

City of Loveland
Historic Preservation Commission
Meeting Summary
August 20, 2012

A meeting of the Loveland Historic Preservation Commission was held Monday, August 20, 2012 at 6:00 P.M. in the City Council Chambers of the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation Commissioners in attendance were: Jim Cox, David Berglund, Stacey Kersley, Trudi Manuel and Matt Newman. John Fogle, City Council Liaison and staff member, Nikki Garshelis were also present.

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

CALL TO ORDER

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

CITIZEN REPORTS

None

CITY COUNCIL UPDATE

None

STAFF UPDATE

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

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

CONSIDERATION OF NEW BUSINESS

PUBLIC HEARING- NOMINATION OF MARIANO MEDINA FAMILY CEMETERY

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

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

SWARTZ FARMSTEAD UPDATE

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

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

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

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

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

NEW COMMISSIONER INTERVIEW

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

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

DOWNTOWN HISTORIC DISTRICT UPDATE

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

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

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

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

NEXT MEETING AGENDA

- Swartz Farmstead Update
- Milner Schwarz House National Designation Application Update
- Downtown Historic District
- New Commissioners (Janelle Armentrout and LHS seat on HPC)
- Dinger Carousel Update
- Pulliam Update

COMMISSIONER COMMENTS

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