

Owner hopes for final decision on granary

Without grant money, builder would rather raze and start over

By Rachel Carter

Reporter-Herald Staff Writer

Dean Anderson feels stuck.

Stuck because he applied for historic designation for the Loveland Feed and Grain building so a developer could renovate the granary.

Stuck because now it's the building's historic status that could keep Anderson from selling to the same developer who now wants to raze the building.

"I just want out of the middle," said the 75-year-old Anderson. "It's hard being in the middle."

Anderson hopes to be out of the middle Tuesday night.

Anderson and his wife, Betty, applied in late January to tear down the 1891 granary. The Loveland Historic Preservation Commission unanimously denied the Andersons' demolition request March 23.

The Andersons appealed the commission's decision to the Loveland City Council, and the Berthoud couple hopes to get an answer Tuesday night.

"I'd be extremely disappointed if the council turned down our appeal," Anderson said.

But hundreds of Loveland residents hope for a different outcome: They want the council to ensure that the Feed and Grain building stands.

"I don't see how council can go against the preservation commission when it was unanimous," said Barry Floyd, a downtown property owner and developer.

"If they're working under the same guidelines, the same city code as the commission, I don't see how (the City Council) can vote differently."

The preservation commission denied the Andersons' request to demolish the Feed and Grain because the building is structurally sound.

But city code allows for exceptions. The Andersons asked that the commission allow demolition anyway based on "economic hardship." The commission voted against that as well.

City Council members will consider both requests Tuesday night.

Erin McLaughlin, a downtown resident who is rallying residents to save the building, said the vote boils down to the letter of the law.

She and other residents who want to save the Feed and Grain don't think it qualifies for demolition under the municipal code, and they will argue as much to City Council members Tuesday night.

"I know the council's going to be a harder sell than the Historic Preservation Commission," McLaughlin said, "but, when you strip it down to the bare bones, it doesn't qualify according to Loveland's own city code."

Developer Gary Hassenflu — who has an option to purchase the Feed and Grain property until June 1 — will travel from Kansas City to Loveland to attend the meeting.

Hassenflu, president of Garrison Cos. based in Prairie Village, Kan., said city officials need to recognize the Andersons' "right to demolish the Feed and Grain building."

Hassenflu originally planned to transform the building into apartments.

Hassenflu asked the Andersons to apply for historic designation last year so he could apply for tax credits and grants to help fund his project.

When tax credits and grants fell through, renovating the Feed and Grain no longer was financially possible, he said. Hassenflu now plans to raze the granary to build apartments from the ground up.

"There's every reason to go ahead with this rather than allow this building to sit there and deteriorate and become an eyesore," Hassenflu said.

Loveland Feed and Grain The Loveland City Council could decide the fate of the 115-year-old Feed and Grain building Tuesday night.

Dean and Betty Anderson, who own the property at 130 W. Third St., appealed the Historic Preservation Commission's March 23 decision to deny demolition of the building.

The council will hear the Andersons' appeal Tuesday night.

The City Council meeting begins at 6:30 p.m. in the City Council Chamber at the Municipal Building, 500 E. Third St.

To view the full City Council agenda, visit www.cityofloveland.org.