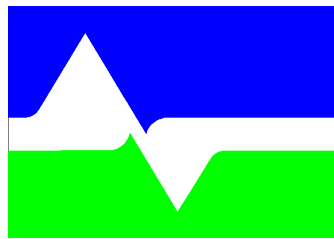


Loveland Historic Register

Nomination Packet



City of Loveland

500 E. Third Street

Loveland, CO 80537

Tel. 970-962-2577

This packet includes the instructions and forms necessary to nominate a building, site, or district to the Loveland Historic Register.

City of Loveland Historic Preservation Commission

**Process and Procedures for Nomination and
Designation
of
Historic Landmarks &
Historic Districts**

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

Please refer to the Loveland Municipal Code, Chapter 15.56 Historic Preservation for the formal procedures and requirements regarding the nomination and designation of historic structures, sites, or districts. If you do not have a copy of this information, staff will provide you with one.

STEP 1. Pre-Application Conference

- Schedule a time to meet with the City Staff to determine the property's significance, review the designation process, and learn how to research your historic structure, site or district. City Staff will also outline the privileges, obligations, and restrictions that apply to designated landmarks and districts.

STEP 2. Formal Application

- Complete the form *Application for Designation of a Historic Landmark* (FORM A, attached) or *Application for Designation of a Historic District* (Form B, attached)
- Forms must be completed in their entirety.
- Obtain a copy of an officially recorded document containing the legal description of the property. This could be an abstract of title, warranty deed, quit claim deed, etc. If you do not possess one of these documents, contact the Larimer County Clerk for assistance. For nominations of a District, officially recorded documents containing a legal description of all properties must be provided.
- Send or deliver all items to the Loveland Historic Preservation Commission via Loveland Development Center at the Loveland Municipal Building 500 E. Third St. Loveland, CO 80537.

STEP 3 Notification, Scheduling, and Posting

- The Commission shall hold a public hearing on the designation application not more than sixty (60) days after the filing of a complete application.
- The Community Services Department shall provide notice of the time, date and place of such public hearing, and a brief summary or explanation of the subject matter of the hearing, by at least one (1) publication in a newspaper of general circulation within the City not less than fifteen (15) days prior to the date of the hearing.
- In addition, at least fifteen (15) days prior to the hearing date, the Department shall post the property in the application so as to indicate that a landmark or historic district designation has been applied for and mail written notice of the hearing to the record owners, as reflected by the records of the county assessor, of all property included in the proposed designation. Such written notice shall be sent by both first class regular mail and certified mail return receipt requested. Failure of the property owner to sign and return the certified mail receipt shall not invalidate any proceedings in connection with the proposed designation. Failure to send notice by mail to any such property owner where the address of such owner is unknown and not a matter of public record shall not invalidate any proceedings in connection with the proposed designation.

STEP 4 Public Hearing

Historic Preservation Commission

- The Historic Preservation Commission will provide a formal hearing to consider the *Application for Designation of a Historic Landmark Form A, or Application for Designation of a Historic District Form B* and that public hearing will follow a format that has been adopted by the Commission.
- The Historic Preservation Commission will consider the criteria at 15.56.091 when reviewing proposed landmarks for designation.
- Within thirty (30) days after the conclusion of the public hearing, but in no event more than (60) days after the hearing date first set, unless otherwise mutually agreed by the Historic Preservation Commission and applicant, the Commission shall either recommend approval, modification and approval, or disapproval of the proposal. The Commission may recommend approval conditions upon the voluntary execution of certain easements, covenants, or licenses.
- The Historic Preservation Commission will forward its recommendation, in writing, to the City Council concerning a designation and further state any recommendations as to easement, covenants, or licenses that must be met by the property owner to receive and/or maintain the designation. The Historic Preservation Commission will also notify the City Council, in writing, of any decision disapproving a designation initiated by the City Council.
- For applications for designation as a landmark that have gone to a public hearing before the Commission without the owner's consent, such consent shall be required, in writing, prior to review of the application by the City Council*. If the owner(s) do not consent to the proposed designation, the application will not move forward.

