

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **August 20, 2012**

5 A meeting of the Loveland Historic Preservation Commission was held Monday, August 20, 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: Jim Cox, David Berglund, Stacee Kersley, Trudi Manuel and Matt Newman.
8 John Fogle, City Council Liaison and staff member, Nikki Garshelis were also present.
9

10 **Guests:** Mike Perry, Bill Meirath and Sharon Danhauer of the Loveland Historical Society and Janelle Armentrout
11

12 **CALL TO ORDER**

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

14 **APPROVAL OF AGENDA**

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

17 **APPROVAL OF MINUTES**

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

20 **CITIZEN REPORTS**

21 **None**

22 **CITY COUNCIL UPDATE**

23 **None**

24 **STAFF UPDATE**

25 *Nikki Garshelis asked if there were any questions regarding the written staff report. She reviewed the following
26 items in the report:*

- 27 • October 2nd is the City Council meeting where the plaques for the Mariano Medina Family Cemetery
28 and 524 N Harrison Ave Property. Home Depot is donating the plaques and will join in the
29 presentation. Commissioners suggested drafting a thank you letter for Home Depot.
- 30 • Commissioner Manuel asked when the budget would be approved and available. Nikki said she
31 would let them know the City Council meeting date. The funds, if approved, would be available in
32 January 2013, she said.

33 **CONSIDERATION OF NEW BUSINESS**

34 **PUBLIC HEARING- NOMINATION OF MARIANO MEDINA FAMILY CEMETERY**

35 *Commission Chair Cox opened the Public Hearing at 6:10p.m. He welcomed Mike Perry and Bill Meirath of the
36 Loveland Historical Society. Nikki Garshelis gave a power point presentation about the Medina history and burial
37 place. Bill Meirath said he was grateful for the good advice the HPC had given him regarding the Medina
38 Cemetery. Mike Perry reported that the school system taught the Medina history and, with the cemetery
39 designated and landscaped, the students will be able to visit the location they are studying. The plan design will
40 include interpretive signage with the historic chronology of the settlers of the area, he said. There was a
41 discussion of the inclusion of accessible walkways. Commission Chair Cox closed the Public Hearing at 6:22p.m*

50 A motion was made by Commissioner Kersley to recommend to City Council approval of Loveland Historic
51 Landmark Designation of the Mariano Medina Family Cemetery located at Namaqua and Namaqua Elementary.
52 The motion was seconded by Commissioner Manuel and it passed with a unanimous vote during the August 20,
53 2012 Historic Preservation Commission meeting.

54

55 SWARTZ FARMSTEAD UPDATE

56 Nikki Garshelis reported that the four Directors, Greg George, Betsey Hale, Gary Havener and Susan Ison met
57 and provided the City Manager with a draft of their assessment of the Swartz Farmstead. The City Manager
58 asked them to refine their information to include:

- 59 1. Impacts on the General Fund
- 60 2. Does the OLAC plan include the use any of the structures?
- 61 3. How does the floodway impact the structures?

62 Nikki said that, after their report is reviewed by the City Manager, a meeting will be scheduled to discuss the
63 findings with the HPC and the LHS.

64 The HPC had many concerns and questions regarding this approach including:

- 65 • Why isn't staff focusing on getting a structural assessment first?
- 66 • The City has a responsibility to do their due diligence on structures that have historic
67 value.
- 68 • Why can't an application be submitted for the National Register for the October
69 deadline? If the deadline is missed it will delay getting grants and moving forward.
- 70 • Staff should contact the Facilities Department to protect the structures and make sure
71 the structures are lit; the house is boarded up so "critters" can't get in, the roofs are
72 shored up and the farmhouse has heat turned to 45 degrees.
- 73 • Mike Perry from LHS expressed concern over Gary Havener's letter telling them the
74 OLAC would not be using their funds for any structure. There was a discussion about
75 staff being able to make those decisions. Mike Perry said the LHS would need to utilize
76 all the structures to make their plan successful. He is concerned that OLAC wants to use
77 the barn for storage.

