

**LOVELAND HISTORIC PRESERVATION COMMISSION
REGULAR AGENDA
MONDAY, APRIL 16, 2012 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, RELIGION, AGE OR DISABILITY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMMODATION TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2303 OR TDD #962-2620 AS FAR IN ADVANCE AS POSSIBLE.

6:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES**

- VI. REPORTS** 6:00-6:10
 - a. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.
 - b. Council Update (John Fogle)
 - c. Staff Update (Bethany Clark)

- VII. AGENDA – CONSIDERATION OF NEW BUSINESS**
 - a. PUBLIC HEARING – Nomination of 524 N. Harrison Ave 6:10-6:25
 - b. Historic Preservation Month Planning 6:25-6:45
 - c. Historic Sites Inventory/Demo Review Process Update 6:45-7:15
 - d. Next Meeting's Agenda/Action items 7:15-7:20

- VIII. COMMISSIONER COMMENTS** 7:20-7:25
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.

- IX. ADJOURN**

PUBLIC HEARING PROCESS

Loveland Historic Preservation Commission

April 16, 2012

1. Commission members announce ex parte contacts and conflicts of interest
2. Staff presentation
3. Questions of staff
4. Opportunity for applicant to address Commission
5. Questions of applicant
6. Public hearing opened
7. Public comment
8. Public hearing closed
9. Commission deliberation and motion

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **March 19, 2012**

5 A meeting of the Loveland Historic Preservation Commission was held Monday, March 19, 2012 at 6:00 P.M. in
6 the City Manager's Conference Room of the Civic Center at 500 East Third Street, Loveland, CO. Historic
7 Preservation Commissioners in attendance were: Robin Ericson, Jim Cox, David Berglund, Laura McGinley , Matt
8 Newman and City Council Liaison, John Fogle. Staff members, Bethany Clark and Greg George were also
9 present. HPC Members, Trudi Manuel and Cara Scohy were absent.

10 **Guests:** Amy Irwin from the Loveland Housing Authority.

11 **CALL TO ORDER**

12 *Commission Chair Cox called the meeting to order at 6:00 p.m.*

13 **APPROVAL OF AGENDA**

14 *Commission Chair Cox asked for approval of the agenda. Commissioner Newman motioned to approve the
15 agenda, Commissioner Berglund seconded and the motion passed unanimously.*

16 **APPROVAL OF MINUTES**

17 *Commissioner Newman motioned for approval of the minutes. Commissioner Ericson clarified that on page two,
18 line 99, the room she was planning to find was the hotel room for the workshop speaker, if the speaker was
19 from out of town, not the actual room for the workshop, as the minutes implied. She planned on getting the
20 hotel room donated she said. The motion was seconded by Commissioner Ericson and the motion passed
21 unanimously.*

22 **CITIZEN REPORTS**

23 None

24 **CITY COUNCIL UPDATE**

25 *City Council Liaison, John Fogle, reported that at the City Council meeting there was concern over the historic
26 sites inventory and a discussion on demo delay provisions which will be discussed later in the agenda. Bethany
27 added that she sent a link to the City Council meeting and most of the commissioners had a chance to watch it
28 to respond to their concerns appropriately.*

29 **STAFF UPDATE**

30 • *Bethany Clark directed the Commission's attention to the written staff update and asked if anyone had
31 any questions regarding the fundraising email sent out earlier in the week by Greg George. This email
32 was in response to Commissioner Newman's request to set up an online payment program for the
33 September Realtor's Workshop. Greg George said the Rates, Charges, and Fees resolution is adopted by
34 City Council annually. If the HPC wants to charge for a service it would have to be included in the fee
35 schedule and approved by Council at the annual meeting, he explained. It has to be a charge that occurs
36 every year, he added. However, you can suggest to participants that you can accept a donation at a
37 workshop. The donated funds would then have to go to City Council for appropriation. Another option
38 is to partner with an outside non-profit to receive the funds. Greg gave the example of the Friends of
39 the Library, who has an agreement with the Library to fundraise. Perhaps the HPC could reach an
40 agreement with the Loveland Historical Society to accept funds from HPC related activities, he said.
41 Commissioner Ericson said they have done this in the past and it was difficult to get the funds returned.
42 She said she would rather request a donation. She asked how Police and Fire run classes during the
43 year long without knowing what they will charge until the last minute. Bethany Clark said, from her
44 perspective, it would be better to have a donation box at the workshop.
45 Greg George said the HPC has a budget of \$10,000 for the workshop. He said the HPC has been
46 receiving a lot of requests for funding and it is difficult to say yes to everyone. He said the HPC has
47 been trying to be more efficient with their funding. Greg George said the HPC has been trying to be
48 more efficient with their funding. He said the HPC has been trying to be more efficient with their
49 funding. Greg George said the HPC has been trying to be more efficient with their funding. He said the
50 HPC has been trying to be more efficient with their funding.*

51 discussions with the legal department, a fee range can be written into the budget for annual events or
52 workshops, depending upon the cost of the event to recover the costs. Greg said he would be
53 requesting funds for HP outreach activities in the 2013 budget. After a discussion, the Commissioners
54 agreed they would still like to be able to raise funds from their workshops and, therefore, would like to
55 request fees to be placed in the 2013 Rates, Charges, and Fees resolution.

56 • *Commissioner Ericson* reported that she has been in communication with Stephanie Meeks, President of
57 the National Trust for Historic Preservation regarding the ribbon cutting event at the Rialto Theater
58 Center. Unfortunately, Stephanie cannot attend the ceremony but she has agreed to create a video for
59 the event. There was a discussion about the type of format the Rialto needs to air the video and Greg
60 said staff will let her know as soon as possible.

61 **CONSIDERATION OF NEW BUSINESS**

62 **LARIMER HOME IMPROVEMENT PROGRAM**

63 • *Bethany Clark* introduced Amy Irwin, manager of the Home Ownership Programs at the Loveland
64 Housing Authority. Amy gave a presentation about the Larimer Home Improvement Program. Her
65 presentation included:

- 66 ○ The program is a repair and rehabilitation program
- 67 ○ The mission is to provide funding for health, safety and energy efficient repairs to low
68 income families, improving both the quality of life for the homeowner and the value of their
69 largest asset
- 70 ○ The program provides low to no interest rate loans to families making no more than 80% of
71 the area's mean income. Loans can be for 5 years to 25 years, the program works with the
72 family's budget. Repayment terms are very flexible.
- 73 ○ Average recipient is usually a senior who has paid off their home and is on a limited (social
74 security) budget.
- 75 ○ The homeowner must have some equity in their house.
- 76 ○ Loans can be up to \$25,000 on a property
- 77 ○ Average loan is 40%-50% of AMI but can be 80%
- 78 ○ Types of repairs are roofs, windows, updating of electrical and plumbing, insulation, energy
79 efficient type repair and rehab, handicapped modifications, additions, and general repairs
80 and updating.
- 81 ○ Program serves Larimer County, including the city limits of Loveland and Fort Collins.
- 82 ○ There is a program board that meets quarterly and provides technical assistance and is
83 made up of all of the jurisdictions that the program serves.
- 84 ○ Funding mainly comes from the Colorado Division of Housing through both CDBG and Home
85 Programs. Each jurisdiction provides match funding through their grant programs except
86 Larimer County which provides an in-kind match. This year's program currently has
87 approximately \$500,000 in funding.

88 • *Commissioner Newman* said the HPC is always looking for ways to assist homeowners with their
89 properties through outreach. Knowing about the program will allow the Commission to share this
90 information with homeowners who might qualify. There was a discussion about how low income
91 homeowners might receive this information.

92 • *Commissioner Ericson* asked if the program can work with homeowners who have an historic home and
93 want to make sure the repair or replacement feature is within the historic character of the house. Amy
94 said they have a state agreement and will certainly work with the homeowner to ensure the features
95 comply with the historic character requirement. They would not bring the historic character back to a
96 house that was already completely renovated, she added. Commissioner Ericson suggested a

100 collaborative partnership could be developed with the homeowner receiving a loan as well as historic
101 landmark tax credits.

102 • Discussion regarding other funding sources followed. The Commissioners all thanked Amy Irwin for her
103 presentation.

104

105 HPC MONTH PLANNING

106 *Bethany Clark* reported on the planning of Historic Preservation Month which includes:

107 • Activities confirmed for the month of May (she reviewed the calendar).
108 ▪ The following organizations have responded with their events:
109 ▪ Loveland Museum/Gallery
110 ▪ Loveland Garden Club/Heirloom Plant Sale
111 ▪ Loveland Historical Society (several tentative dates)
112 ▪ The Swan House/ Old Time Kitchen Gadgets
113 ▪ Loveland Odd Fellows/ Sock Hop

114 • Kitchen Alley owners indicated they would like to hold an event for Historic Preservation Month, but
115 have not yet submitted an activity.
116 • There are several organizations that held events last year that have not yet responded with any events
117 for this year.
118 • There was a discussion about the progress of other items being coordinated such as the HPC Event,
119 “Painting Your Historic Home,” adding new downtown banners, the Odd Fellows display case, and the
120 difference between LHS and HPC. Commissioner Ericson said the document is ready for proofing and
121 review.
122 • A Proclamation is scheduled for the May 1st City Council Meeting. Commissioner Cox will be present to
123 accept it, he said.
124 • Landmark plaques for three historic properties. Home Depot may donate. There was a discussion on
125 whether or not Henry’s received their plaque. There is not a record of them receiving it and the owner
126 said they did not receive it.
127 • *Commissioner Ericson* contacted the Reporter Herald regarding donating space to promote the events.
128 • The main page of the website will feature the HP Month banner and interested citizens can click on it to
129 get further information.
130 • *Commissioner Newman* will be meeting with Jennifer Cousino, Curator of History, at the museum to
131 learn about the archives and how to access historic photographs. Other Commissioners are interested
132 to attend once a date to meet has been scheduled.
133 • *Greg George* will do more research about the train repair facility in Loveland to see if a tour for the HPC
134 can be arranged.

