

**LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
MONDAY, MAY 19, 2014 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**

<b>I.</b>	<b>CALL TO ORDER</b>	
<b>II.</b>	<b>PLEDGE OF ALLEGIANCE</b>	
<b>III.</b>	<b>ROLL CALL</b>	
<b>IV.</b>	<b>APPROVAL OF THE AGENDA</b>	
<b>V.</b>	<b>APPROVAL OF PREVIOUS MEETING'S MINUTES</b>	
<b>VI.</b>	<b>REPORTS</b>	6:05-6:15
	a. Citizen Reports	
	<i>This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.</i>	
	b. Council Update (John Fogle)	
	c. Staff Update (Bethany Clark)	
<b>VII.</b>	<b>AGENDA – CONSIDERATION OF NEW BUSINESS</b>	
	a. Historic Preservation Action Plan (Nick Wharton)	6:15-6:35
	b. Youth/School Involvement in Historic Preservation (Michelle Pearson)	6:35-7:00
	c. Milner Schwarz House National Register Plaque (Clark)	7:00-7:10
	d. Historic Preservation Month (Garshelis)	7:10-7:20
	e. Set Next Meeting's Agenda/Identify Action Items	7:20-7:25
<b>VIII.</b>	<b>COMMISSIONER COMMENTS</b>	7:25-7:30
	<i>This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.</i>	
<b>VIII.</b>	<b>ADJOURN</b>	

1      **City of Loveland**  
2      **Historic Preservation Commission**  
3      **Meeting Summary**  
4      **April 21 2014**

5  
6      A meeting of the Loveland Historic Preservation Commission was held Monday, April 21, 2014 at 6:00 P.M. in  
7      the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation  
8      Commissioners in attendance were: Janelle Armentrout, David Berglund, Jim Cox, Stacee Kersley, Jon-Mark  
9      Patterson and Mike Perry. John Fogle, City Council Liaison, Bethany Clark of Community & Strategic Planning and  
10     Nikki Garshelis of Development Services were also present.

11     **Guest:** Gene Stires, Jr

12     **CALL TO ORDER**

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

14     **CITIZEN REPORTS** None

15     **CITY COUNCIL UPDATE**

16     Councilor Fogle reported that the fracking moratorium issue will be on the ballot for the June 24<sup>th</sup> election.  
17     There was a discussion about how the oil & gas industry brought jobs to the area and impacted the  
18     environment.

19     **STAFF UPDATE**

- 20     • Bethany Clark reported that the Milner-Schwarz House was now on the National Register of Historic  
21     Places.
- 22     • Michelle Pearson, Coordinator of Historic Preservation Education Grants, State Historical Fund, will be  
23     attending the May 19 HPC meeting to discuss ideas to involve youth in the Historic Preservation  
24     program.

25     **CONSIDERATION OF NEW BUSINESS**

26     **Public Hearing for Landmark Designation for the property at 123 N. Lincoln**

27     Bethany Clark presented a power point presentation on the application request for landmark designation of the  
28     Howard's Sinclair Service Station at 123 N. Lincoln. She presented the history of the property, the architectural  
29     description, site map, current photos, and a 1938 historic photo submitted last minute. She reported her  
30     findings that it meets the criteria for historic designation and reviewed that the role of the commission was to  
31     recommend designation according to the criteria. HPC members discussed the significance of the property.  
32     Commissioner Cox pointed out that the decorative coins, the geometric ornamentation and the exterior  
33     wainscoting on the building have been added and were not original, as was made apparent by the 1938 historic  
34     photograph; the original motifs on the pillars were likely made of terracotta and could be underneath the new  
35     ornamentation. He requested that the staff report be revised to note that there have been minor alterations to  
36     the building's façade. Gene Stires, the property owner, said Commissioner Cox was correct and he had added  
37     the decorative elements shortly after he purchased the building. There was a discussion of the materials used.  
38     Commissioner Patterson asked about the paint colors. Mr. Stires said the original colors were white and green  
39     and plans to repaint the building using those colors. He added that he intends to replace the doors as well with a  
40     a six panel door more similar to the original doors. There were more questions regarding the use of the property  
41     and plans for the future.