City Council

- Within thirty (30) days after the date of any referral from the Historic Preservation Commission, the City Council shall hold a public hearing on the designation application.
- The City Council will review the application for conformance with the established criteria for designation. Due consideration will also be given to the written view of owners of affected property. The Council shall approve, modify and approve, or disapprove of the proposed designation.
- When a historic landmark or district has been designated by the City Council, the City Clerk shall promptly notify the owner(s) of the property include therein and shall cause a copy of the designating ordinance to be recorded with the County Clerk and Recorder.
- Whenever the City Council disapproves a proposed designation, no person shall submit an application that is the same or substantially the same for at least one (1) year from the effective date of the final action on the denied application.

***Note:** Landmarks and Districts can be nominated without the consent of the property owner by the Historic Preservation Commission or City Council. Nominations by either of these two groups requires a majority vote of a quorum or more, of the members. Commission or Council designees will be required to file an *Application for Designation of a Historic Landmark Form A, or Application for Designation of a Historic District Form B* with the Community Services Department.

Landmark Designations

Steps 1 through 4 above shall apply to the nomination of a Landmark.

A landmark is an individual property of historical, architectural, archaeological, or cultural interest. Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social/cultural, or geographic/environmental significance. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

1. Historic sites shall meet one (1) or more of the following:

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, statewide, regionally, or locally;
- (3) Demonstrates superior craftsmanship or high artistic value;
- (4) Represents an innovation in construction, materials, or design;
- (5) Represents a built environment of a group of people in an era of history;
- (6) Exhibits a pattern or grouping of elements representing at least one of the above criteria; or

(7) Is a significant historic remodel.

b) Social/cultural.

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

c) Geographic/environmental.

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

2. Prehistoric and historic archaeological sites shall meet one (1) or more of the following:

a) Architectural.

- (1) Exhibits distinctive characteristics of a type, period, or manner of construction; or
- (2) Is a unique example of 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 a notable person(s);
- (4) Is a typical example/association with a particular ethnic or other community group; or
- (5) Is a unique example of an event in local history.\

c) Geographic/Environmental.

- (1) Is geographically or regionally important.

3. Each property 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 design features, materials, and/or character;
- c) Is the original location or same historic context if it has been moved; or
- d) Has been accurately reconstructed or restored based on documentation.

See the Loveland Municipal Code 15.56.020 for exact language dealing with the designation of historic structures, sites, or districts.

District Designations

Steps 1 through 4 above shall apply to the nomination of a District.

Definition of a Historic District

A Historic District is a geographically definable area including a concentration, linkage, or continuity of subsurface or surface sites, buildings, structures, and/or objects. The historic district is related by a pattern of either physical elements or social activities.

Determining the significance of a Historic District

The historic significance of a district is determined by applying criteria to the pattern(s) and unifying element(s). Properties that do not contribute to the significance of the historic district may be included within the boundaries as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements will be evaluated for their magnitude of impact by considering their size, scale, design, location, and/or information potential.

Historic District Boundaries

District boundaries will be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey. When districts are designated, applicable design guidelines and other appropriate restrictions may be included as part of the designation.

Age Criteria

Within a district, the designated contributing sites and structures must be at least fifty (50) years old. The district could be exempt from the age standard if the resources are found to be exceptionally important in other significant criteria.

Non-Contributing Structures

Properties that do not contribute to the significance of the historic district may be included within the boundaries as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements will be evaluated for their magnitude of impact by considering their size, scale, design, location and/or information potential.

Historic Districts shall meet one (1) or more of the following:

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, statewide, regionally or locally;
- (3) Demonstrates superior craftsmanship or high artistic value;
- (4) Represents an innovation in construction, materials, or design;
- (5) Represents a built environment of a group of people in an era of history;
- (6) Is a pattern or a group of elements representing at least one of the above criteria; or
- (7) Is a significant historic remodel.

b) Social/cultural.