135

136 HISTORIC SITES INVENTORY/DEMO DELAY PROVISIONS DISCUSSION

137 *Greg George* reported that there are some issues to deal with regarding the historic inventory and the
138 demolition delay process. City Council had concerns with the Inventory, as well as the demolition review
139 process that some properties on the inventory, he explained. Staff would like to get feedback from the HPC
140 about notifying property owners who are on the inventory, as well as possible changes to the demolition and
141 the ability to “opt out” of the process. Staff will bring the HPC comments back to the City Manager and Assistant
142 City Manager and develop a plan based on the feedback. Staff will bring the plan back to the HPC for review.
143 Commissioners provided the following comments:

144 • Council Liaison John Fogle added that the City Councilors don’t want property owners to be surprised
145 about being on the inventory and what that means. Lack of notification was the concern, he explained.

146 This is an opportunity to provide information about what the Historic Preservation Commission does
147 and to possibly create a yearly newsletter, he said.

- 148 • Target property owners differently, depending upon their status in the inventory.
- 149 • Provide benefits in an informational pamphlet/brochure
- 150 • There are no advantages to being on the inventory. Advantages are the ones that are eligible to be on
151 the register, it is voluntary. There are possible funding sources.
- 152 • In Nov 2011 a postcard was developed but never finalized. It highlighted the benefits of being on the
153 register and it could be utilized.
- 154 • There is a difference between being on the inventory and the register— this misunderstanding should
155 be clarified.
- 156 • At a Study Session the economic and cultural benefits of HP could be presented.
- 157 • There is confusion with what the HPC does. The City Council and the community needs basic education
- 158 • Add a “glory story” write up comments from homeowner successes and use pictures(Moved house near
159 Kum & Go?)
- 160 • Have HPC come and help present at City Council meeting
- 161 • HPC should assist in the presentation
- 162 • Presentation should be simple, geared for a layperson.
- 163 • Commissioner Ericson also added that there were several misconceptions that a City Council member
164 had about the program. Barry Floyd rescued the Feed & Grain. Changed his plan. HPC did not delay the
165 process. The HPC never regulated colors. Process is usually 4-5 days not 15 or 75 days.
- 166 • Other communities have 90-120 day delay as their maximum so, perhaps the 180 maximum in Loveland
167 can be reduced. 180 days is the worst scenario and rarely happens. May have to specify a separate
168 process for the demolition.
- 169 • Part of 2013 budget request will be to send an annual brochure to inventory list
- 170 • Face to face is better than a written piece
- 171 • Create an outreach program for contractors (invite them to Realtor’s Workshop but change the name)
- 172 • Add a cover letter to the brochure targeting contractor to educate them and make them less frightened
173 of the process-use it as a marketing tool.
- 174 • Invite City Councilors to Saving Places conference – first week of February 6,7 & 8, 2013
- 175 • Public Comment – take brochure to meeting and pass it out.

176

177 **NEXT MEETING AGENDA (APRIL 19, 2012)**

- 178 • *Historic Preservation Month Update*
- 179 • *Inventory/Demo Review Process Update*

180

181 **COMMISSIONER COMMENTS**

- 182 • *Commissioner Ericson* asked about the status of the Medina Cemetery. Bethany Clark said she had met
183 with the legal staff. They do not own the property so it cannot be designated until the transfer of
184 ownership. The property owner must get approval of final plats before the transfer of property can be
185 made. The LHS would not have been able to get landmark status before the April 1st, SHF grant
186 deadlines because of the required noticing period for public hearings and the two readings of City
187 Council.
- 188 • *Commissioner Chair Cox commented on the Greeley HP meeting.* He said they were very hospitable. The
189 Greeley HPC is similar to the Loveland program. They were interested in plaque program, he said.
190 *Commissioner Ericson* offered to send them the information. Bethany will send her the contact person.
191 Greeley also has a monthly Brown Bag at the Library talking about historical subjects-35 people. They
192 bring in speakers. *Commissioner Ericson* said a Denver group meets in a brewery and just talk about
193 ideas and connections. LHS is interested in this too, she said. *Commissioner Berglund* said Nick

194 Calloway is opening the Ale Works and will contact him to see if he is interested. After a discussion they
195 decided to wait and talk about it a bit more to find a good venue.

196

197 **Meeting adjourned at 7:51p.m.**



Community & Strategic Planning

500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

Staff Update

Meeting Date: April 16, 2012
To: Loveland Historic Preservation Commission
From: Bethany Clark, Community & Strategic Planning

Staff Update Format:

The staff update contains *informational* items. Five minutes is set aside on the agenda for brief questions and comments on staff update items. If a more in-depth discussion or extensive questions on a specific item is desired, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion. Staff will be happy to answer questions on any item with individual commissioners after the meeting.

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

Staff Update Items:

Odd Fellows Building

The Odd Fellows Restoration/Rehabilitation is complete.

Historic Swartz Farmstead

On Saturday, March 31st, members from the HPC met with the LHS to begin exploring potential uses for the farmstead and steps to move forward. Staff then met with two of the Commissioners on April 4th to further explore uses of the buildings as they are within the floodway. The HPC and LHS have requested a meeting be set up with Kevin Gingery, Stormwater Engineer, to further discuss the potential uses of the building regarding floodway constraints. This meeting will be held on April 23rd at 4:00pm in the Parks & Recreation Conference Room. All Commissioners are encouraged to attend as the information in this meeting will drive the direction that the Commission and LHS may pursue.



City of Loveland

COMMUNITY & STRATEGIC PLANNING
Civic Center • 500 East Third Street • Loveland, Colorado 80537
(970) 962-2577 FAX (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

Loveland Historic Preservation Commission

Staff Report

From: Community and Strategic Planning
Meeting Date: April 16, 2012
Re: Application for Historic Landmark Property Designation, 524 N Harrison Avenue

SITE DATA

Address: 524 N Harrison Avenue
Loveland, CO 80537

Request: Application for Historic Landmark Property Designation

Historic Name: Ray House; Hauseman House

Architectural Style: Late 19th and 20th Century Revivals / English-Norman Cottage

Current Building Sq. Ft.: 1,053 square feet
(Source: Larimer Co. Assessor Property Information)

Construction Date: 1932

Legal Description: The North 50 feet of the South 100 feet of Lot 1 and the North 50 feet of the South 100 feet of the West 25 feet of Lot 2, Block 3, Kilbrun's West Side Addition to the City of Loveland, County of Larimer, State of Colorado

Owner(s): Bruce W. and Elizabeth M. Willard

Applicant(s): Bruce W. Willard

Application Summary:

On March 14, 2012 staff received a nomination application for the landmark designation of the property at 524 N Harrison Avenue. Staff has had several discussions with the owner of this home regarding the designation process and the obligations and benefits for designating a property on the Loveland Historic Register. The owner and applicant of 524 N Harrison Avenue is also the owner of a designated Loveland Historic Landmark and is familiar with the requirements for designation and the responsibilities as a Loveland Historic Landmark. Staff mailed a notification letter announcing the date of the public hearing to the property owner of 524 N Harrison Avenue as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 524 N Harrison Avenue, Loveland, Colorado.

History:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians. 2008.

Built in 1932, this English-Norman Cottage style house was owned and occupied by several families through the early 1950s. William T. Ray (a meat cutter), and his wife Ida, were the home's first residents, according to Loveland city directories. The Rays, though, lived here for only a year or two, as by 1933 this was the residence of H. Dale and Willa V. Huston. Mr. Huston's occupation was listed as "clothier." The Hustons were followed as residents of this house by Clinton D. Alexander (1936), Albert M. Anderson (1938), and Phil R. and Helen Morgan (early 1940s). Phil Morgan worked as manager of the local J.C. Penney, Company store. The Morgan household also included Mrs. Effie Morgan (probably Phil Morgan's mother), who was retired. Harold C. and Beulah Ferguson, and their three daughters (Sandra Ann, Cynthia, and Beth), lived and owned here next, in the late 1940s and very early 1950s. Mr. Ferguson was employed as a teacher.

This dwelling's next residents were Reverend Francis K. Hauseman, and his wife Joyce, who lived and owned here from circa 1951 to 1963. Francis K. Hauseman was born on March 11, 1914, in Pottstown, Pennsylvania, the son of Tilghman and Fannie (Kulp) Hauseman. He successively graduated from Pottstown High School, Ursinus College in Collegeville, Pennsylvania, and from the Colgate-Rochester Divinity School, before moving to Spencerport, New York. Rev. and Mrs. Hauseman moved to Loveland in September of 1950, and moved into this house a short time later. In Loveland, Rev. Hauseman served as minister of the First Baptist Church for many years. Rev. Hauseman passed away suddenly, after suffering a heart attack, on May 15, 1978, at the age of 64. Joyce Hauseman, his widow, died in April 1999. They were survived by a son, D. Brent Hauseman, and a daughter, Barbara (Johnston).

More recent owners and residents of this house include: Horace C. Haight (mid-1960s); Jack and Sharon Wilson (late 1960s and early 1970s); and Vesta E. Dilts, a widow, who lived here during her retirement years, circa 1973-1994. Born in Shenandoah, Iowa, on December 19, 1903, Vesta was the daughter of Jasper Emery Holmes and Frances (Frances) Holmes. Vesta came west after graduating high school to teach elementary classes in a one-room schoolhouse in Wheatland, Wyoming. She taught there for a number of years, while in the summer she attended the University of Wyoming to obtain her teaching certificate. Vesta moved to Loveland in 1930 where she subsequently worked as a substitute teacher at Washington, Lincoln, Garfield, and Truscott elementary schools. In May 1933, Vesta married Guy Dilts in Fort Collins, and they subsequently reared a family of two sons - Larry Eugene and Roger Winston. At the age of 55, after her boys were raised, Vesta enrolled at the University of Northern Colorado and earned a bachelor's degree in Elementary Education. She then continued to teach until her retirement in 1970. Vesta passed away in November 1994, at the age of 90. Her husband, Guy Dilts, had passed away many years earlier, in October 1964. Residents and owners of this property in the late 1990s and early

2000s include S.L. Fisher, E.L. Oney, and Alyson Kinkade.

