

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.13312 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 9513348007 |
| 3. County: | Larimer | | |
| 4. City: | Loveland | | |
| 5. Historic building name: | Loveland Canning Company Building | | |
| 6. Current building name: | Loveland Canning Company Building | | |
| 7. Building address: | 117, 119 W. 2nd Street | | |
| 8. Owner name and address: | Light and Power LLC
400 E. Horsetooth Road
Fort Collins, CO 80525 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Not Individually Eligible
Not Individually Eligible
Eligible
Contributing to the Downtown Loveland Historic District

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SW ¼ of SW ¼ of SW ¼ of SW ¼ of section 13
10. UTM reference
Zone **13: 493489 mE 4471449 mN**
11. USGS quad name: **Loveland, Colorado**
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Lot(s): **21-25 & S ½ of Lots 26-30** Block: **30**
Addition: **Loveland** Year of Addition: **1877**
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: **Unknown**
16. Number of stories: **One**
17. Primary external wall material(s): **Concrete / Concrete Block**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This is a single story, rectangular-shaped, flat-roofed, building, of concrete block construction. The façade wall, facing W. 2nd Avenue on the south elevation, is made of rough-faced, buff color, concrete blocks. The façade contains two painted green metal doors, and two single-light fixed-pane windows, with flanking casement windows. The windows feature painted green wood frames and concrete sills.
22. Architectural style/building type: **Early Twentieth Century Commercial Style**
23. Landscaping or special setting features:
This property is located on the north side of the one hundred block of West 2nd Avenue. The Loveland Feed and Grain elevator property is to the north.
24. Associated buildings, features, or objects:
105, 107, 109 W. 2nd Street (5LR6672); 115 W. 2nd Street (5LR.13311); 121-133 W. 2nd Street (5LR.6673).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1922** Actual:
- Source of information: **Larimer County Real Estate Appraisal Cards, City of Loveland building permit files, Sanborn Insurance maps, Loveland city directories.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Loveland Canning Company**
- Source of information: **A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This building was erected circa 1922 as part of the Loveland Canning Company, successor to the Loveland Mercantile & Ice Company at this location.
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade**
32. Intermediate use(s): **Commerce/Trade**
33. Current use(s): **Commerce/Trade**
35. Historical background:
This building was erected circa 1922 as part of the Loveland Canning Company, successor to the Loveland Mercantile & Ice Company at this location.
36. Sources of information:
A Guide to Historic Loveland (Loveland Museum and Gallery, 1996).
Larimer County Assessor <http://www.larimer.org/assessor/propertyexplorer/propertyexplorer.html>
(Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.
City of Loveland building permit files.
Loveland City Directories.
Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).
Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893, November 1900, March, 1906, May 1911, April 1918, August 1927, and August 1937.
U. S. Federal Census records, accessed via www.ancestry.com.

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)

xx Does not meet any of the above National Register criteria

38. A Loveland Standards for Designation

xx	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
xx	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**

40. Period of significance: **Circa 1922 - 1965**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its use as the Loveland Canning Company. It is also architecturally significant as an example of a modest single-story commercial building with a brick façade. It is typical of early twentieth century commercial buildings which are less ornate than their late nineteenth century predecessors.

43. Assessment of historic physical integrity related to significance:

This property 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.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility assessment: **Not Individually Eligible**State Register eligibility assessment: **Not Individually Eligible**Local Landmark eligibility assessment: **Eligible**45. Is there National Register district potential? **Yes**

Discuss: **This property is located within the boundaries of a potential Downtown Loveland Historic District**

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

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 240, 241****CD filed at: City of Loveland, Community and Strategic Planning Department****300 E. Third Street****Loveland, CO 80537**48. Report title: **Downtown Loveland Historic District, National Register of Historic Places Registration Form**49. Date(s): **September 1, 2014**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**



CD 1, Image 240, View to NNW



CD 1, Image 241, View to NNE