
Reporter-Herald

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By Rachel Carter

Reporter-Herald Staff Writer

The Loveland Feed and Grain building received a temporary stay of execution Monday night.

After more than two hours of discussion, the city's Historic Preservation Commission agreed to put off a decision about demolishing the building until its March 20 meeting.

Commission members, who felt the request was sudden, wanted to give the community one month to come up with ideas — or money — to save the 116-year-old downtown landmark from the bulldozer.

Owners Dean and Betty Anderson, on behalf of developer Gary Hassenflu, submitted an application to the city in late January to tear down the building at 130 W. Third St.

Originally, Hassenflu, president of Garrison Cos. in Kansas City, Mo., hoped to transform the downtown landmark into an apartment complex.

But Hassenflu says the project isn't financially possible and he's out of options to redevelop the property. He now wants to demolish the structures to build apartments from the ground up.

Steve Anderson, Dean and Betty Anderson's son, represented his parents at the meeting Monday night. He said demolition is all that's left.

"Its history in Loveland is relevant ... but everybody involved has exhausted every effort to make it work," Anderson told the commission.

Anderson said the property has been on the market for five years; for the past three years, he said, his family has worked with the city to solicit redevelopment ideas. Hassenflu was the only interested buyer, Anderson said.

He told the commission that his family needs to move on.

"The people who want to save it are kind of Johnny-come-lately," Anderson said.

"We've been working on this for years."

Several residents spoke at the meeting; some begged not to tear down the building, others said it was time.

Erin McLaughlin and Sharon Anhorn, both downtown residents, acknowledged the Andersons' efforts to save the building, but pleaded for more time, more effort, more ideas.

Both said it seems like Hassenflu only thoroughly researched residential use, and asked the Andersons to consider other options before resorting to the wrecking ball.

"It's irretrievable, it will never come back," Anhorn said.

Barry Floyd, who owns several downtown properties, said the Feed and Grain is beautiful but nearly impossible to redevelop — residential, retail, restaurant or otherwise.

“Inside is a hodgepodge,” he said. “(An architect) looked at it and said someone could go broke trying to do something with it.”

Scott Waterhouse, a local contractor, asked for a recess to speak to Steven Anderson during the meeting.

After he and Waterhouse spoke, Anderson agreed to an extension, but asked the commission to have a decision March 20 so his family isn’t “strung along.”

“For those of you in the community who want to see this building saved, you’ve got some work to do,” Waterhouse said. “You’ve got 30 days.”

Loveland residents have 30 days to save the Loveland Feed and Grain.

Members of the city’s Historic Preservation Commission put off a decision about demolishing the 116-year-old building until the commission’s March 20 meeting to give residents, developers or philanthropists one month to come up with ideas — or money — to save the building.

Send input to city planner Gary Wilson at wilsog@ci.loveland.co.us or to downtown resident Erin McLaughlin at erin@mstudiosdesign.com.

2002: The city identified the Loveland Feed and Grain building as a potential “catalyst” project for redevelopment.

2003: The city did a structural assessment of the 1890 building.

2004: Dean and Betty Anderson became sole owners of the property. The city held a workshop July 10 to solicit potential developers and discuss ways to redevelop the property. In September, developer Gary Hassenflu contacted the city and owners about turning the building into an affordable-housing complex.

2005: The Andersons received historic designation for the building on the Loveland Historic Register in February to allow Hassenflu apply for historic grants. Throughout the year, Hassenflu applied for state and federal tax credits and historic grants. He did not receive any. Hassenflu considered other alternatives, but decided he could not redevelop without those funds.

2006: The Andersons submitted in late January an application, at Hassenflu’s request, to tear down the Feed and Grain building. The Historic Preservation Commission voted Feb. 20 to delay a decision until its March 20 meeting.