Architectural Description:

Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2008.

Built in the early 1930s, this single-story English-Norman Cottage style house measures 29' N-S (across) by 41' E-W (deep). It is supported by concrete foundation, hidden behind wire-cut red brick walls, laid in running bond, which extend to grade. Painted grey stucco, with false half-timbering, appears in the upper gable ends. The dwelling is covered by a steeply-pitched cross gable roof, covered with black asphalt shingles, and with closed eaves. The home's windows are primarily 1/1 double-hung sash, with painted white wood frames, and red brick rowlock sills. A stained natural brown 12-light glass-in-wood-frame door enters the façade (west elevation) from a 4-step concrete front porch, which is covered by the swept gable end of the house's intersecting front gable. The porch features a high brick wall and a short pillar which support the eave of the swept gable roof.

A garage, which measures 20' N-S by 20' E-W, is located northeast of the house. This garage straddles the north property line, and is shared with the house at 530 N. Harrison next door to the north. Supported by a concrete slab foundation, the garage has wire-cut red brick walls, laid in running bond, and a low-pitched front gable roof covered with asphalt composition shingles. Painted pale grey stucco appears in the upper gable ends. Two fiberglass roll-away garage doors open onto a concrete driveway on the west elevation. This driveway extends between the two houses to Harrison Avenue. A shed-roofed extension, built onto the north elevation, is accessed by a painted red wood-paneled door which enters the west elevation to the north of the garage doors.

Significance:

This house is architecturally significant for its English-Norman Cottage style of architecture, and for the fine craftsmanship shown in its brick masonry construction. The property is also historically significant for its association with Loveland's residential development, from the time of its construction through the mid-1950s. The property is considered eligible for local landmark designation by the City of Loveland.

Photographs:



Figure 1: Front (West) Elevation



Figure 2: Front Entry Detail



Figure 3: Southwest Corner



Figure 4: Northwest Corner

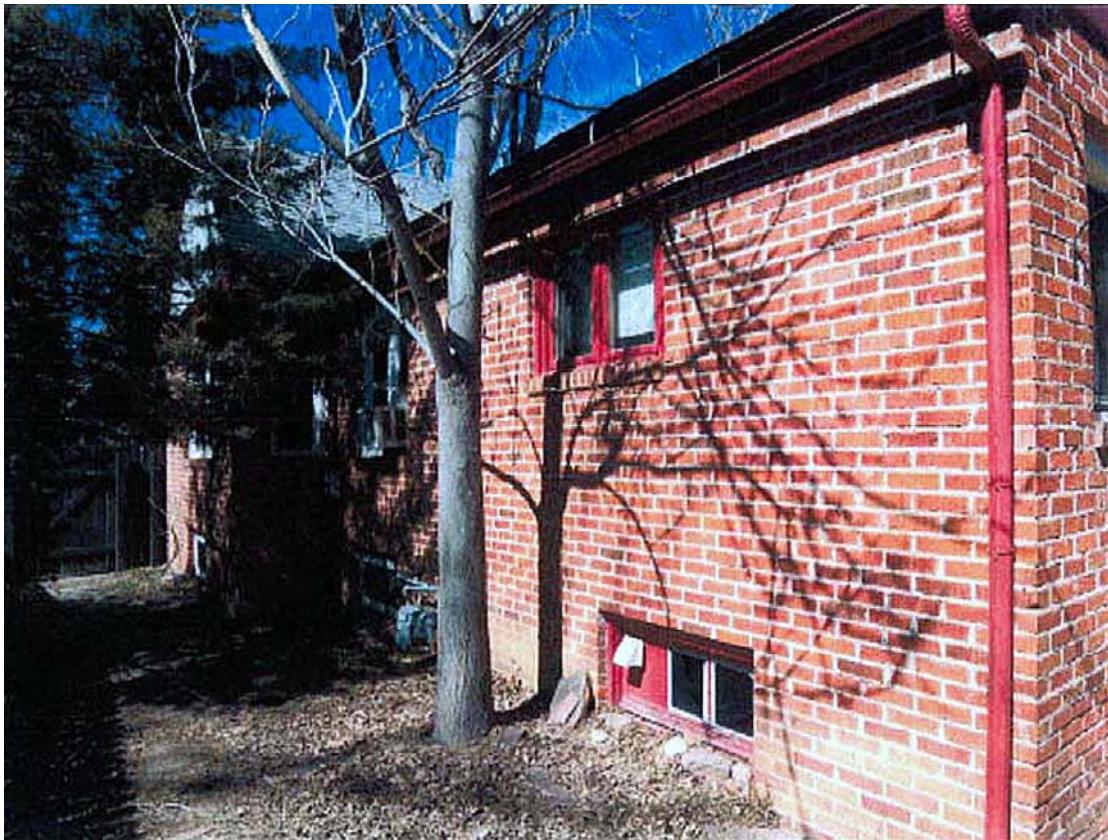


Figure 5: Southeast Corner



Figure 6: Garage

Determination of Significance and Integrity

Significance should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or **what** is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. The Ray House/Hauseman House is significant for exemplifying the English-Norman Cottage style of architecture and for demonstrating superior craftsmanship in the brick masonry. In addition, the Ray House/Hauseman House exemplifies the cultural and social heritage of Loveland as well as enhancing Loveland’s sense of identity.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of **when** a resource was significant. As noted, the Ray House/Hauseman House was built in 1932, making it greater than 50 years old.

Integrity refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

According to the Cultural Resource Survey prepared by Carl McWilliams, and which is verified by current photographs, the Ray House/Hauseman House has maintained a good amount of its integrity. There have been no additions and no notable exterior alterations to either the house or garage. The house also retains its original location and the surrounding neighborhood has maintained its historic character.

Staff Recommendation

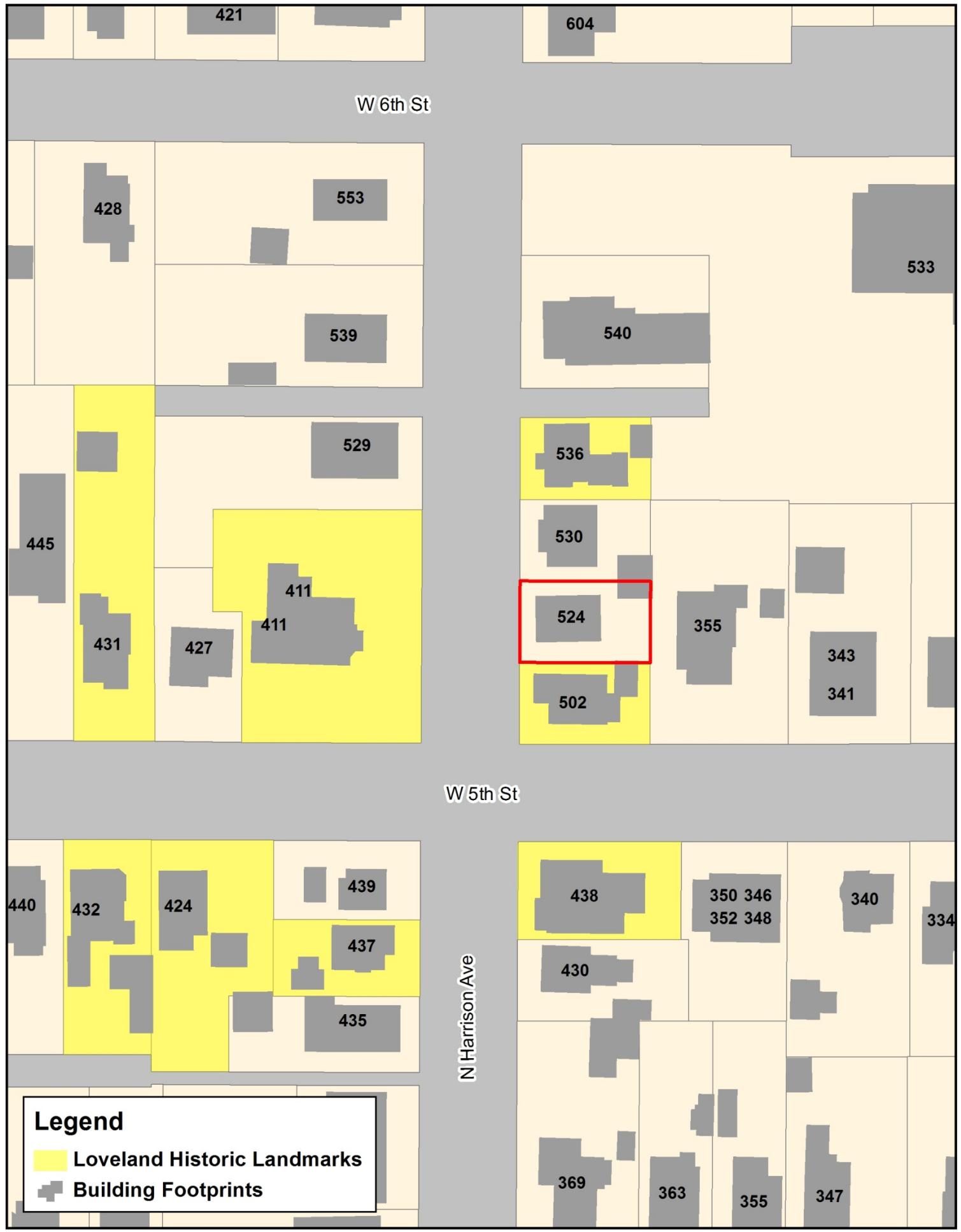
To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Ray House/Hauseman House satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

- a.) Architectural
 - 1. Exemplifies specific elements of an architectural style or period.
 - 2. Demonstrates superior craftsmanship or high artistic value.
- b.) Social/Cultural
 - 1. Exemplifies the cultural, political, economic or social heritage of the community.
- c.) Geographic/Environmental
 - 1. Enhances sense of identity of the community.
- d.) 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. Retains its original location.

