



City of Loveland

Long Range Planning Division

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Loveland Historic Preservation Commission

January 20, 2003

Staff Report

To: Historic Preservation Commission
Fr: Matt Robenalt, Long Range Planning Division
Date: January 13, 2003

Site Data:

Address: 365 N. Lincoln Avenue, Loveland, Colorado

Request: Application for Designation as a Landmark of Property

Historic Name: Union Block/Lincoln Hotel and Cornell's Barber Shop

Original

Construction

Date: 1905 (Union Block/Lincoln Hotel)
1936 (Cornell's Barber Shop)

Legal Description: Lots 1, 2 and 3, Block 18, City of Loveland, County of Larimer, State of Colorado, and a triangular strip of ground comprising that part of Lincoln Avenue in the City of Loveland, Colorado, adjoining the east side of Lot 1, Block 18, City of Loveland, County of Larimer, State of Colorado, as described in quit claim deed from the City of Loveland, a Municipal Corporation, to Eugene W. Borland recorded in the Book 426 at Page 420, more particularly described as follows:

Commencing at the NE corner of said Lot 1: thence east on a continuation of the north line of said Block, a distance of 6 inches; thence southerly in a straight line to the southeast corner of said Lot 1; thence north along the east line of said Lot 1 to the point of beginning.

Owners: Charles W. & Denise G. Salwei

Applicant: Charles Salwei

Application Summary:

On December 16, 2002, Charles Salwei submitted a completed application for designation of 365 N. Lincoln Avenue as a landmark of property. Staff mailed a letter by certified mail, return receipt as required by ordinance, notifying the property owners of the scheduled date of public hearing. The Long Range Planning Division published notice of the public hearing for designation as a landmark property in the *Loveland Reporter-Herald*, and posted notice at the property as required by ordinance.

The proposed nomination of this property includes two buildings: the Union Block/Lincoln Hotel building and the Cornell's Barber Shop building. Larimer County Assessor records identify both buildings as being situated on the same parcel, and identifies such as 365 N. Lincoln Ave. Loveland, Colorado. The owners of record for both buildings are Charles and Denise Salwei.

History:

According to the Historic Building Inventory– Site No. 5LR1059, the Union Block/Lincoln Hotel building was constructed on the southwest corner of E. 4th Street and N. Lincoln Avenue in 1905 on the site of the former United Presbyterian Church. The Union Block/Lincoln Hotel was constructed by Loveland contractor W.J. McCord at a cost of \$35,000. The architect is unknown. The building is a three-story commercial block adjacent to a two-story commercial building at 234 E. 4th Street, and a the single story commercial block to the south, also known by its historic name as the Cornell's Barber Shop building.

The Union Block/Lincoln Hotel building is located on the site of the former United Presbyterian Church. The church was originally built in 1878, just one year after the town of Loveland was platted. As the community grew, 4th Street evolved as Loveland's main street and church's real estate value grew because of its key location at the intersection of 4th Street and A Street (Lincoln Avenue). The United Presbyterian Church moved to a new location in 1905, and a consortium of Loveland businessmen undertook construction of a large commercial building on the former church site.

The State Mercantile Company, a business with retail stores in other Colorado communities, was the first tenant in the Union Block building. The Mercantile Company's grand opening was held in November 1905, and the store's retail offerings were soon expanded into the building's second and third floors. The building's second floor provided a location for the sale of clothing, carpets and ladies suits, and the third floor served as the furniture department. The State Mercantile Company moved to a new location and the Union Block building was purchased by F. Emery Freeman.

Mr. Freeman hired Frank S. Snell, a Denver architect, to develop plans to remodel the second and third floors of the Union Block building into an elegant hotel. The hotel was known as the "Hotel Lincoln" and as the "Lincoln Hotel". The Union Block/Lincoln Hotel building also underwent a façade remodel in the 1910's with the addition of new, large plate glass windows in

the ground level storefronts. Among the longest operating businesses in the Union Block/Lincoln Hotel building was a drug store in the storefront at 246 E. 4th Street, circa 1917 to the early 1970's. The drug store changed ownership several times and underwent a number of name changes starting with Columbine Drug Company (1917), Mutual Drug Company (1919), Scholtz-Mutual Drug Company (1922), A.W. Lawson Drugs (1925-1929), Gaeth Pharmacy (1931-c1943), Macy Drug (c1944-1952), Macy Rexall Drug (c1953-1967), and Day-Y Rexall Drug (c1968-1979). Today, the second and third floors of the Union Block/Lincoln Hotel house the Lincoln Hotel Apartments.

According to the Historic Building Inventory – Site No. 5LR9612, the Cornell's Barber Shop Building was constructed in 1936. Throughout much of its history, the Cornell's Barber Shop building has been associated with the Union Block/Lincoln Hotel. The architect and building/contractor is unknown. Historic records related to the Cornell's Barber Shop Building are contradictory, as Sanborn Insurance Maps indicate a structure on the site prior to 1911 but not after the recorded date of construction indicated by the Larimer County Assessor's records. Loveland City Directories also present some contradictory information and identify a listing for 335 N. Lincoln Avenue during the 1930's and early '40s, but no corresponding address appears again until the 1950's.

The Cornell's Barber Shop building first appeared in the 1931 Loveland City Directory as Ms. Ellen Dimick's Beauty Shop with its address listed as 365 N. Lincoln Avenue. During the late 1930's and early '40's, Mr. Roy J. Cornell's Barber Shop is listed at the same address. By 1954, the Loveland City Directory identifies the Cornell's Barber Shop building under the "Lincoln Hotel" heading, and during much of the 1960's, the Continental Trailways bus station and Lincoln Hotel Coffee Shop operate from the building. During the 1970's, '80's and '90's numerous businesses operated in the building and they include: the Foster Agency, an insurance company; Colorado Property Services Inc., a real estate firm; Where Its At Boutique; Piper's Glassworks; Beau-Shays Jeweler and Gallery; California Connection, a skateboard shop; and its two present tenants, Caribbean Fantasy Travel and Best Little Hair House. The Cornell's Barber Shop building presently serves as the location of the management office for the Lincoln Hotel Apartments.

