

**LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
MONDAY, NOVEMBER 18, 2013 6:00 PM  
CITY COUNCIL CHAMBERS  
500 E. THIRD STREET**

THE CITY OF LOVELAND IS COMMITTED TO PROVIDING AN EQUAL OPPORTUNITY FOR CITIZENS AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEXUAL ORIENTATION OR GENDER. THE CITY WILL MAKE REASONABLE ACCOMMODATIONS FOR CITIZENS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FOR MORE INFORMATION, PLEASE CONTACT THE CITY'S ADA COORDINATOR AT [BETTIE.GREENBERG@CITYOFLOVELAND.ORG](mailto:BETTIE.GREENBERG@CITYOFLOVELAND.ORG) OR 970-962-3319.

**6:00 PM**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES**
  
- VI. REPORTS** 6:05-6:25
  - a. Citizen Reports  
*This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.*
  - b. Council Update (John Fogle)
  - c. Staff Update (Bethany Clark)
  
- VII. AGENDA – CONSIDERATION OF NEW BUSINESS**
  - a. Historic Preservation Month Discussion 6:25-6:55
  - b. HPC Budget Review 6:55-7:10
  - c. Holiday Party and Approval of HPC Funds 7:10-7:25
  - d. Next Meeting's Agenda/Action Items 7:25-7:30
  
- VIII. COMMISSIONER COMMENTS** 7:30-7:35  
*This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.*
  
- IX. ADJOURN**

1      **City of Loveland**  
2      **Historic Preservation Commission**  
3      **Meeting Summary**  
4      **October 21, 2013**

5      A meeting of the Loveland Historic Preservation Commission was held Monday, October 21, 2013 at 6:00 P.M. in  
6      the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation  
7      Commissioners in attendance were: Janelle Armentrout, David Berglund, Jim Cox, Stacee Kersley, Trudi Manuel,  
8      and Mike Perry. Bethany Clark of Community & Strategic Planning, Nikki Garshelis of Development Services and  
9      City Council Liaison, John Fogle were also present.

10     Guests: Felicia Harmon, Novo Restoration and ArtSpace

11     **CALL TO ORDER**

12     *Commission Co-Chair Berglund called the meeting to order at 6:00 p.m.*

13     **APPROVAL OF AGENDA**

14     *Commissioner Cox made the motion to approve the agenda as is. Commissioner Manuel seconded the motion  
15     and it passed unanimously.*

16     **APPROVAL OF MINUTES FROM SEPTEMBER MEETING**

17     *Bethany Clark reported that revised minutes were sent out clarifying the motions reflecting that Commissioner  
18     Kersley was absent at the September meeting and, therefore, did not vote. Commissioner Cox made the motion  
19     to approve the minutes of the September 16, 2013 meeting. The motion was seconded by Commissioner Perry  
20     and it passed unanimously.*

21     **CITIZEN REPORTS**

22     *None*

23     **CITY COUNCIL UPDATE**

24     *City Councilor Fogle reported on the restoration of the property damaged by the flood. He said the City Council  
25     was shifting money from the downtown to help damaged businesses. Businesses outside the city limits may get  
26     the City's help, he said.*

27     **STAFF UPDATE**

28     *Bethany Clark reported that the historical documentation consultant would be beginning the Swartz Farmstead  
29     project on Thursday. They will be using large format photography which is more than what is required by the  
30     state, she explained. The City Manager's office will cover the costs, she added. Commissioner Perry said that he  
31     met Zack Swartz who told him he has family pictures of the farm. Zack Swartz is the last remaining of the Swartz  
32     family, he said. Bethany will contact Zach to get copies of the pictures. Commissioner Manuel asked if the  
33     information about the demolition will be sent to the press. Councilor Fogle suggested that Commissioner  
34     Manuel write something up and send it into the Reporter Herald.*

35     *Bethany Clark reported that the Planning Commission voted unanimously to deny the ArtSpace project. She  
36     asked Felicia Harmon to join the meeting to make a request for a letter from the HPC. Harmon asked the HPC to  
37     draft a letter to express their support for the ArtSpace design project. A long discussion ensued regarding the  
38     details of the Planning Commission meeting. Harmon said the Planning Commissioners were concerned with  
39     the orange color, not enough parking and they believed the design relationship between the Feed & Grain and  
40     the loft building was not strong enough.*