Given available information for the property at 524 N Harrison Avenue, staff has determined that the Ray House/Hauseman House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility. Staff recommends the Historic Preservation Commission recommend approval of this request for designation of the Ray House/Hauseman House, located at 524 N Harrison Avenue, as a Loveland Historic Register landmark property.

Attachments:

- A. Location Map
- B. Nomination Application submitted by applicant



Location Map - 524 N Harrison Avenue



FORM A
Application for Designation of a Historic Landmark

Please Type or Print Legibly

*One property only per Application Form.
If more than one Applicant, please attach additional sheet.*

APPLICANT(S) INFORMATION	
Owner of Proposed Landmark Property:	Bruce W. & Elizabeth M. Willard
Applicant:	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> City Council (attach meeting minutes initiating action) <input type="checkbox"/> Commission Designees (pursuant to 15.56.169) <input type="checkbox"/> Historic Preservation Commission (attach meeting minutes initiating action) <i>Please check one.</i>
Address:	4008 Cheyenne Dr., Greeley, CO 80634
Telephone:	970-353-0790

PROPOSED LANDMARK INFORMATION	
Property Name:	TBD, Hauseman House. Dilts House
Address:	524 Harrison Ave., Loveland CO 80537
Historic Use:	Single-family residence
Current and Proposed Use	Single-family residence
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> N50' S100' L1, N50' S100' W25' L2, B3, Kilburns W Side <i>Please attach additional sheets if necessary.</i>
Brief Description of Historical Qualities relating to Property	1930's English-Norman Cottage in the West 5th Street Historic District; see attached

**FORM A****Application for Designation of a Historic Landmark**

DETAILED PROPERTY INFORMATION	
See attached Inventory Form	
Historic Property Name:	
Current Property Name:	
Address:	524 Harrison Ave , Loveland CO 80537
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> See attached
Owner Name & Address:	Bruce W & Elizabeth M Willard
Style:	1930's English-Norman
Building Materials:	Brick on frame
Additions to main structure(s), and year(s) built.	None
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?	Single-family residence
What is the present use of the property?	Single-family residence
What is the date of construction?	Estimated: 1932 Actual: _____ Original: _____ Source: Assessor

**FORM A****Application for Designation of a Historic Landmark**

DETAILED PROPERTY INFORMATION continued	
Describe the condition of the property.	See attached
Who was the original architect?	Average See attached Source:
Who was the original Builder/Contractor?	See attached Source:
Who was the original Owner(s)?	See attached Source:
Are there structures associated with the subject property not under the ownership of this applicant? Please describe.	No
Detailed description of the architectural characteristics of the property.	<i>Please attach additional sheets if necessary.</i> See attached



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: 1883

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
- 6) Exhibits a pattern or grouping of elements representing at least one of the above
- 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. Please check all that apply.

***Complete this section only if the subject property is a prehistoric or historic archaeological site.*

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
 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

Statement of Significance Please provide a brief statement summarizing the applicable criteria checked on previous pages.	<i>Please attach additional sheets if necessary.</i> See attached
Photographs of property as it appears today	<i>Include photos from all angles: front, rear, and side elevations.</i>        
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.	<i>Please attach additional sheets if necessary.</i> See attached



City of Loveland

Page 7 – Signature Sheet

FORM A

Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by: Bruce W Willard

Signature of Preparer:

Bruce W Willard

Date:

03/14/2012

Phone No.

970-353-0790

Address: 4008 Cheyenne Dr . Greeley CO 80634

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

Date:

Elizabeth M. Willard
4008 Cheyenne Drive
Greeley, CO 80634

WARRANTY DEED

THIS DEED, Made on February 28, 2012 between

Alison Kinkade

of the County of Larimer, State of Colorado, grantor(s), and

Elizabeth M. Willard and Bruce W. Willard
whose legal address is 4008 Cheyenne Dr.

Greeley, CO 80634

of the County of Weld, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Two Hundred Nine Thousand Five Hundred and 00/100 DOLLARS (\$209,500.00), the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantee(s), AS JOINT TENANTS, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Larimer and State of Colorado, described as follows:

The North 50 feet of the South 100 feet of Lot 1 and the North 50 feet of the South 100 feet of the West 25 feet of Lot 2, Block 3, Kilburn's West Side Addition to the City of Loveland, County of Larimer, State of Colorado

as known by street and numbers: 524 Harrison Avenue, Loveland, CO 80537

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand wheresoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), their heirs and assigns forever. And the grantor(s), for themselves, their heirs, and personal representatives, do covenant, grant, bargain, and agree to and with the grantee(s), their heirs and assigns, that at the time of the sealing and delivery of the presents, they are well seized of the premises above conveyed, had good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

for general taxes and assessments for the year 2012 and subsequent years; and subject to easements, covenants, reservations, restrictions and rights of way of record.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole of any part thereof. Wherever used herein, the plural references shall be construed to be singular references and singular references shall be construed to be plural references where the context requires and all references of gender and person shall be construed to refer to the grantor or grantors identified herein regardless of the context.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Allyson Kinkade

STATE OF COLORADO)
COUNTY OF LARIMER) SS.

The foregoing instrument was acknowledged before me this 28th day of Feb,
2012, by Alyson Kinkade.

Witness my hand and official seal.
My commission expires 03/04/2015

33400-11-08304 SLV

KELLY L. OXENDER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 03/04/2015

PHOTOGRAPH ADDENDUM

Borrower/Client	Bruce & Elizabeth Willard		
Property Address	524 Harrison Ave.		
City	Loveland	County	Larimer
Lender	City of Loveland	State	CO
		Zip Code	80527



Front



Back

PHOTOGRAPH ADDENDUM

Borrower/Client	Bruce & Elizabeth Willard		
Property Address	524 Harrison Ave.		
City	Loveland	County	Larimer
Lender	City of Loveland	State	CO
		Zip Code	80527



North Side



South Side

PHOTOGRAPH ADDENDUM

Borrower/Client	Bruce & Elizabeth Willard		
Property Address	524 Harrison Ave.		
City	Loveland	County	Larimer
Lender	City of Loveland	State	CO
		Zip Code	80527



Entry Detail



Garage

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 8

Official Eligibility Determination
(OAHHP use only)

OAHHP1403

Rev. 9/98

Date

Initials _____

Determined Eligible – National Register
 Determined Not Eligible – National Register
 Determined Eligible – State Register
 Determine Not Eligible – State Register
 Need Data
 Contributes to eligible National Register District
 Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number:	5LR.6395	Parcel number(s):	9514431012
2. Temporary resource number:	N/A		
3. County:	Larimer		
4. City:	Loveland		
5. Historic Building Name:	Ray House; Hauseman House		
6. Current Building Name:	Kinkade House		
7. Building Address:	524 N Harrison Avenue		
8. Owner Name:	Alyson Kinkade		
Owner Organization:			
Owner Address:	524 Harrison Ave		
	Loveland, CO 80537		



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**
SE 1/4 of SW 1/4 of NE 1/4 of SE 1/4 of Section 14

10. UTM reference (Datum: NAD27)
 Zone: **13** 493182 mE 4471587 mN

11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**

12. Lot(s): **North 50 FT. of South 100 FT. of Lot 1, and North 50 Ft. of South 100 FT. of West 25 FT. of Lot 2, Block 3**
 Addition: **Kilburns West Side Addition** Year of addition: **1883**

13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**

15. Dimensions in feet: **Length: 41 feet x Width: 29 feet**

16. Number of stories: **1**

17. Primary external wall material(s): **Brick**

18. Roof configuration: **Gabled Roof/Cross Gabled Roof**

19. Primary external roof material: **Asphalt Roof/Composition Roof**

20. Special features: **Porch**

21. General architectural description:
Built in the early 1930s, this single-story English-Norman Cottage style house measures 29' N-S (across) by 41' E-W (deep). It is supported by concrete foundation, hidden behind wire-cut red brick walls, laid in running bond, which extend to grade. Painted grey stucco, with false half-timbering, appears in the upper gable ends. The dwelling is covered by a steeply-pitched cross gable roof, covered with black asphalt shingles, and with closed eaves. The home's windows are primarily 1/1 double-hung sash, with painted white wood frames, and red brick rowlock sills. A stained natural brown 12-light glass-in-wood-frame door enters the façade (west elevation) from a 4-step concrete front porch, which is covered by the swept gable end of the house's intersecting front gable. The porch features a high brick wall and a short pillar which support the eave of the swept gable roof.

22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**
 Building type:

23. Landscape or special setting features: **This well-maintained property is located on the east side of Harrison Avenue in the block between W. 5th and W. 6th Streets. The house is surrounded by a planted grass lawn, with well-cared for mature landscaping. A planted grass strip is located between the front sidewalk and the street.**

Architectural Inventory Form

Page 3 of 8

24. Associated buildings, features or objects:

Garage

A garage, which measures 20' N-S by 20' E-W, is located northeast of the house. This garage straddles the north property line, and is shared with the house at 530 N. Harrison next door to the north. Supported by a concrete slab foundation, the garage has wire-cut red brick walls, laid in running bond, and a low-pitched front gable roof covered with asphalt composition shingles. Painted pale grey stucco appears in the upper gable ends. Two fiberglass roll-away garage doors open onto a concrete driveway on the west elevation. This driveway extends between the two houses to Harrison Avenue. A shed-roofed extension, built onto the north elevation, is accessed by a painted red wood-paneled door which enters the west elevation to the north of the garage doors.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: 1932

Source of information: Loveland city directories; Larimer County Residential Property Record Card; Sanborn Insurance maps.