Architectural Description:

The Union Block/Lincoln Hotel architectural style/building type is Three-Part Commercial Block. The building measures 90' north to south, by 75' east to west. Architectural features include yellow painted bricks laid in a running bond configuration, and a flat roof with a gravel/tar composition. A cornice extending the full length of the façade, including the north end of the east elevation features elaborate modillions and scrollwork. Glass-in-wood-frame doors leading into the storefronts at 236 and 238 E. 4th Street feature transom lights, and glass-in-steel-frame doors featuring transom and sidelights lead into 246 and 248 E. 4th Street. Storefronts on 4th Street are separated into three divisions by brick columns, and feature fixed-pane display windows and metal and brick kickplate areas.

A steel channel with tie rods with rosette ends divides the Union Block/Lincoln Hotel building's first and second stories. The Union Block/Lincoln Hotel north façade contains nine (9) 1/1 double-hung sash windows with stone lugsills and lintels on the second story, and nine (9) 1/1 double-hung sash windows on the third story. The east façade contains similarly configured windows – eight (8) windows on the second story and nine (9) windows on the third story. Also on the east façade are two (2) single-light fixed-pane windows, with stone lugsills and lintels, located on the second story, and three (3) similar windows on the third story. The south (rear) elevation has ten (10) 1/1 double-hung sash windows – five each on the second and third stories. A steel fire escape ladder on the south elevation leads to two (2) exit doors on the second and third stories. The exit doors are of wood-panel construction.

The Cornell's Barber Shop architectural style/building type is One-Part Commercial Block. The building measures 33' north to south, by 40' east to west. The Cornell's Barber Shop building is constructed on a low-poured concrete foundation, and features concrete block wall construction with a flat roof. The east elevation façade features pressed brick face concrete wall surface. South and west (rear) elevations are concrete block construction and painted yellow. Stepped side gables on the south elevation represent modest architectural elements.

The Cornell's Barber Shop building east elevation façade features two entrances. The storefront entrance located at 323 N. Lincoln Ave. is a glass-in-wood-frame door with a transom light. The storefront entrance located at 365 N. Lincoln Ave. is a glass-in-steel-frame door with a transom light. A low pressed brick concrete planter is located between the two storefront entrances. The east elevation façade also features two (2) fixed-pane storefront display windows set in steel frames. The west elevation features two solid wood doors, and a small 1/1 double-hung sash window.

Determination of Significance and Integrity

According to the Historic Building Inventory – Site No. 5LR1059, the Union Block/Lincoln Hotel has been associated with the development of downtown Loveland's commercial district since its construction in 1905. The building is significant under Loveland's "commerce and industry" context as it relates to the downtown area's commercial development in the first half of the twentieth century. (Loveland's historical contexts are identified in a series of themes discerned by professional research historians in a publication entitled "Historical Contexts", produced in 1997 for the Loveland Museum/Gallery.) The building is architecturally significant as one of the largest commercial buildings in Loveland and because it is located at a key corner intersection in the core of downtown Loveland. The Historic Building Inventory – Site No. 5LR1059 suggests that this building is individually eligible for inclusion in the National Register of Historic Places, and would also qualify as a contributing resource within a potential National Register historic district.

According to Historic Building Inventory – Site No. 5LR9612, the Cornell's Barber Shop building has been associated with the theme of "commerce and industry" as it relates to the downtown area's commercial development. The building has changed little since its original

construction in 1936, and may be eligible for inclusion in the National Register of Historic Places as a contributing property within a potential National Register historic district.

Staff Recommendation

The Loveland Historic Preservation Ordinance states that 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 as identified in Loveland Municipal Code 15.56.090. The Union Block/Lincoln Hotel and Cornell’s Barber Shop buildings both satisfy the age requirement and meet the following significant criteria for designation as a landmark of property:

Union Block/Lincoln Hotel

- a) Architectural.
 - (1) Exemplifies specific elements of an architectural style or period.
- b) Social/Cultural.
 - (1) Exemplifies the cultural, political, economic, or social heritage of the community.
- c) 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) Is the original location or same historic context if it has been moved.

Cornell’s Barber Shop Building

- a) Social/Cultural.
 - (1) Exemplifies the cultural, political, economic, or social heritage of the community.
- b) 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) Is the original location or same historic context if it has been moved.

Staff recommends the Historic Preservation Commission recommend approval by the City

Council of this request for designation as a landmark of property for the Union Block/Lincoln Hotel and Cornell's Barber Shop buildings, also known as 365 N. Lincoln Avenue, Loveland, Colorado. The property is significant for its role in exemplifying the economic heritage of Loveland as it relates to the development of downtown Loveland. The buildings are also important as examples of block commercial architecture, and are recognized for their retention of their original design features and materials.

Staff also recommends designation of the Union Block/Lincoln Hotel and Cornell's Barber Shop buildings as a local landmark of property because of the unique interrelationship of the two buildings. Throughout history and up to the present day, the two buildings have been associated with one another in complimentary uses.

Attachments:

Site Map prepared by Staff

Nomination Application

Photographs

Colorado Historical Society Historic Building Inventory forms- 5LR9612 and 5LR1059

Current Photos of Property – December 2002



North & West Elevation



North & East Elevation



North & East Elevation



East Elevation



South & East Elevation



South Elevation