78

79 NEW COMMISSIONER INTERVIEW

80 Commission Chair Cox introduced Janelle Armentrout who was attending the meeting. Commission Chair Cox
81 reported that Janelle was being recommended as the next HPC member at the August 21st City Council meeting
82 and, if approved, would begin at the September 17th HPC meeting. Nikki Garshelis added that she would keep
83 Janelle up to date on the current issues via email. Janelle gave a brief report on her background. She holds a
84 Masters Degree from CSU in History with a specialization in Museum Studies and is retired from a career at CSU.

85 The HPC agreed they would like to create a permanent position for a Loveland Historical Society member. They
86 directed staff to ask the legal department to implement their request. The President, Mike Perry, would be the
87 main LHS representative on the HPC but, in his absence, the HPC would like the capability to allow Mike to
88 designate a LHS member to substitute for him.

89

90 DOWNTOWN HISTORIC DISTRICT UPDATE

91 Nikki Garshelis reported that staff met and researched the past efforts of applying for a National
92 Downtown Historic District. The City Manager was given information and staff was waiting for his
93 feedback, she explained. Back in 2007-2009 staff worked on this assignment. The process was suspended
94 when concerns were expressed that the national designation might hinder the upcoming streetscape project as
95 well as possible future private redevelopment projects. The streetscape project was subsequently delayed to

99 allow for the Rialto Theater Project to move forward she reported. There are many benefits to having a National
100 Historic District but a few concerns include:

- 101 • The establishment of a historic district requires time and commitment
- 102
- 103 • Need a majority of property owners' consent. If the majority of private property owners in a district
104 object to the nomination, the district cannot be listed in the National Register
- 105
- 106 • Cost of hiring consultant: might need to bring in professional assistance (specializing in developing
107 National Register district nominations) to conduct historical research, perform the architectural survey,
108 and prepare the actual nomination materials. This may also be accomplished by an intern position along
109 with some work by a historian.
- 110 • In 2009, the process was suspended over concerns of how Section 4(f) of the Department of
111 Transportation Act might affect downtown Loveland. Section 4(f) provides for the protection of historic
112 resources from potentially adverse impacts of federal transportation projects. Any federally assisted
113 transportation project "may not use land from a historic site or park...unless 1) there is no feasible and
114 prudent alternative to using the site, and 2) the project includes all possible planning to minimize harm
115 to the site. " Marc Cittone, the staff member leading the previous designation project, examined this
116 policy and in a 2008 memo explained how this might impact the Loveland district and the future
117 streetscape project. He wrote, *Regarding designation of a historic district, I am told that the CDOT
118 review would then have to include an evaluation of how the proposed project would affect historically
119 significant features of the district. An initial examination of the district area shows that sidewalks,
120 planters, lamp posts and other features are non-historic, being made of recent materials and certainly
121 not 50 years old nor having historic significance. The only exception I can see is the 1908 Fourth Street
122 Clock.*"
- 123

124 The Commissioners discussed this information and requested that staff create a timeline on how to proceed
125 with the application process. They discussed the boundaries of the district and how expanding it from the
126 original plan could present some issues. They requested that staff research the Streetscape project and
127 report to them its current status. Councilor Fogle suggested getting approval from the property owners first
128 before meeting with the LDT. He said the City Council already supported the designation.

129 **NEXT MEETING AGENDA**

- 131 • Swartz Farmstead Update
- 132 • Milner Schwarz House National Designation Application Update
- 133 • Downtown Historic District
- 134 • New Commissioners (Janelle Armentrout and LHS seat on HPC)
- 135 • Dinger Carousel Update
- 136 • Pulliam Update
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138 **COMMISSIONER COMMENTS**

- 139 • *Commissioner Manuel* reported that on September 15 from 8:00am to 10:30am a Planting Day event
140 will be held at the Milner Schwarz House. 16-18 shrubs as well as other plants will be planted on the
141 property, she said. Mike Perry added that the Boy Scouts had built an outhouse and will be assembling
142 a windmill and gate on the property.
- 143
- 144 • **Meeting adjourned at 7:39p.m.**