26. Architect: Unknown

Source of information: N/A

27. Builder: Unknown

Source of information: N/A

28. Original owner: William T. and Ida Ray (possibly)

Source of information: Loveland city directories

29. Construction history:
Larimer County Assessor files, Sanborn Insurance maps, and Loveland city directories all provide corroborating evidence that this house, and accompanying garage, were built in 1932. William T. and Ida Ray are listed as the original owners, in the directories; however whether or not they actually owned the property has not been determined. There have been no additions to the original dwelling.

30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): Domestic/Single Dwelling

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Single family residence

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Built in 1932, this English-Norman Cottage style house was owned and occupied by several families through the early 1950s. William T. Ray (a meat cutter), and his wife Ida, were the home's first residents, according to Loveland city directories. The Rays, though, lived here for only a year or two, as by 1933 this was the residence of H. Dale and Willa V. Huston. Mr. Huston's occupation was listed as "clothier." The Hustons were followed as residents of this house by Clinton D. Alexander (1936), Albert M. Anderson (1938), and Phil R. and Helen Morgan (early 1940s). Phil Morgan worked as manager of the local J.C. Penney, Company store. The Morgan household also included Mrs. Effie Morgan (probably Phil Morgan's mother), who was retired. Harold C. and Beulah Ferguson, and their three daughters (Sandra Ann, Cynthia, and Beth), lived and owned here next, in the late 1940s and very early 1950s. Mr. Ferguson was employed as a teacher.

This dwelling's next residents were Reverend Francis K. Hauseman, and his wife Joyce, who lived and owned here from circa 1951 to 1963. Francis K. Hauseman was born on March 11, 1914, in Pottstown, Pennsylvania, the son of Tilghman and Fannie (Kulp) Hauseman. He successively graduated from Pottstown High School, Ursinus College in Collegeville, Pennsylvania, and from the Colgate-Rochester Divinity School, before moving to Spencerport, New York. Rev. and Mrs. Hauseman moved to Loveland in September of 1950, and moved into this house a short time later. In Loveland, Rev. Hauseman served as minister of the First Baptist Church for many years. Rev. Hauseman passed away suddenly, after suffering a heart attack, on May 15, 1978, at the age of 64. Joyce Hauseman, his widow, died in April 1999. They were survived by a son, D. Brent Hauseman, and a daughter, Barbara (Johnston).

More recent owners and residents of this house include: Horace C. Haight (mid-1960s); Jack and Sharon Wilson (late 1960s and early 1970s); and Vesta E. Dilts, a widow, who lived here during her retirement years, circa 1973-1994. Born in Shenandoah, Iowa, on December 19, 1903, Vesta was the daughter of Jasper Emery Holmes and Frances (Frances) Holmes. Vesta came west after graduating high school to teach elementary classes in a one-room schoolhouse in Wheatland, Wyoming. She taught there for a number of years, while in the summer she attended the University of Wyoming to obtain her teaching certificate. Vesta moved to Loveland in 1930 where she subsequently worked as a substitute teacher at Washington, Lincoln, Garfield, and Truscott elementary schools. In May 1933, Vesta married Guy Dilts in Fort Collins, and they subsequently reared a family of two sons - Larry Eugene and Roger Winston. At the age of 55, after her boys were raised, Vesta enrolled at the University of Northern Colorado and earned a bachelor's degree in Elementary Education. She then continued to teach until her retirement in 1970. Vesta passed away in November 1994, at the age of 90. Her husband, Guy Dilts, had passed away many years earlier, in October 1964. Residents and owners of this property in the late 1990s and early 2000s include S.L. Fisher, E.L. Oney, and Alyson Kinkade

36. Sources of information:

Building permit files, on file with the City of Loveland Building Division.

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

Sanborn Insurance Maps, August 1927, July 1937.

"Hauseman Dies at 64." (Francis K. Hauseman obituary) *Loveland Daily Reporter Herald*, May 16, 1978, p. 1.

"Hauseman." (Joyce Hauseman obituary) *Loveland Daily Reporter Herald*, April 7, 1999, p. A-8.

"Vesta E. Dilts." (obituary) *Loveland Daily Reporter Herald*, November 11, 1994, p. A-12.

Architectural Inventory Form

Page 5 of 8

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:
Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Loveland Standards for Designation:

<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> 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: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: _____ State: _____ Local:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This house is architecturally significant for its English-Norman Cottage style of architecture, and for the fine craftsmanship shown in its brick masonry construction. The property is also historically significant for its association with Loveland's residential development, from the time of its construction through the mid-1950s. The property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, should be considered eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays a high level of integrity relative to the seven aspects of integrity as identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and no notable exterior alterations, to either the house or garage.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.

If there is National Register district potential, is this building: Contributing Noncontributing **N/A:**

46. If the building is in existing National Register district, is it: Contributing **Noncontributing N/A:**

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #4, Images 62-65** CDs filed at: **City of Loveland**

48. Report title: **City of Loveland Fifth Street Historic Survey** Community and Strategic Planning Department

49. Date(s): **01/14/08** 500 E. Third Street

50. Recorder(s): **Carl McWilliams** **Timothy Wilder** Loveland, CO 80537

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form

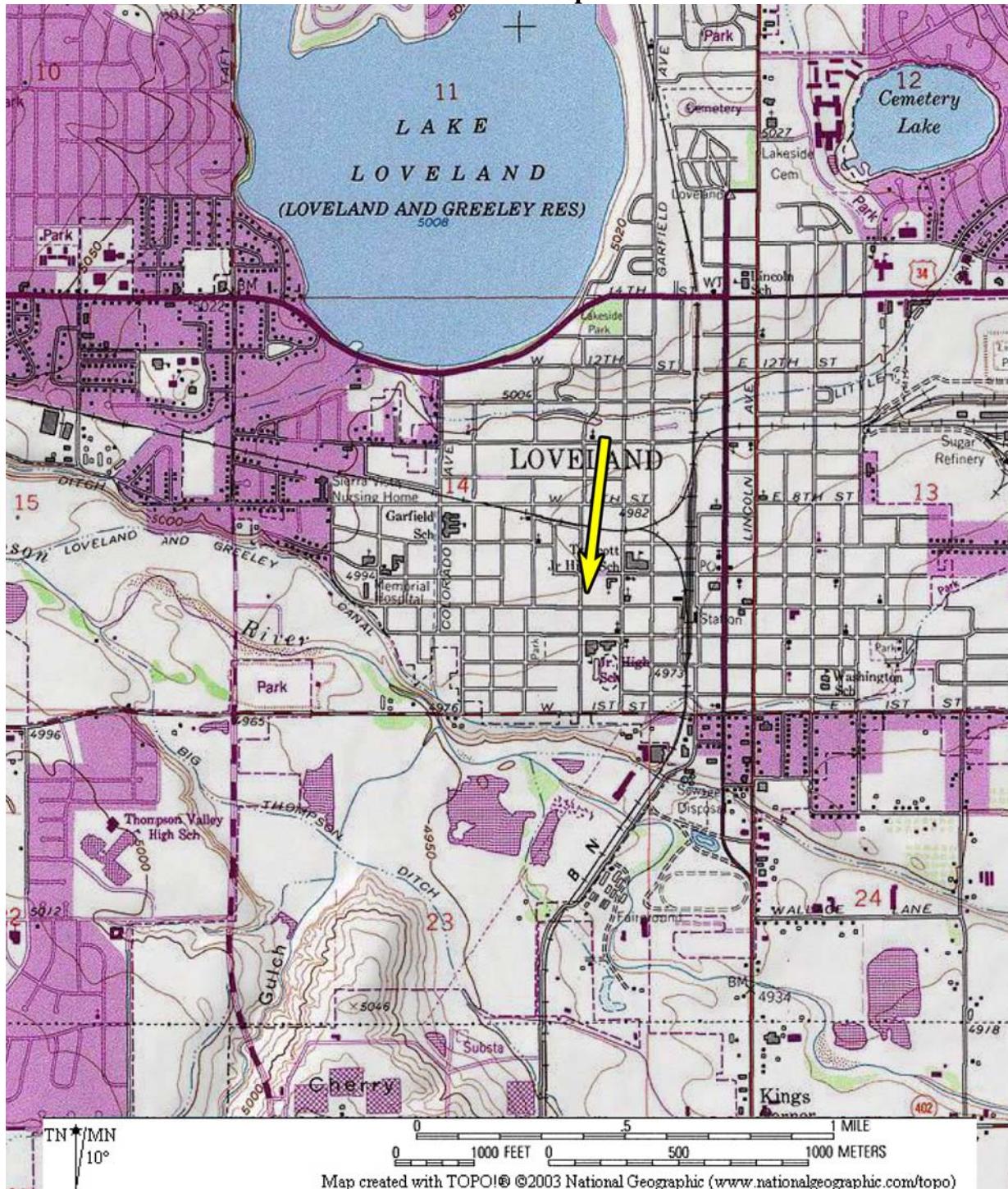
Page 7 of 8



Architectural Inventory Form

Page 8 of 8

Location Map





Historic Preservation Month

Progress Report

Please see the attached flyer for the events being held during Historic Preservation Month.

Items in the Works:

1. Historic Preservation Month Flyer

- Robin would like to come up with a list of places to distribute the flyers to and divide up among the group. She suggested having packets with the list of places to distribute and each member can choose the locations they would like to distribute. When I receive the completed distribution I will print out the appropriate number of flyers and Commissioners can drop by my office to pick up their packet.

