

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **October 15, 2012**

5 A meeting of the Loveland Historic Preservation Commission was held Monday, October 15, 2012 at 6:00 P.M. in
6 the City Council Chambers of the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation
7 Commissioners in attendance were: Janelle Armentrout, Jim Cox, David Berglund, Stacee Kersley and Matt
8 Newman. John Fogle, City Council Liaison and staff members, Bethany Clark of Community & Strategic Planning
9 and Nikki Garshelis of Development Services were also present. Trudi Manuel was absent.

10 **Guests:** Mike Perry and Pam Sheeler of the Loveland Historical Society

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 if there were any changes to the agenda. Bethany Clark asked if the motion to
15 nominate Mike Perry could be added to the agenda.*

16 **APPROVAL OF MINUTES**

17 *Commissioner Berglund motioned for approval of the minutes. The motion was seconded by Commissioner
18 Newman. The motion passed unanimously.*

19 **CITIZEN REPORTS**

20 **None**

21 **CITY COUNCIL UPDATE**

22 *John Fogle reported that the City Council has been spending quite a bit of time reviewing the 2013 budget. He
23 asked if the HPC needed his assistance on any issues. The HPC said there were no pressing issues at this time.*

24 **STAFF UPDATE**

25 *Bethany Clark asked the HPC if they had any questions or concerns regarding the Staff Report. Jim Cox said that
26 all projects were moving along well and, currently, there was no need for the Commissioners to attend extra
27 meetings. When the projects require more outreach, commissioners will be asked to be more involved, he
28 suggested.*

29 **CONSIDERATION OF NEW BUSINESS**

30 **LHS COMMISSIONER**

31 *Commissioner Kersley made the motion to recommend to City Council the appointment of Mike Perry of the
32 Loveland Historical Society to fill the HPC vacancy. It was seconded by Commissioner Berglund and it passed
33 unanimously. Commissioner Chair Cox said he was very pleased with their decision. The appointment request
34 will be placed on the November 6th City Council agenda.*

35 **DOWNTOWN HISTORIC DISTRICT UPDATE**

36 *Commission Chair Cox reported that he met with City staff regarding the downtown historic district and realized
37 it was necessary to address concerns over how the national designation could conflict with development. His
38 suggestion was to bring in state and regional preservation staff for a meeting to alleviate those concerns. He
39 also said he would like the HPC to explore the addition of a creative district approach to their mission. Nikki*

50 Garshelis said that Marcie Erion, Creative Sector Development Specialist, is confirmed to give a presentation at
51 the November 19 HPC meeting.

52 *Commissioner Armentrout* asked if the City of Loveland was the driver of development downtown. Councilor
53 Fogle said that developers like McWhinney handle their own economic development projects and come to the
54 City for assistance, whereas, the City takes more of a lead in downtown projects. There was a discussion about
55 how effective DDAs are for downtowns. There was also discussion on façade grants, tax incentives and
56 structural assessments.

57 **GWR PROJECT PROPOSAL**

58 *Bethany Clark* asked Pam Sheeler to report on the Great Western Railway Project Proposal. Pam reported that
59 the LHS met with Chris Barrett on Saturday and toured the inside of the depot. She said the floor was in bad
60 shape, the linoleum probably contained asbestos and there was evidence of varmints. Except for the roof, the
61 structure seemed pretty sound, she said. She is trying to contact OmniTrax to determine if the LHS can restore
62 the buildings and if moving the structures is necessary. If the LHS is allowed to take over the buildings and
63 restore them, they would probably use them for displaying the history of the area (i.e. Sugar Beet Factory) as
64 well as exhibiting train artifacts. The depot was built about 1902 and it is the first rail going east, one of the few
65 still in its original location and with the freight building next to it, she said.

66 *Commissioner Berglund* said he took his children to the site and they all were very interested in its history.
67 Commissioner Newman said he visited a museum at the Amtrak depot in Glenwood Springs and was impressed
68 with it. Commissioner Newman suggested the LHS outline where funding will come from and break the project
69 into phases. Mike Perry added that they may look into some funding from model railroad associations.

70 *Commissioner Newman* made the motion to support the GWR Depot initiative. The motion was seconded by
71 *Commissioner Berglund* and it passed unanimously.

72 **MEETING LOCATION 2013**

73 *Bethany Clark* followed up on a previous suggestion to schedule 2013 HPC meetings in one of the large
74 conference rooms at the City. After a discussion, the HPC decided they would like to stay in the City Council
75 Chambers.

76 **WORKING HOLIDAY PARTY**

77 *Bethany Clark* asked the Commissioners if they would like to have a December holiday party along with a
78 working meeting to select the projects to focus on in 2013. The HPC chose to have the party early and then
79 break to begin the working meeting. They suggested inviting some of the staff and the LHS to attend the holiday
80 party.

81 **COMMISSIONER COMMENTS**

82 **None**

83 **Meeting adjourned at 7:06p.m.**