50 Harmon recapped that when the HPC approved the building design in their meeting they stated the design had  
51 good connectivity between the old and new buildings. She asked the HPC to express that in their letter of  
52 support. Commissioner Armentrout said she initially did not like the design but voted for it. She originally  
53 thought the new building might overwhelm the Feed & Grain. She used the example of the Alamo in San  
54 Antonio and the large buildings around it. Harmon explained that when you look at the design side by side the  
55 Feed & Grain building is actually as tall as or taller than the loft building. The new building design was created to  
56 look like pieces had been added over time like the way the Feed & Grain was added to, she said. The orange  
57 color was used to mimic the reddish color of the bricks in the Feed & Gran, she added. Harmon said ArtSpace  
58 was prepared to adjust the color, parking and other concerns for the Planning Commission. The Historic  
59 Preservation Commissioners and Councilor Fogle gave her some suggestions to gain approval of the project:  
60

- 61 • Go back to the Planning Commission for approval. If it is appealed to City Council, Council may not want  
62 to vote against the Planning Commission's decision, Fogle said.
- 63 • Give them a more detailed presentation with the design showing elevation.
- 64 • Show parking around the project for at least 3 blocks in all directions.
- 65 • Show the parking ratio of other downtown projects.
- 66 • Explain the restoration timeline of the Feed & Grain so the Commissioners will know it won't remain  
67 dilapidated too long. It needs to be presented as one continuous project.
- 68 • Provide the information about the Historic Preservation guidelines that explain new buildings should not  
69 copy old buildings. New buildings should complement the old buildings through similar materials and  
70 color.
- 71 • Inform the PC of the design charrettes held and the changes that were suggested and made during  
72 those community engagements.
- 73 • Provide information on how the project is helping with economic development downtown. Show  
74 support by downtown business owners.
- 75 • Check into the parking issues of Santa Cruz ArtSpace as Santa Cruz is similar to the size of Loveland.

76  
77 *Commission Co-Chair Berglund* asked the HPC to send their thoughts about the project to Bethany Clark.  
78 Bethany will draft the letter for them. Councilor Fogle said he would contact the City Manager tomorrow to  
79 request that the Planning Commission schedule another review meeting.

80  
81 **CONSIDERATION OF NEW BUSINESS**

82  
83 **Milner-Schwarz House Flood Damage Discussion**

84 *Bethany Clark* reported that she is looking into what could be covered by the City's insurance and what could be  
85 covered by the City. Commissioner Perry stated that their flood insurance coverage has a \$5,000 deductible so  
86 the \$2,000 worth of estimated damage will not be paid for by their insurance company. Commissioner Perry  
87 showed pictures of the house after the flood. The house had been broken into and a generator was stolen, he  
88 said. Scott Waterhouse donated a new one along with the labor, he said. The LHS boarded up the windows to  
89 prevent further loss. Two plants were damaged and mulch and top soil washed away, he reported. The boy  
90 scouts will be reassembling the wind mill soon, he reported. Councilor Fogle told Perry to contact Keith Reester  
91 at the City and Keith will send out mulch. Commissioner Perry said the water meter was still intact but the  
92 transformer needed to be replaced. He asked if the City could bring the line to the house and mount it when the  
93 transformer is repaired. This is a good time to get power to the house, he added.

97 **Approval of Revised Nomination and Landmark Alteration Applications**

98 *Bethany Clark* reviewed the revised applications with the Commission. The revisions were from the  
99 Commissioner's previous comments. They reviewed of the applications and they agreed to work together on  
100 adding photograph examples and drawing standards at a later date. They also agreed to take another look at  
101 the applications in a year to review how effective and user-friendly they are.