2. HP Event Postcard

- Every May, the City has paid for a postcard to be sent out to owners of historic homes to advertise the Historic Preservation Commission's May event. Due to the unforeseen expense of mailing notifications to all 2,500 properties on the Historic Survey as directed by City Council, this item is not within our budget this year. Staff would like to know if the Commission would like to pay for this item out of their \$2,700 fund this year to advertise for the event. If this is the desire of the Commission, this action would require a motion approved by the majority of the Commission. We have received a quote for the printing and postage of approximately 1,940 black and white postcards targeting homes on the Survey. The total cost for the postcard mailing would be just under \$800.
 - Please remember that we will be requesting that Historic Preservation Education/Outreach be built into our department's budget for next year.

3. HPC Event – Painting your Historic Home

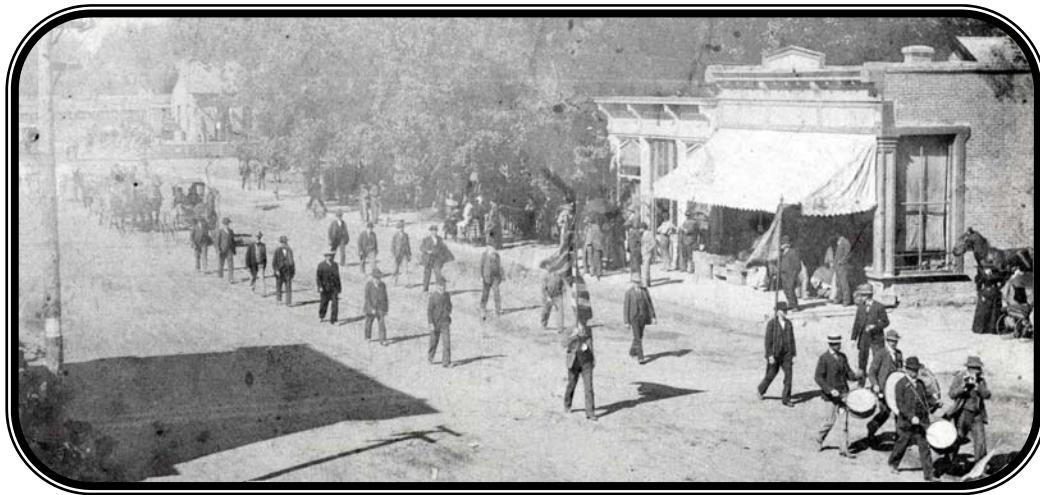
- Robin was able to find someone from The Color People in Denver that is willing to speak at this event. She has also created a list of useful references (books, websites, etc.) regarding historic paint colors.
- The workshop is scheduled for May 31st at 6:00pm in the Gertrude B. Scott Room at the Library.

4. Library Display

- Trudi is working with Jennifer Cousino at the Museum to put together items for the reserved display case at the Library.

5. Historic Landmark Plaques and Proclamation by City Council

- The proclamation and plaque presentation is scheduled for the May 1st City Council meeting. Jim will be attending the meeting to receive the proclamation from the Mayor.



MAY IS HISTORIC PRESERVATION MONTH

2012 SCHEDULE OF EVENTS HISTORIC PRESERVATION MONTH

Sponsored by the City of Loveland's
Historic Preservation Commission

May 5th - Loveland Historic Homes Tour

A self-guided tour of 6 historic homes of Loveland. Also included will be the Mariano Medina Family Cemetery. Tickets will be available at Anthology Books (442 E. 4th); City News (534 N. Cleveland); and at the Loveland Museum/Gallery (5th & Lincoln). Tickets will also be available at each of the properties the day of the event, plus directions to the cemetery. Contact: Linda Stotz, Loveland Historical Society, (970) 278-1848.

- Cost: \$12 advanced purchase / \$15 day of event
- Time: 10:00am-3:00pm

May 5th - Timberlane Farm Museum Day Celebration

As a participant of the Historic Homes Tour, Timberlane Farm Museum will be open for historic home & farm tours. Timberlane Farm is a working farm museum that offers the unique opportunity to experience the home and farm life in the early days of the Big Thompson Valley. Farm animals, flats of starter flowers for sale, and the "Ladies of Loveland" dressed for the season will be available for visitors' enjoyment. Contact: Louise Gardels, (970) 663-7348

- Cost: Admission is free, but donations are gladly accepted
- Time: 10:00am-3:00pm
- Location: Timberlane Farm Museum, 2305 E 1st Street.

May 5th - A piece of American Revolution History in Our Own Backyard!

Namaqua Chapter Daughters of the American Revolution invite the public to visit the Historic Washington Elm Tree. Learn about the history and story behind this glorious tree we are so fortunate to have in our great community! Contact: Jody Klein, Regent (970) 532-3013.

- Time: 11:00am-2:00pm
- Location: Walgreens property, 205 Eisenhower Blvd.

May 6th & May 16th - Historic Downtown Walking Tour

A walking tour hosted by Mike Perry, President of the Loveland Historical Society. Tours will be a fun filled walk of Historic Downtown Loveland. Interesting and little know facts of Loveland and its history will be narrated by Mike as the tour proceeds through downtown. Contact: Mike Perry, Loveland Historical Society, (970) 744-0453.

- Cost: \$7 per person
- Time: 2:00-3:30pm May 6th, 6:30-8:00pm May 16th
- Location: Meet at the historic Railroad Depot, 409 N Railroad Ave.

May 11th - Loveland Museum & Gallery 75th Anniversary Celebration

Join the Museum for a year of activities and events! 6-8pm on Night on the Town, second Fridays. The first 75 people through the door at each event will receive a free gift! Contact: Loveland Museum/Gallery, (970) 962-2410.

- Time: 6:00-8:00pm
- Location: Loveland Museum & Gallery, 503 N Lincoln Avenue

May 12th - Heirloom Plants & Antique Garden Treasures Market

Come discover some of America's Hidden Gems in heirloom plants. Ever wonder what attributes define an heirloom plant? Stop by the Loveland Garden Club's sale and learn about heirlooms, how to grow them, and how to save heirloom seeds from year to year. Check out the heirloom roses, herbs, veggies and flowers for sale. Master Gardeners on site to answer questions and handouts available. Contact: Naomi Rider (970) 290-4102, or Leone Person (970) 227-5011.

- Time: 9:00am-1:00pm
- Location: 3448 N Taft Ave (south lawn of All Saints Episcopal Church)

May 14th - Meandering Maps Presentation

David Cole will use antique maps to meander around the world and through 400 years of history. The maps, and the stories imbedded within them, allow the audience to learn about history, art, map making and antique cartography. Contact: Sharon Danhauer, Loveland Historical Society, (970) 290-0169.

- Time: 7:00pm
- Location: Loveland Museum & Gallery, 503 N Lincoln Avenue



Historic preservation
protects and revitalizes
historic resources.

Preservation creates
jobs and income.

Preservation is a benefit
to downtown and
commercial areas.

Preservation Attracts
Visitors.



Discover America's
Hidden Gems.
Loveland, Colorado
2012

May 17th - State Historical Fund Preservation Specialists Presentation/ Henderson House Tour

Attendees will tour the Henderson House and meet State Historical Fund specialists, who will explain how the organization supports historical preservation in Colorado and its involvement in work on the Henderson House. The Henderson House is the United Way of Larimer County Community Services building. Tea will follow. *Reservations are required.* Contact: Jean Grove, 970-407-7050.

- Time: 3:00pm
- Location: 315 East 7th Street

May 18th - Loveland Odd Fellows Sock Hop

Roll up your pants, shine your saddle shoes, dig out your letter jackets and join the Loveland Odd Fellows for a Sock Hop. A Silent Auction will also take place during the evening. Reservations are required. Contact: Sue Brungardt, (970) 667-4584.

- Cost: \$10 per person
- Time: 7:00-10:00pm
- Location: Odd Fellows Lodge #36, 319 E 4th Street

May 18th and 19th - Old Time Kitchen Gadgets Presentation with Cheryl Miller

Take a tour through "grandma's kitchen" with Cheryl Miller who will be sharing her collection of old-time kitchen gadgets. Please make reservations to join us for lunch or high tea and learn about interesting kitchen tools from the past. To make reservations, contact: Madeline Daniels, (970) 663-0043

- Cost: Free with lunch purchase. *Reservations required.*
- Time: 12:00pm
- Location: The Swan House Tea Room, 317 E. 6th Street

May 18th-20th and 25th-27th - The Great Loveland Potato Hoax

Moon Theatre Company will present the World Premier of "The Great Loveland Potato Hoax," written by local playwright Rick Padden. The play is based on the true story of worldwide attention garnered by the faked photo of a Loveland potato farmer holding an impossibly huge 86-pound potato in 1894. Padden is the author of *Beets*, which premiered at the Rialto in 2009. For more information, call the Rialto Theater Box Office at (970) 962-2120.

- Cost: Tickets are \$14 for adults, \$13 for seniors/students
- Time: 7:30pm (May 18, 19, 25, 26), or 2:00pm (May 20, 27)
- Location: Rialto Theater, 228 E 4th Street

May 19th- Shelterbelt Planting at Historic Milner-Schwarz Farmhouse

Take this opportunity to plant junipers and cherry trees to form a shelterbelt at the historic Milner-Schwarz farmhouse. Learn the correct way to plant trees under the guidance of Colorado Master Gardeners. Attendees must bring their own supplies (shovels, hats, gloves, water). Contact: Loveland Historical Society, gardens@lovelandhistorical.org.

- Time: 9:00am-12:00pm
- Location: Milner-Schwarz Farmhouse, 710 S Railroad Avenue

May 20th - Lakeside Cemetery Tour

The Loveland Historical Society will conduct a guided tour of historic Lakeside Cemetery. Walk in the shade of beautiful old trees while you hear stories of Loveland's pioneers and important people of the area's past. Many American burial traditions and little-understood customs will also be covered. The tour will begin in the Northwest corner of the Cemetery. Contact: Sharon Danhauer, (970) 290-0169.