48 and the mobile diner that Mr. Stires said he would be opening up for business in approximately one month.  
49 Councilor Fogle asked if Mr. Stires sells cars and operates as a dealership and Mr. Stires responded that he does  
50 not; it is solely a car restoration business. Commissioner Perry asked about the application process. Clark  
51 reported that if the Commission makes a recommendation to City Council, the first reading of an ordinance  
52 would likely be at the May 6<sup>th</sup> Council meeting and the second reading would be at the May 20th meeting.  
53

54 Commission Chair Berglund opened the public meeting at 6:39 p.m. He asked if there were any citizens who  
55 would like to address the commission. There were four citizen comments:

1. Gene Stires, owner of the property, spoke about his affection for the building and invited the commission to come by to tour the inside of the structure. He told a story about meeting the son of the original builder.
2. Ian Jennings of 4069 Delcon Court Loveland reported that he believes the station is one of the best buildings in town. He said he started a Facebook page called "Save the Station" to gain support for saving the structure. He reported that he had 400 "Likes" and 88 signatures of support on a petition. He said that every time he sees the building he knows he's in Loveland and he doesn't want it demolished.
3. Sharon Danhauer of Loveland reported that her children don't remember a gas station on every corner and it is important to keep this building for the history of our children.
4. Linda Pugh of Berthoud (formerly a Loveland resident) said she loved the building, her grandson loves old cars, and the building should stay a part of Loveland.

67  
68 Commission Chair Berglund closed the public hearing at 6:44p.m.  
69

70 *Commission Chair Cox made the motion to make the findings listed in Section IV of the Historic Preservation  
71 Commission staff report dated April 21, 2014 stating that the Howard's Sinclair Service Station meets the criteria  
72 for designation with the understanding that the staff report be revised to reflect there have been minor  
73 alterations to the façade.*  
74

#### 75 **Historic Preservation Action Plan**

76 Bethany Clark reported that Nick Wharton could not make the meeting due to a personal emergency and so she  
77 would review his power point presentation. The presentation included the Historic Preservation survey results,  
78 analysis of the survey, statistics and a summary. Bethany said Nick would like to have a stakeholder meeting  
79 scheduled in early May to gain their input. The commissioners discussed the survey and the request for a  
80 stakeholder meeting. They asked that the stakeholder meeting be scheduled in June, not May, as they have so  
81 many events scheduled for Historic Preservation month. Further, commissioners expressed their desire to  
82 discuss the survey and plan further at the May meeting. There was a comment that the survey questions were  
83 not as in depth as they could've been so the outcome doesn't provide the right information the HPC needs.  
84 Councilor Fogle suggested that the commissioners contact the staff liaisons from Greeley and Fort Collins to ask  
85 about their funding sources, because without a funding mechanism the program will not expand properly. Staff  
86 will follow up with Nick to revise his timeline and plan the stakeholder meeting for June.  
87

#### 88 **Milner-Schwarz House National Register Plaque**

89 Bethany Clark reported that now that the Milner Schwarz House is on the National Register, the HPC might want  
90 to purchase a National Register plaque for display. Several plaque options were presented from companies that  
91 produce National Register plaques. The commission all agreed that they'd like to purchase a plaque and  
92 suggested staff request a quote from the Western Heritage Company on 4<sup>th</sup> Street. Bethany agreed that staff  
93 could do that and present the quote at the Commission's May meeting.

94

95 *Commissioner Cox made the motion to purchase a plaque similar to the plaque in the report labeled as #4, in*  
96 *bronze, at least 15 X 12 in size and pay up to \$500 for it. Commissioner Patterson seconded the motion and it*  
97 *passed unanimously.*

98

99 **Historic Preservation Month Discussion**

100 There was a discussion about the upcoming events in May which included Tour de Pants on May 3<sup>rd</sup>, the  
101 workshops on May 7<sup>th</sup> and 14<sup>th</sup> and the downtown tour on May 21<sup>st</sup>. Commissioners discussed marketing the  
102 events through the school district. Nikki will send the schedule to the Thompson School district for their  
103 newsletter.

104

105 **Next Meeting's Agenda/Action Items**

106 • Capstone Project- Nick Wharton  
107 • Youth Involvement - Michelle Pearson  
108 • May or June meeting- Tom Hawkinson, Building Division

109

110 **Commissioner Comments**

111 • Commissioner Perry reminded the HPC of the June 12 event at the Museum requiring historic  
112 preservation information at a table. He also said he was scheduled to meet for a Comprehensive Plan  
113 stakeholder interview and encouraged the other commissioners to schedule their meetings too.

