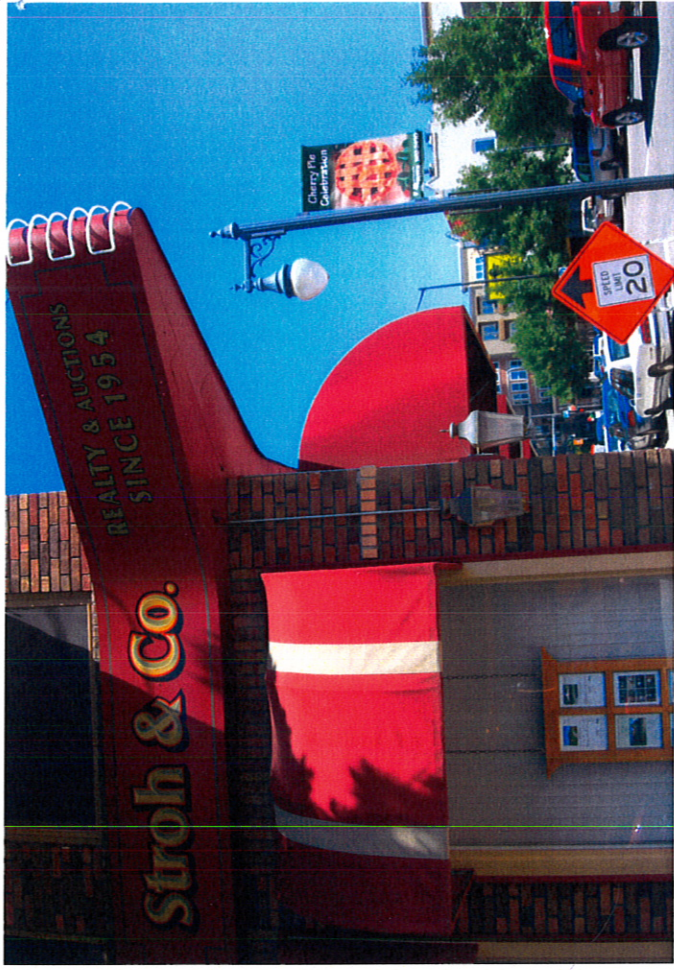
PHONE: **970/482-3115; 970/493-52**

PROJECT NAME:

Loveland Historic Preservation Survey



SITE PLAN . . . Approximate Scale $\frac{1}{4}$ " = 15'





11-14-6



Community & Strategic Planning

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Meeting Date: August 15, 2011
To: Loveland Historic Preservation Commission
From: Bethany Clark, Community & Strategic Planning
RE: Comprehensive Plan Update

Background:

As discussed at the previous meeting, City Staff has been charged with completing a 5-year update for the 2005 Comprehensive Plan. In 2010, the staff liaison for the Historic Preservation Commission completed Phase One by providing a status update of each of the objectives that had been assigned to the HPC. The intention now is to refine, edit, and consolidate the objectives from the Comprehensive Plan so that they are more task-oriented and actionable. These refined objectives will then be incorporated into an Implementation Plan from which work plans for each board and commission, based on budget considerations and priorities established by City Council, can be developed. This Implementation Plan will be approved by City Council so it is important that the objectives accurately reflect the HPC's goals and achieves the goals of the Comprehensive Plan.

Process:

At the July 18th meeting, a Comp Plan Update Subcommittee was formed to complete Phase Two and Phase Three of the Comprehensive Plan update. On July 25th, Commissioners Cox, Newman and Portugal and I met to discuss and complete Phase Two of the update. As a reminder, Phase Two involved placing each objective into one of three categories, as follows:

Category A: Objectives that have been achieved or are no longer relevant

These objectives have specific measurable results that have been completed. This may consist of the completion of a report or the implementation of a strategy. Also place in this category objectives that your commission no longer feels are relevant to its mission or activities.

Category B: Objectives that are being achieved on an on-going basis through application of existing standards and regulations in the Municipal Code or elsewhere

These objectives may encompass many of the policies and standards that your commission is directly responsible for administering. Also, they may speak to some of the good practices that your commission uses while performing its duties. However, they do not generally have a specific measurable result or call for the completion of a specific task. During Phase One, they may have been classified as "on-going." You and your commission do not foresee that you will be changing the manner in which you address the actions these objectives cover.