- Cost: \$7 per person
- Time: 2:00-3:30pm
- Location: Lakeside Cemetery, east side of Highway 287

May 24th - "Settlement of the Big Thompson Valley: A History of Loveland" Presentation

A presentation by Sharon Danhauer from the Loveland Historical Society on the history of Loveland. Contact: Sharon Danhauer, (970) 290-0169.

- Cost: \$7 per person
- Time: 6:00pm
- Location: Loveland Museum & Gallery, 503 N Lincoln Avenue

May 27th- Bike Tour of Loveland's Historic Sites

Join us for a bike ride to three of Loveland's historic sites. The tour will begin at Timberlane Farm where farm staff will present the past and present significance of the farm. Next, the Loveland Historical Society will guide us through a verbal history of the Milner-Schwarz Farmhouse and on to burial site of Mariano Medina, said to be Loveland's first settler. The ride will end at the Mariana Butte Golf Course. LHS will provide snacks, riders should bring their own water. Helmets are mandatory and participants will be required to sign a release form. Contact: Paula Sutton, (970) 663-4957.

- Cost: \$7 per person
- Time: 8:30-11:00am. Registration: 8:00-8:30am. Ride begins at 8:30.
- Location: Start at Timberlane Farm, 2305 E 1st Street

May 30th - Lone Tree School Reunion and Ice Cream Social

Are you a Lone Tree School alumnus? Or want to learn more about Lone Tree School? Join us for this open house and visit with teacher Teri Johnson and enjoy some ice cream! There will also be tours, crafts, games and horse-drawn carriage rides. Registration for 2012 summer sessions will also be available. This is a free event. Contact: Jennifer Dobson, (970) 962-2562.

- Time: 3:00-5:00pm
- Location: Lone Tree School, North Lake Park

May 31st - Painting Your Historic Home

Have you ever wondered what color is most appropriate to paint the exterior of your historic home? Come join James Martin from The Color People to explore the world of historic paint colors. Learn how to select a palette to highlight your home's best assets or to create interest on an otherwise plain facade. This is a free event. Contact: Bethany Clark, City of Loveland, (970) 962-2745.

- Time: 6:00pm
- Location: Loveland Public Library: Gertrude B. Scott Room, 1st floor (300 N Adams Street)

The City of Loveland's Historic Preservation Ordinance was adopted in 2002.



There are 67 buildings listed on Loveland's Register of Historic Places.

This includes houses, churches and commercial buildings.



Loveland has 3 historic districts



Since 2002, the City of Loveland has received over \$1.1 million in historic preservation grants for preservation, restoration and rehabilitation projects throughout the city.



Community & Strategic Planning

500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

To: Historic Preservation Commission
From: Bethany Clark
Date: April 16, 2012
RE: Historic Sites Inventory/Demo Delay Provisions

At the March 19th Historic Preservation Commission meeting, staff opened up a discussion of the recommendation brought forward to City Council to update the Loveland Historic Sites Inventory. City Council's motion to "refer back to Staff and HPC to review the municipal code provisions with special attention to notification and demolition delay provisions for past as well as prospective properties" was considered by the Commission, especially in regards to the demolition review. Based on the discussions at the March 19th meeting, staff believes there are several next steps recommended by the Commission.

Council Liaison John Fogle also addressed the Commission to convey City Council's feelings that they don't want property owners to be surprised about being on the inventory and what that status brings. He explained that City Council doesn't necessarily want to impede the historic preservation program, but it is the lack of notification that was the Council's concern. He sees this as a prime opportunity to reach out to property owners and educate them about the benefits of becoming a Historic Landmark. He added that there is a general lack of awareness about historic preservation within City Council.

Educational Study Session

One of the main goals, then, will be to educate City Council, through a study session, on our historic preservation program, the economic benefits of preservation, and the advantages to demolition review provisions. The Commission will lead this presentation and will help clarify some misconceptions about historic preservation, including the difference between properties on the Inventory and properties on the Loveland Historic Register. The study session will be an opportunity for Commissioners to highlight historic preservation successes that were possible due to the demolition review period. Commissioners will present statistics about average review timeframes (see Attachment A) for the demolition review based on past examples, and may also propose shortening the total potential delay of 180 days. *With this in mind, staff will be requesting volunteers from the Commission to facilitate developing and leading the presentation.*

Notification to Historic Survey Properties

In addition to educating City Council, there is a recognized need to educate property owners on the Inventory through the recommended notification process. This notification will target property owners differently, based upon their status either as a potentially eligible property on the Inventory, or as not potentially eligible on the Inventory. The notification will either be through an educational postcard or with an informational brochure highlighting the benefits of Historic Landmark designation. The

Commission believes that this notification should be on an annual basis, which would require a budget request for historic preservation outreach. Enclosed (Attachment B) is a sampling of some of the past outreach materials we have developed. *Staff would like some direction from the Commission on what the preferred method of notification is: postcard, brochure, letter, combination, etc.*

Education of Contracting Community

The Commission also discussed inviting contractors to the Realtor Workshop in September which will help educate them about historic preservation and the demolition review provisions. Contractors are typically the applicants for building permits that involve demolition, and may be more comfortable with the demolition review if they are familiar with the process beforehand.

Recommendation to City Council

Finally, when this item is brought back to City Council at a regular session for their adoption, the Commission must play a lead role in the presentation. The Historic Preservation Commission will be central in developing the materials and presenting their recommendation to City Council. There was a discussion about the value of having property owners that advocate historic preservation present at the City Council meeting to support the item the Commission is presenting.

Attachments

Attachment A: Average Review Times for Historic Demolition Reviews

Attachment B: Sampling of Past Outreach Materials

HISTORIC DEMOLITION REVIEW**Average Review Time**

November 2010-present

Address	Date Permit Received	Date Review Completed	# of days for Review
218 E 4th Street	11/23/2010	12/9/2010	16
224 E 4th Street	11/23/2010	12/9/2010	16
770 N Lincoln Avenue	1/18/2011	2/2/2011	15
1035 W 8th Street	1/19/2011	1/24/2011	5
804 N Garfield Ave	5/25/2011	6/6/2011	12
1179 E 3rd Street	6/7/2011	6/15/2011	8
1203 E 2nd Street	6/17/2011	6/23/2011	6
634 W 6th Street	7/20/2011	7/26/2011	6
245 W 8th Street	8/3/2011	8/10/2011	7
118 W 4th Street	9/14/2011	9/29/2011	15
948 N Jefferson Ave	11/21/2011	11/29/2011	8
1725 N Garfield Ave	1/13/2012	1/20/2012	7
601 W 2nd Street	1/26/2012	1/31/2012	5
911 W 10th Street	2/6/2012	2/15/2012	9
3103 W Eisenhower Blvd	2/9/2012	2/22/2012	13

Average Number of Days for Review: **9.87**



Little did Thomas and Mabel know, one day their home would be considered a historic landmark

DID YOU KNOW?

Your property has been identified in the

Loveland Historic Preservation Survey

as potentially eligible for designation to the Loveland Historic Register

HISTORIC PRESERVATION IN LOVELAND

There are **66 properties** and **3 Historic Districts** on the Loveland Historic Register.

You too could be part of Loveland's Historic Register and become eligible to receive the benefits that come with designating your property as a Loveland Historic Landmark, such as **tax credits, grant money, recognition, and more.**

Over **\$1.2 million** in grant money has been awarded from the State Historical Fund to Landmark properties in Loveland for preservation planning and historic rehabilitations/restorations.

To avoid the loss of Loveland's historic treasures, properties identified as potentially eligible on Loveland's Historic Preservation Survey receive special attention when work is proposed through the Building Division.

To learn more, visit:
www.cityofloveland.org/historicpreservation

Or come to an informational open house
When: October 19, 2011 at 6:00 p.m.
Where: City Council Chambers, 500 East Third Street



City of Loveland

500 E Third Street
Loveland, CO 80537
www.cityofloveland.org

*The Bonnell House, depicted on the front, was demolished in 1963. Originally sited at the northwest corner of Lincoln Avenue and 6th Street, the loss of this historic treasure demonstrates the importance of historic preservation. An office building and bank now sit at this location.

LANDMARKED PROPERTY VS LANDMARK DISTRICT

What is the difference between owning an individually landmarked property, and a property in a historic landmark district? An individual landmark is a property that by itself, has met the criteria for designation pursuant to Section 15.56.090 (A) of the Loveland Municipal Code. A property in a historic district is part of a geographically defined area with a concentration of buildings, structure or objects that are unified by past events, physical characteristics, architectural design, or common building materials. The major difference between these two types of designations is that property owners in historic districts have the added alternative of initiating a process jointly with the city to develop guidelines for the district.

HISTORIC
PRESERVATION IS
OFTEN A KEY FACTOR
IN ENHANCING
PROPERTY VALUES.

COLORADO PRESERVATION INCOME TAX CREDIT

The credits were designed by the Colorado Legislature to encourage the renovation and re-use of older buildings. The tax credit is 20%. Unlike a deduction, which reduces the amount of taxable income, a tax credit directly reduces the amount of tax owed. If a property owner spends \$40,000 on a project to renovate a local, state, or nationally designated historic building, and the 20% state income tax credit is claimed, it would reduce the amount of taxes owed to the state by \$8,000. If that property owner doesn't owe \$8,000 in state income tax in one year, then the tax credit can be spread out over a period of up to 10 years.

What makes a building eligible for the Colorado Historic Preservation Income Tax Credit? The building must be historic, which means that it is on a local, State or National Historic Register.

What renovation costs are considered "qualified" renovation expenditures for claiming the state income tax credit? Hard costs associated with the physical preservation of the property – carpentry, plaster and/or sheetrock, painting ceiling/floor repair, doors and windows, roofing and flashing, cleaning, brick and mortar joint repair, wiring, light fixtures, stairs, elevators, heating systems, etc. Other qualifying expenditures include appliances that are permanently installed, such as a built-in

stove or microwave oven that mounts under cabinetry.