114

115 **Meeting adjourned at 8:10p.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:** May 19, 2014

**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:

#### Proposed Downtown National Historic District

The consultant, Carl McWilliams, has done preliminary reconnaissance work on the buildings in the proposed district. He has recorded addresses and current businesses and is identifying buildings that have had physical changes since the 1999 surveys were done. Carl plans to start photographing the buildings soon. We are working to locate the original photographs from the 1999 surveys for a better comparison, which are likely on file with the Loveland Museum. However, the Museum is installing high-density storage so most of their collections are in off-site storage and difficult to access.

#### 2015 Comprehensive Master Plan

On April 29th and 30th Stakeholder Interviews for the new Comprehensive Plan, Create Loveland, were held. Over 50 stakeholders from across the Loveland Community were interviewed for up to an hour each. Valuable insight was gained from each of them that will be very useful as we begin creating the Vision for the Plan. The next step will be two public Visioning Workshops to be held on June 10th and 11th at Bill Reed Middle School from 4- 8 pm.



## MEMORANDUM

**To:** Historic Preservation Commission  
**From:** Bethany Clark, Development Services  
**Date:** May 19, 2014  
**RE:** Milner-Schwarz National Register of Historic Places Plaque

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### SUMMARY

Staff requested a quote from Western Heritage Company on 4<sup>th</sup> Street for a National Register plaque. They indicated that they do not cast bronze items that large so they would have to order the plaque from a company called Matthews Bronze in Pittsburgh, PA. For a 15"x12" custom bronze plaque the cost would be \$475 including shipping.

Staff also requested a quote from Erie Landmark Company for the same plaque and the cost would be \$405 including shipping. The quote is provided as an attachment.

### STAFF REQUEST

Staff is requesting a decision from the Historic Preservation Commission on whether to purchase a National Register plaque for the Milner-Schwarz House, and a preferred selection.

### ATTACHMENTS

Attachment A: Quote & Sample Plaque Layout from Erie Landmark Company



Paul Zimmerman Foundries  
dba Erie Landmark Company  
637 Hempfield Hill Road  
Columbia, PA 17512

## Quote / Order Acknowledgement

Date	Estimate #
5/5/2014	37340

### Bill To:

City of Loveland CO.  
Bethany Clark  
500 E. Third Suite 310  
Loveland, CO. 80537

Phone #	970-962-2745
Fax #	
e-Mail Address	bethany.clark@cityofloveland.o

P.O. No.	Contact Person	Terms	Ship Via	FOB	Must Have	Due Date
Description		Qty	Finish	Mount	Amount	Total
15" x 12" National Register Custom Plaque, Double border, New Brunswick font - Bronze MILNER-SCHWARZ HOUSE c. 1873 THIS PROPERTY HAS BEEN PLACED ON ....		1	Brown	Rear	374.00	374.00
Shipping and Handling ground					31.00	31.00
Ship to billing address above.					0.00	0.00

Please sign and date here.

**Please review art/pricing carefully and fax back to us with  
your approval signature or corrections. Customer is  
responsible for any errors that appear on final plaque.**

**Subtotal** \$405.00

**Sales Tax (0.0%)** \$0.00

**Total** \$405.00

Phone #	Fax #	E-mail
(717) 285-5253	(717) 285-3166	pwzfoundries@erielandmark.c...

JOB #37340-15" x 12" NRC RECT.  
APPROVAL, SIGNATURE & DATE:

MILNER-SCHWARZ HOUSE

C.1873

THIS PROPERTY  
IS LISTED IN THE

NATIONAL REGISTER  
OF HISTORIC PLACES

BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR

## Final Budget for Tour de Pants (5/12/14)

Item/Service	Actual Cost	Comment
T shirts	\$1,167.20	
Bandanas	88.00	
Food	\$630.00	Included water, fruit & bars for cemetery
Banners/Signs/Decals	197.41	
Security (barricades to close street)	\$247.55	
Game supplies (Buffalo/crayons, pants, towels, etc.)	\$328.25	
Horse/wagon/prairie games	\$250.00	
Table Cloths (tarps)/Clips to hang banners	\$110.00	
<b>Total</b>	<b>\$3,018.41</b>	

### Funding Sources

\$1,000 Lodging Tax

\$2,000 HPC Budget