Category C: Objectives for which achievement requires the development and implementation of special projects or initiatives and/or new standards or regulations

These objectives have not yet been achieved, but could be through the completion of a specific task or work project. The Objectives in this category will form the basis of your board or commission's future work plans.

The completed Phase Two resulted in five objectives being placed in Category C, which was the focus for Phase Three of the update. The Comp Plan Update Subcommittee met once again on August 2nd to complete Phase Three of the update.

The goal was to reduce the number of objectives through a process of consolidation and to restructure objectives to be more task-oriented and measurable. These refined objectives will form the basis of the commission's work plan as established by City Council. It is important to note that the objectives which were placed in Category B have not disappeared from the Commission's charge. Rather, these are items which are ongoing and which the Commission accomplishes on a regular basis.

Staff Recommendation:

Both phases of the Comprehensive Plan update have been completed through two working sessions with the Comp Plan Update Subcommittee. Attached are the completed Phase Two and Phase Three. Staff recommends that Phase Two and Phase Three of the Comprehensive Plan update, as presented, be approved for recommendation to City Council.

**2011 Comprehensive Plan Update
Phase Two**

Vision Statement 2: Loveland is a community that embraces the heritage and natural beauty of the region and values its strategic location.				
Guiding Principle 4: Preserve features of significant architectural, scenic, cultural, historical, or archaeological interest and promote awareness and appreciation of Loveland's heritage. (Historic Preservation)				
Goal 4.1: Review and periodically update the Historic Preservation Plan.				
Objective	Lead Role	Status: Complete or Ongoing	Explanation of Status	Phase Two Category
Objective 4.1.1: Update and adopt the Historic Preservation Plan as appropriate.	HPC	On-going	Applied for a grant in 2009 to hire a consultant to work with Staff and HPC on updating the plan; specifically chapter 13 which is outdated and contains objectives that no longer fit within the scope of Loveland's preservation program. We were not awarded the grant. We should re-apply in 2011.	C
Objective 4.1.2: Explore additional planning opportunities related to Historic Preservation.	HPC	On-going	Continue to apply for historic structure assessment grants; support façade program and review of façade grant applications; pursuit of salvage options when demolishing historic structures; reconsidering the method used for flagging historic properties when demo permits are pulled	C
Objective 4.1.3: Collaborate with public and private partners identified in the plan to achieve clean up campaign goals; downtown revitalization, promotion, design, economic restructuring and organizational goals; arts industry goals; and administrative goals.	HPC	On-going	Established a Historic Preservation Ordinance for Loveland; applied for grants to develop a walking tour brochure; expanding on a building inventory for Downtown Loveland; facilitate joint advertising and promotion for local organizations for historic preservation month events; engage local businesses in the re-use of historic homes; engage in the review of proposed alterations to landmark properties and in the review of design concepts that impact historic properties; successful landmark designation of downtown buildings; explored the Colorado Main Street Program and determined that Loveland would qualify to be a Colorado Main Street Community; support of the Rialto Theater and re-development proposals from ArtSpace; prioritized our historic resources; review of historic properties before demolition permits are issued	B
Goal 4.2: Identify, designate, protect, and preserve several historic districts and individual landmarks that contribute to Loveland's character and sense of place, thereby revitalizing the Downtown and creating unique neighborhood identities.				
Objective	Lead Role	Status: Complete or Ongoing	Explanation of Status	Phase Two Category
Objective 4.2.1: Include preservation-related incentives programs in long term capital improvements programming.	HPC		Façade program, CEF Exempt Areas, and refund of building fees	B