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

c) Geographic/environmental.

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

d) Archaeology/subsurface.

- (1) Has the potential to make an important contribution to 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 a notable person(s);
- (4) Has distinctive characteristics of a type, period or manner of construction;
- (5) Is of geographic importance;
- (6) Is a typical example/association with a particular ethnic group;
- (7) Is a typical example/association with a local cultural or economic activity; or
- (8) Is a unique example of an event or structure

See the Loveland Municipal Code 15.56.020 for exact language dealing with the designation of historic structures, sites, or districts.



FORM A

Application for Designation of a Historic Landmark

One property only per Application Form.

Please Type or Print Legibly

APPLICANT(S) INFORMATION	<i>If more than one Applicant, please attach additional sheet.</i>
Owner of Proposed Landmark Property:	International Order of Odd Fellows (I.O.O.F) 315, 319 East Fourth Street Loveland, CO 80537
Applicant:	<i>Please check one.</i> Commission Designees (pursuant to 15.56.169) <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> City Council (<i>attach meeting minutes initiating action</i>) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Presevation Commission (<i>attach meeting minutes initating action</i>)
Address:	315, 319 East Fourth Street Loveland, CO 80537
Telephone:	970 667-4963 970 412-0320

PROPOSED LANDMARK INFORMATION	
Property Name:	Majestic Opera House/ J.C. Penney- Odd Fellows Lodge
Address:	315, 319 East Fourth Street Loveland, CO 80537
Historic Use:	McKeown and Bell Opera house, Majestic Opera House, J.C. Penney retail store.
Current and Proposed Use	Currently used for I.O.O.F lodge activities, as a studio for <i>Dancetime</i> recreational dance organization and houses the Cherry Blossom used clothing store on the first floor.
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> COM AT PT 101 FT 4 IN E OF SW COR BLK. 40, LOVELAND EVERETTS E 49 FT 7 IN, N 135 FT, W 49 FT 7 IN, S 135 FT TO BEG.
Brief Description of Historical Qualities relating to Property	<i>Please attach additional sheets if necessary.</i> Built in 1903 this building is historically and architecturally significant. The Majestic Opera House brought performers via railroad during the early the 19 th century, J.C. Penney demonstrated the nation's expanding department store retail market, and the I.O.O.F have remained a recognizable part of Loveland's social heritage since the 1920's.



FORM A

Application for Designation of a Historic Landmark

DETAILED PROPERTY INFORMATION	
Historic Property Name:	Majestic Opera House, J.C. Penney building, Odd Fellows Lodge, McKeown and Bell Opera House
Current Property Name:	Majestic Opera House/ J.C. Penney-Odd Fellows Lodge
Address:	315, 319 East Fourth Street Loveland, CO 80537
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> COM AT PT 101 FT 4 IN E OF SW COR BLK. 40, LOVELAND EVERETTS E 49 FT 7 IN, N 135 FT, W 49 FT 7 IN, S 135 FT TO BEG.
Owner Name & Address:	I.O.O.F 315, 319 East Fourth St. Loveland, CO 80537
Style:	3-Part Commercial Block
Building Materials:	Brick
Additions to main structure(s), and year(s) built.	A metal façade added in the mid-late 1960's has been removed leaving behind horizontally oriented, metal beams.
Is the structure(s) on its original site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, Date Moved _____
What is the historic use of the property?	Opera house, J.C. Penny department store.
What is the present use of the property?	I.O.O.F lodge, Cherry Blossom used clothing store, and studio space for <i>Dancetime</i> recreational dance organization.
What is the date of construction?	Estimated: 1903 Actual: _____ Original: _____ Source: Larimer County Assessors Files