Are there limits on the Colorado Historic Preservation Tax Credit? The renovation project must be "substantial," which means that the property owner must spend at least \$5,000, with a maximum of \$50,000. The renovation project must be completed within 24 months, and the property owner must keep the property for five years after completing the renovation work.

How does a property owner apply for the tax credits? Owners of property on Loveland's Historic Register would need to have the Historic Preservation Commission (HPC) review proposed exterior renovation work and obtain approval of an Alteration Certificate. The approval of an Alteration Certificate by the Loveland HPC is not part of the application for Colorado Historic Preservation Tax Credits, but the process will generate much of the necessary documentation for a property owner to partially complete the application for Colorado Historic Preservation Income Tax Credits. If a Loveland landmark property owner desires to claim tax credits for renovation work performed on the building's interior, then the property owner must work with the Colorado Historical Society staff to have this review conducted. Applying for the tax credit is a two-part process.



PROPERTIES CURRENTLY ON THE LOVELAND HISTORIC REGISTER (1/1/07)

141 E 4TH STREET
200 E 4TH STREET
201 E 4TH STREET
234 E 4TH STREET
400 E 4TH STREET
410 E 5TH STREET
317 E 6TH STREET
315 E 7TH STREET
502 E 7TH STREET
610 N JEFFERSON AVENUE
365 N LINCOLN AVENUE
800 N LINCOLN AVENUE
130 W 3RD STREET
805 W 4TH STREET
813 W 4TH STREET
817 W 4TH STREET
903 W 4TH STREET
911 W 4TH STREET
927 W 4TH STREET
931 W 4TH STREET
960 W 4TH STREET
806 W 4TH STREET
812 W 4TH STREET
818 W 4TH STREET
912 W 4TH STREET
930 W 4TH STREET
1302 N GRANT AVE
1102 N LINCOLN AVENUE
746 N WASHINGTON



**Are you
the owner
of an
Historic
Property
in
Loveland?**

Add your
property to the
growing
Loveland
Historic
Register.



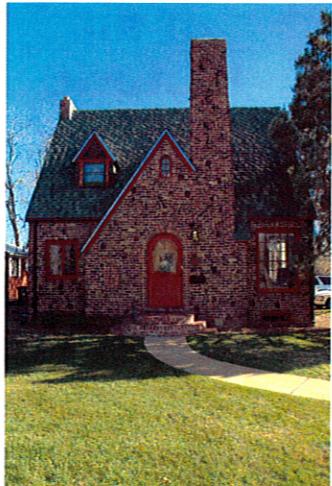
Call 970.962.2945
for more
information

The Loveland Historic Register is a prestigious list of properties within the Loveland city limits that have been designated as landmarks by the City Council because they exhibit unique architectural, social, cultural, geographic or environmental significance. Properties on the Loveland Historic Register are eligible for preservation incentives, provided any remodel or alterations complies with the Secretary of Interior's Standards for Rehabilitation.

With a landmark designation comes recognition, protection, permanence, stability, potential for grant funds and zero interest loans, tax credits, increased property value, neighborhood renewal and pride of ownership.

The City of Loveland's Historic Preservation Commission's role is to ensure that the integrity of the landmark property is maintained even if the property changes ownership. A landmark designation "rides" with the property. The other form of protection that is realized through the historic designation process is economic stability in property values.

Requesting a landmark designation from the City of Loveland is voluntary, and is referred to as a "nomination". Designation is a four (4) step process, which takes between 30-60 days.



Step 1. Schedule a pre-application conference (approx. 1 hr) with the Long Range Planning staff to determine the property's significance and discuss the designation process. Staff will outline the benefits and obligations of a local designation.

Step 2. Complete and submit either the form "Application for Designation of a Historic Landmark" (for individual property nominations), or form "Application for Designation of a Historic District" (for properties proposed for inclusion in a district).

Step 3. Upon confirming that the application form is completed in its entirety, Community & Strategic Planning staff will publish notification, schedule a public hearing with the Historic Preservation Commission, and post the property with a sign indicating that the property has been nominated for the Loveland Historic Register.

Step 4. The Historic Preservation Commission will review the application and determine if the criteria for designation have been met. If the Historic

Preservation Commission makes a positive recommendation for designation, then a public hearing will be scheduled with the City Council for approval of an ordinance declaring the property a Loveland Historic Register Landmark.

Historic Landmarks

You are not required to restore or rehabilitate your property if it has been designated as a historic landmark. However, when renovation or rehabilitation activities are voluntarily undertaken, historic standards must be followed to avoid damage or destruction of the very elements that make the property historic. Historic landmark owners that undertake major improvements to the property's exterior must follow the *Secretary of Interior's Standards for Rehabilitation*.

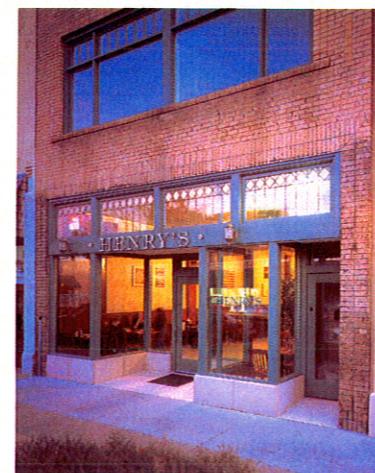
Alteration of Historic Landmarks - When proposing exterior alterations, repairs, rehabilitation, reconstruction, or new construction on a historic landmark, an "Alteration Certificate Application" must be submitted to the Planning staff explaining how the owner intends to perform the rehabilitation activities and protect and/or appropriately repair historical building elements.. Performing simple repairs, routine maintenance,

landscaping, low fences or walls, or painting, does not require an alteration certificate, but it is still good practice to contact the Planning office to confirm that these minor activities do not require an "Alteration Certificate Application".

Application must also be made when the owner proposes to move or demolish a historic landmark. **Permission to demolish a Landmark structure can be granted only if the structure is not structurally sound despite efforts to maintain the structure; or no reasonable beneficial use of the structure is possible.**

The Standards for Rehabilitation

The *Standards for Rehabilitation* promote returning historic properties to a state of usefulness that meets today's needs, through repair or alteration, while preserving features of the property that are significant to its historic, architectural, and cultural values. The standards are very general and broad, and they are supplemented with a series of publications akin to "best practices" or "common sense techniques" for dealing with the complicated problems that arise when performing physical repairs on a historic structure.



When repairs or alterations are proposed, the Historic Preservation Commission's regulatory authority is limited to the review of work performed on the exterior of designated buildings. **Interior repairs or alterations are not subject to any type of oversight or review by the city.** Some home owners may wish to voluntarily adhere to the Standards for Rehabilitation for interior repairs or alterations because state income tax credits can be obtained as an economic incentive to offset the cost of both interior and exterior rehabilitation.

Painting - Many owners are concerned about what colors they can/can not paint their property. Property owners personal tastes dictate what color you paint your historic property. The Secretary of Interior Standards for Rehabilitation merely suggests that you paint your historic property with colors that are sympathetic to the architectural style and time period of your property. Most major paint manufacturers have historic paint palettes available.

New Additions - New additions to historic homes are quite common, and are a perfectly acceptable method for helping a historic property owner meet today's need for more living space under the historic register.

A common misperception about new additions to historic buildings is that they should be constructed to be exactly identical to the original structure. New additions, according to the Standards for Rehabilitation, should be constructed in a manner that is sensitive to the scale and mass of the original structure, and with complimentary building materials, but not identical. It is important that the original structure can be easily distinguished from the new construction, and many inexpensive architectural design concepts and techniques are available to accomplish this desired trait.

Garages and Outbuildings - Property owners may remodel, tear-down or rebuild existing garages and outbuildings on a case by case basis. Some landmark homes may have existing garages that don't contribute to the property's historic, architectural or cultural significance, and demolishing them may actually enhance the property's value as a historic landmark. In other cases, some garages may have historic value, and therefore could be eligible to receive income tax credit incentives when the garage is remodeled.



COMMUNITY & STRATEGIC PLANNING
Civic Center • 500 East Third Street • Loveland, Colorado 80537
(970) 962-2346 FAX (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

March 15, 2011

Johnathan Smith
100 Main Street
Loveland, CO 80537

Dear Mr. Smith:

The Loveland Historic Preservation Commission recently created a list of Loveland's most historically important homes and buildings. The Commission identified your property at 106 S. Monroe Ave. as one of the city's historic treasures. Because of its historical integrity and significance, the City of Loveland encourages you to include your house on the Loveland Historic Register as a historic landmark. Members of the Historic Preservation Commission or city staff would be happy to meet with you to let you know more about the Historic Register and help you decide if it is right for your property.

The Loveland Historic Register is a prestigious list of properties within the municipal limits that have been designated as historic landmarks by the City Council. Properties on the Loveland Historic Register are eligible for preservation incentives, provided any changes made to them comply with the Secretary of Interior's Standards for Rehabilitation. Since the program's inception in 2002, the City has listed 65 properties on the Loveland Historic Register including the establishment of three historic districts. *There is no cost to have your property listed on the register and participation is completely voluntary.* Properties on the register must be over 50 years old and must display historic significance to the Loveland community through architecture or connections to important historic people, themes, or events.

In addition to the pride in ownership and the protections provided by historic designation, owners of Loveland Historic Register properties may take advantage of tax incentives and compete for grant programs to maintain their historic properties. Both federal and state tax credits may be available to owners rehabilitating properties with landmark status. The State Historical Fund grant program and the City's zero-interest Landmark Rehabilitation Loan Program may also be available to fund restoration projects. More information about Preservation Tax Credits can be found at: <http://www.coloradohistory-oahp.org/FAQ/tax.htm>

Please contact the City's Community and Strategic Planning department for more information or to receive a Loveland Historic Register application for your property.

Sincerely,

Bethany Clark
City of Loveland
(970) 962-2745
Clarkbe@ci.loveland.co.us