

**City of Loveland**  
**Historic Preservation Commission**  
**Meeting Summary**  
**June 18, 2012**

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A meeting of the Loveland Historic Preservation Commission was held Monday, June 18, 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, Trudi Manuel and Matt Newman. John Fogle, City Council Liaison and staff members, Bethany Clark and Nikki Garshelis were also present. Commissioners Robin Ericson and Laura McGinley were absent.

**Guests:** Mike Perry, President of the Loveland Historical Society; Bruce Willard, owner of 524 Harrison Ave property arrived at 6:14p.m.

**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 Manuel requested moving the Public Hearing earlier on the agenda because she had to leave early, she then motioned to approve the agenda with this change. Commissioner Newman 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.*

**PUBLIC HEARING-Nomination of 524 N. Harrison Ave**

*Bethany Clark reviewed that at the last HPC meeting the Commissioners directed her to research the shared garage issue on two properties and how it would affect the historic designation of 524 N. Harrison. There is a Party Wall Agreement between the two properties, she said. The City Attorney reviewed the agreement and advised that it allocates responsibility for maintenance and reconstruction in the event of damage or destruction of the shared garage. Either party could make modifications that would change the appearance of their half without consent of the other party, she explained. Neither party could do anything that would deprive the other one of a support wall. Bethany said she mailed a notification letter to the other property owner but has not received a response. An historic designation on half of the garage would not put any constraints on the other half, she said. The Commissioners agreed they were satisfied with the information and in favor of nomination of the property. At 6:06p.m. the Public Hearing was opened and when no one asked to make a public comment, it was subsequently closed.*

*Commissioner Newman made the motion to recommend approval of the nomination of 524 N. Harrison Ave as an historic landmark property to City Council. The motion was seconded by Commissioner Manuel and it passed unanimously.*

**CITIZEN REPORTS**

**None**

**CITY COUNCIL UPDATE**

*John Fogle asked if the HPC had any questions about Council business. Commissioner Manuel asked about the HPC getting a budget approved by Council. Councilor Fogle said the City Council requested that the HPC do regular outreach mailings so that would need funding. Past costs have been paid by taking money from other budgets so it makes sense for the HPC to have their own budget, he said. It needs to be clear where the money*

is coming from, he added. Bethany Clark created a budget request of \$8,900 for the HPC. Commissioner Berglund said this is a step in the right direction.

#### **STAFF UPDATE**

- Two postcard variations notifying owners that their property is on the Loveland Historic Preservation Survey are being mailed this week. She distributed copies of the postcards.
- There are \$1,896 of funds left of the \$2,700 donation.
- July 10 is the City Council Study Session featuring the HPC's presentation. Greg George needs the presentation sent to him by June 26<sup>th</sup> in order to meet the packet deadline. Commissioners Berglund and Manuel said they met once but would like to meet again soon to prepare the presentation.

#### **CONSIDERATION OF NEW BUSINESS**

##### **HISTORIC PRESERVATION MONTH REVIEW**

Bethany Clark reported that 1,202 people attended Historic Preservation Month events. She directed the HPC to the packet item, *Evaluation of Historic Preservation Month*. Councilor Fogle requested the numbers be reported to City Council.

##### **LOVELAND HISTORICAL SOCIETY-SWARTZ FARMSTEAD PROPOSAL**

Mike Perry, President of the Loveland Historical Society, asked for feedback from the HPC on the proposal on the Swartz Farmstead to the Open Lands Advisory Commission. Some of the suggestions/questions were:

- Is this a standard City of Loveland proposal?
- Commissioner Newman suggested attempting to estimate operating costs and where the funds would come from. Mike Perry said costs are difficult to estimate because there is no assessment yet. Operating costs would come from events and activities held on the farmstead but until an assessment is complete they did not know which buildings were usable, he explained. Commissioner Newman suggested adding phases of the project, focusing on one or two of the buildings at a time. Commissioner Manuel agreed that the proposal should prioritize what would be done first.
- Commissioner Berglund and Newman suggested softening the language on page 11, particularly #7, changing "expect" to "request."
- Councilor Fogle suggested researching the City Code to determine if the OLAC can even use those funds for the items identified in the proposal.
- Commissioner Manuel suggested changing #7 on page 11 from "grants Received" to "grants applied for."
- Commissioner Newman suggested softening the language in #5 on page 11 regarding updating utilities.

Mike Perry said he will update the proposal with the suggestions and send it back to Commission Chair Cox.

Commission Chair Cox asked Mike Perry if the LHS would be interested in having a more coordinated relationship with the HPC, perhaps having a member from LHS and HPC sit on each other's board. Or, he said, perhaps share minutes and reports, or both? Other Commissioners said they liked the idea and Mike Perry said he would take it to the LHS to get their feedback.

##### **DOWNTOWN HISTORIC DISTRICT DISCUSSION**

Bethany Clark reported that during a presentation she gave to Economic Development Department staff the idea of nominating the Loveland Downtown as a National Historic District came up for discussion. She did some research and found that staff had previously made efforts in this direction but had stopped when concerns were expressed over the possibility of restrictions on an impending streetscape project. City staff recently met with Historic Preservation staff from Fort Collins and Greeley to find out if they had any problems between

streetscape improvements and having National Historic District status. Staff in Fort Collins and Greeley said that there have not been any conflicts at all with executing downtown improvements. The Commissioners all agreed that they wanted to move forward with this plan and said it would be beneficial to Loveland.

#### **NEXT MEETING AGENDA**

- Swartz Farmstead Update
- Viestenz-Smith Mountain Park Historic Designation
- City Council Study Session Report

#### **COMMISSIONER COMMENTS**

- *Commissioner Newman* said there is a meeting scheduled for July 20 on the Realtor's Workshop. He will take the picture/plaque to that meeting to present to Robin Ericson for her service on the HPC. He said they could make it a surprise party for her. Commissioner Ericson resigned June 13.
- *Bethany Clark* reported that Stacey Kersley has been appointed as a new Commissioner and Trudi Manuel has been reappointed for another term.

**Meeting adjourned at 7:13p.m.**