FORM A

Application for Designation of a Historic Landmark

<p align="center">DETAILED PROPERTY INFORMATION continued</p>	
<p>Describe the condition of the property.</p>	<p>Condition is fair, with some changes to the front facade. Bricks and mortar need repair. The roof is in good condition. Interior is in fair condition.</p>
<p>Who was the original architect?</p>	<p>Unknown Source: n/a</p>
<p>Who was the original Builder/Contractor?</p>	<p>Unkown Source: n/a</p>
<p>Who was the original Owner(s)?</p>	<p>John R. Hickman (possibly) Source: Loveland City Directory, 1908</p>
<p>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</p>	<p>No.</p>
<p>Detailed description of the architectural characteristics of the property.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>The building's façade located on the south elevation, fronts onto a wide poured concrete sidewalk which parallels East Fourth Street. A set of paired glass-in-steel-frame doors, with transom and sidelights, are centered on the façade, and lead into 315 East Fourth Street. A single glass-in-steel-frame door, with a single sidelight, leads into 319 East Fourth Street, at the east end of the south elevation. Large expanses of single-light fixed-pane storefront windows, set in metal frames, penetrate 315 East Fourth. The flat metal awning which projected from the façade wall above the first story windows during the 1999 survey has been removed revealing a horizontal beam with rosette motif ends running the full horizontal length of the façade. Beneath the beam, a panel of vinyl siding has been added that covers the area beneath the metal beam and ends above the recessed storefront windows. Seven clerestory windows are visible in the new vinyl siding addition. The BONSER ANTIQUES and IOOF signs projecting from the wall's surface above the metal awning have also been removed.</p> <p align="right">10</p> <p><i>See attachment C</i></p>



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: 105 years

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>The Majestic Opera House/ J.C. Penney- Odd Fellows Lodge is historically and architecturally significant for its association with the “commerce and industry” context as it relates to downtown Loveland’s commercial development during the first half of the 20th century. As one of only a few three-story brick commercial buildings in downtown Loveland, this building contributes significantly to the 4th Street District.</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 attachments.</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>McWilliams, Carl and Marmor, Jason. <i>Loveland Historic Preservation Survey</i>. Cultural Resource Historians.</p> <p>Murphy, Amanda. <i>Cultural Resource Evaluation</i>. Colorado Historical Society.</p>



FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

Signature of Preparer:

Date:

Phone No.

Address:

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

Date:

ATTACHMENT A: PICTURES



Picture 1: South elevation.



Picture 2: From the west showing the west and south elevations.



