

City of Loveland
Historic Preservation Commission
Meeting Summary
May 21, 2012

A meeting of the Loveland Historic Preservation Commission was held Monday, May 21, 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, Robin Ericson, Trudi Manuel, Matt Newman and Cara Scohy. Staff members, Bethany Clark and Nikki Garshelis were also present. Commissioners David Berglund and Laura McGinley were absent and John Fogle, City Council Liaison was absent.

Guests: Jason Baker, Construction Advisory Board member and President of Advanced Engineering, LLC and Mike Perry, President of the Loveland Historical Society

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 motioned to approve the agenda, Commissioner Ericson seconded and the motion passed unanimously.

APPROVAL OF MINUTES

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

CITIZEN REPORTS

None

CITY COUNCIL UPDATE

None

STAFF UPDATE

Bethany Clark directed the Commission's attention to the written staff update and asked if anyone had any questions. Commissioner Manuel asked if the City Councilors will make any requests after the July 10 study session. Bethany said that it is an informational and educational session so there will not be any formal requests made by Council.

Commissioner Newman asked about the Loveland Train Restoration facility tour. Nikki Garshelis said she made repeated attempts over the past three months to make contact with the facility managers without any response from them.

CONSIDERATION OF NEW BUSINESS

COLLABORATION WITH CONSTRUCTION ADVISORY BOARD

Jason Baker, Construction Advisory Board member and President of Advanced Engineering, LLC, reported that the CAB has been working on opening channels of communication with other Boards & Commissions. They especially would like to work together with the HPC, he said. Jason said his background was in engineering. His business includes work on historic buildings. The Commissioners engaged in a discussion about the review of the new building code and if there were any issues to address. Commissioner Ericson expressed concern over height restrictions in downtown and huge additions on the back of cottages. Jason said the Planning Commission was more likely to be involved in those items.

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52 **UPDATE ON 524 N. HARRISION AVE NOMINATION**

53 *Bethany Clark* reviewed the HPC concerns from the last meeting regarding the shared garage at the 524 N.
54 Harrison property. The Commission was favorable of making a recommendation to City Council to designate the
55 property as a historic landmark but directed her to research this issue further and seek advice from the City
56 Attorney's office regarding potential issues that could arise due to two properties sharing the garage structure,
57 she explained. There is a Party Wall Agreement between the subject property and the property to the north,
58 530 North Harrison Avenue, she said. The City Attorney has reviewed the agreement and advised that it
59 allocates responsibility for maintenance and reconstruction in the event of damage or destruction of the shared
60 garage. According to the City Attorney, placing a historic designation on half of the garage does not put any
61 constraints on the other half, she explained. *Bethany* sent a letter to the owner of 530 North Harrison Avenue
62 to see if they would have any interest in either nominating their entire property to the Loveland Historic
63 Register, or consenting to a designation that would include their half of the shared garage but has received no
64 response from them. *Commissioner Newman* Commented that a shared garage is very common in this area.
65 There was a short discussion of the item by the commission. *Bethany* said the item will be brought to back for a
66 Public Hearing at the June meeting.

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68 **SWARTZ FARMSTEAD STATEMENT OF INTENT**

69 *Bethany Clark* reported that a draft of the Swartz Farmstead Statement of Intent was previously distributed to
70 the HPC for their input. The HPC made their suggestions and the changes were made, she said. Attachment A of
71 the 5.21.12 HPC Packet contains the Statement of Intent. She reviewed the deadlines. *Commissioner Ericson*
72 expressed her concern over getting a date set for the City Council agenda. *Bethany* explained that *Greg George*
73 advised to have the City Manager review it first and make the decision on what the next steps would be.

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75 *Commissioner Ericson* made the motion to approve the *Swartz Farmstead Statement of Intent*. *Commissioner*
76 *Manuel* seconded the motion and it passed unanimously.

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78 **SWARTZ FARMSTEAD PROPOSAL – Loveland Historical Society**

79 *Mike Perry*, President of the Loveland Historical Society, reported that the LHS received a letter from *Brian*
80 *Hayes*, Staff Liaison to the Open Lands Commission requesting a proposal concerning the Swartz Farmstead. He
81 expressed his concern that the historic designation would not be obtained by the proposal deadline in June.
82 *Bethany* said that the proposal can be written outlining the plan to attain historic designation, grants, etc. They
83 do not have to be accomplished by the proposal deadline, she explained. *Mike* asked if the HPC will assist with
84 the proposal so it could be a join plan. *Commission Chair Cox* suggested the LHS write a draft of the proposal
85 and forward it to him. He will arrange a meeting with the other commissioners and they will return it to the LHS
86 with their suggestions and approval.

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88 **NEXT MEETING AGENDA**

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 - Public Hearing – Nomination of 524 N. Harrison Ave.
 - HP Month Update

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92 **COMMISSIONER COMMENTS**

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 - *Commissioner Scohy* announced her resignation of the HPC and thanked everyone for the opportunity. The Commissioners thanked her for all her work.
 - *Commissioner Ericson* reminded the Commissioners about the upcoming **Color People Workshop** on May 31st.

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98 **Meeting adjourned at 6:45p.m.**