**2011 Comprehensive Plan Update
Phase Two**

Goal 4.2: Identify, designate, protect, and preserve several historic districts and individual landmarks that contribute to Loveland's character and sense of place, thereby revitalizing the Downtown and creating unique neighborhood identities.				
Objective 4.2.2: Create a Downtown Cultural District through rehabilitation, zoning, community activities and encouragement of the arts.	HPC	On-going	Numerous downtown buildings designated as historic landmarks; support of ArtSpace particularly when considering the re-use of historic buildings; support of and participation in the Façade Grant Program	C
Objective 4.2.3: Continue to conduct historical research and prepare surveys to support the designation of historic landmarks and the creation of historic districts.	HPC	On-going	Multi property surveys and district surveys completed in 1999, 2005, 2008, 2010; 3 historic district designations; multiple property designations (commercial buildings and residential)	C
Objective 4.2.4: Expand local incentive programs , including the revolving loan fund, for property owners who undertake historic preservation.	HPC	On-going	As of June 2010, HPC has requested that staff try to get this going again	C
Goal 4.3: Promote awareness and appreciation of Loveland's historic, archaeological, and cultural heritage and celebrate its past based on a well-researched and documented history.				
Objective	Lead Role	Status: Complete or Ongoing	Explanation of Status	Phase Two Category
Objective 4.3.1: Continue the public education and outreach programs identified in the Historic Preservation Plan.	HPC	On-going	Informational workshops during the month of May for Historic Preservation Month; press releases and RH articles for historic homes that are saved from demolition	B
Objective 4.3.2: Monitor and report the economic impact of historic rehabilitation projects.	HPC	On-going	This task is not feasible in terms of both cost and staff time.	A
Objective 4.3.3: Implement the Cultural Heritage Tourism program for the Downtown and surrounding areas identified in the Historic Preservation Plan.	CMC/ED		This task is being pursued by the Northern Colorado Cultural Tourism Alliance; staff has provided information to them as needed and has attended planning meetings. This is an objective that no longer falls within the scope of Loveland's Historic Preservation Program and will be updated in accordance with the Preservation Plan. The objective has been handed over to the CMC.	B

2011 Comprehensive Plan Update Phase Three

Vision Statement 2: Loveland is a community that embraces the heritage and natural beauty of the region and values its strategic location.

Guiding Principle 4: Preserve features of significant architectural, scenic, cultural, historical, or archaeological interest and promote awareness and appreciation of Loveland's heritage. (Historic Preservation)

Goal 4.1: Review and periodically update the Historic Preservation Plan.

Existing Objective	Action Taken	New Objective
<i>In this cell, place any objective that you placed in Category C that is related to this goal.</i>	<i>In this cell, describe the action you took on this objective. Ex; combined with another objective, edited, deleted, N/A etc</i>	<i>In this cell, place edited or new objectives. Note that objectives in this cell may or may not have a corresponding objective in Column A.</i>
Objective 4.1.1: Update and adopt the Historic Preservation plan as appropriate.	Edited and combined with Objective 4.2.3	Objective 4.1.1: Prepare and adopt an updated Historic Preservation Plan and Historic Inventory Survey.
Objective 4.1.2: Explore additional planning opportunities related to Historic Preservation	Edited	Objective 4.1.2: Prepare a report to determine the most appropriate method for preserving the community character of Loveland's historic areas, such as a historic overlay zone, compatibility zoning, design overlay zone, or FAR regulations.

Goal 4.2: Identify, designate, protect, and preserve several historic districts and individual landmarks that contribute to Loveland's character and sense of place, thereby revitalizing the Downtown and creating unique neighborhood identities.

Existing Objective	Action Taken	New Objective
Objective 4.2.2: Create a Downtown Cultural District through rehabilitation, zoning, community activities and encouragement of the arts.	Edited	Objective 4.2.2: Create and nominate a Historic Downtown District.
Objective 4.2.3: Continue to conduct historical research and prepare surveys to support the designation of historic landmarks and the creation of historic districts.	Combined with Objective 4.1.1	

**2011 Comprehensive Plan Update
Phase Three**

Goal 4.2: Identify, designate, protect, and preserve several historic districts and individual landmarks that contribute to Loveland's character and sense of place, thereby revitalizing the Downtown and creating unique neighborhood identities.		
Existing Objective	Action Taken	New Objective
Objective 4.2.4: Expand local incentive programs, including the revolving loan fund, for property owners who undertake historic preservation.	Edited	Objective 4.2.4: Seek funds from public and private partners to reestablish the Historic Rehabilitation Loan Program.
Goal 4.3: Promote awareness and appreciation of Loveland's historic, archaeological, and cultural heritage and celebrate its past based on a well-researched and documented history.		
Existing Objective	Action Taken	New Objective