102  
103 *Commissioner Cox made a motion to approve the revised applications. Commissioner Kersley seconded the*  
104 *motion and it passed unanimously.*

105  
106 **Next Meetings Agenda Items**

107  
108 1. *Update on Viestenz Smith Park's Flood Damage*  
109 2. *May is Historic Preservation Month's Outreach Events*  
110 3. *Holiday Party*  
111 4. *Budget Update*

112  
113  
114 **COMMISSIONER COMMENTS**

115  
116 • *Commissioner Armentrout* expressed her concern over the plastic fence erected at the historic  
117 church/residence on Jefferson Avenue. Commissioners agreed that the material was incompatible with the  
118 structure. However, the historic guidelines did not allow the Commission to regulate the fence materials.  
119 The Commissioners agreed they will take a closer look at the ordinance and, perhaps, make an amendment  
120 to it, if possible.  
121 • *Commissioner Kersley* volunteered to take the lead on planning the Holiday Party. Commissioner Manuel  
122 said she would assist. The party will be part of an outreach effort of the HPC.  
123 • All Commissioners agreed they would like to focus more on community outreach and education about  
124 historic preservation. The national historic downtown outreach will be a good opportunity to provide  
125 education and gain support.  
126 • *Commissioner Armentrout and Kersley* suggested more involvement with social media and perhaps a meet  
127 up group. Business owners could be part of the meet up group it was suggested.  
128 • *Councilor Fogle* said that once business owners see that their property values have increased from the  
129 historic designation, they will be supportive.  
130 • *Commissioner Perry* asked if anyone knew of available funding for the McCreery House for repairs.  
131 • *Commissioner Manuel* asked if anyone had a suggestion on how to get Parks & Recreation staff to include  
132 the Milner Schwarz House in press communications when discussing Fairgrounds Park. After some  
133 discussion, she said she would call Gary Havener to discuss the issue.

134  
135  
136 **Meeting adjourned at 8:15p.m.**



## Community & Strategic Planning

500 East Third Street, Suite 310 • Loveland, CO 80537  
(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

### STAFF UPDATE

**Meeting Date:** November 18, 2013  
**To:** Loveland Historic Preservation Commission  
**From:** **Bethany Clark, Community & Strategic Planning**

### Format:

*If a more in-depth discussion or extensive questions on a specific item is desired, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion. Staff will be happy to answer questions on any item with individual commissioners after the meeting.*

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

### Staff Update Items:

#### Swartz Farmstead

The bids for demolition of the Swartz Farmstead are due the first week of December and demolition will likely occur shortly after. Staff will be working with the Public Information Office on a Press Release announcing the demolition and highlighting the efforts to save the buildings. The Press Release will be published shortly before the demolition is scheduled.

#### Artspace

On Monday, October 28, 2013, the Planning Commission reversed their original denial of the Artspace project by a vote of 7 – 2. The Planning Commission opened a public hearing allowing Artspace staff to make clarifications and answer questions as well as to hear supporting remarks from local leaders, artists, residents, and business owners. In addition, City staff revised an error to the parking calculations originally presented to the Planning Commission. The Planning Commission requested that the original color palette be revised to a more muted palette and Artspace agreed to these changes.

#### Viestenz-Smith Mountain Park

Staff has received an update from the Parks and Recreation Department on the condition of the Viestenz-Smith Mountain Park. The majority of the park was destroyed by the flood and future plans have not been made for the park. The only buildings that remain are the caretaker's cabin and Environmental Education Center on the north side of the river, and the butterfly display shelter and one other structure (likely the restrooms) on the south side of the river. The bridge across the Big Thompson River has been destroyed and parks staff is determining how to regain temporary access to the north side of the river.

## 2013 YTD Historic Preservation Expense Report

	Budget	YTD Expenditure	
Annual mailing to Survey properties	\$ 1,000.00		
HP Month Outreach/Advertising			
Postcard	\$ 800.00	\$ 1,002.02	
Reporter-Herald Ads	\$ 600.00	\$ -	
Worshop Materials	\$ 100.00	\$ 63.13	
Workshops/Lectures	\$ 500.00	\$ 1,490.00	
Saving Places Conference Registration	\$ 1,400.00	\$ 1,140.00	
Walking Tour Brochures (2 printings/year of 1,500 brochures/printing)	\$ 4,500.00		
	<b>\$ 8,900.00</b>	<b>\$ 3,695.15</b>	