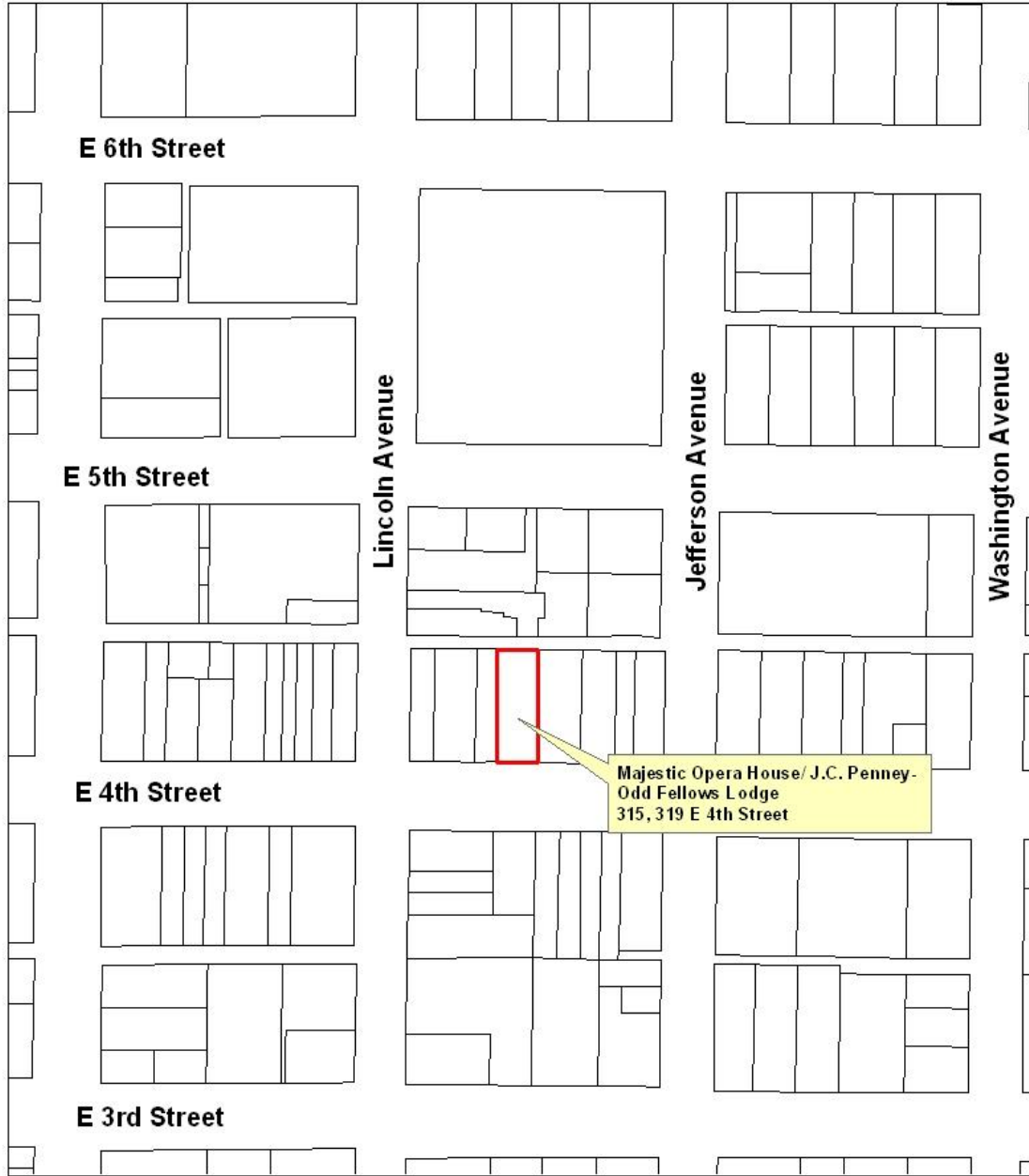
Picture 3: North elevation (rear).



Picture 4: From the east, showing south elevation. c1969.

ATTACHMENT B: LOCATION MAP

**Majestic Opera House/ J.C. Penney- Odd Fellows Lodge
315, 319 E. 4th Street
Loveland, CO.**



ATTACHMENT C: ARCHITECTURAL CHARACTERISTICS CONTINUED

Most significantly, the applied metal façade that once covered the second and third story of the south elevation has been removed revealing the original brickwork beneath. The red brickwork is laid in a common bond pattern and was once whitewashed on only the second story level of the three-story building. The newly revealed façade is symmetrical with twin pilasters flanking central windows on the second and third stories. A masonry sill course runs beneath the line of nine second story rectangular window spaces. The present metal frame 1/1 double-hung sash windows do not fit the window spaces; the remainders of the historic openings have been filled in with plywood. Each window space is capped with a stone lintel. The five third story window spaces have rowlock arches with four wide arched window spaces evenly surrounding a central narrow arched window space. Each of the five window spaces contains a modern 1/1 double hung sash window. The four wide arched window spaces also contain 2-light fixed sidelights on either side of the double-hung sash window. Projecting slightly from the third story of the building façade are three long thin metal poles that run the full horizontal length of the façade. Above the central third story window is a plaque with the date “1903.” A corbelled brick cornice in matching red brick runs the horizontal length of the façade just beneath the roof line.