

City of Loveland
Historic Preservation Commission
Meeting Summary
April 21 2014

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

Guest: Gene Stires, Jr

CALL TO ORDER

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

CITIZEN REPORTS None

CITY COUNCIL UPDATE

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

STAFF UPDATE

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

CONSIDERATION OF NEW BUSINESS

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

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

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

Commission Chair Berglund opened the public meeting at 6:39 p.m. He asked if there were any citizens who 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.

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

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

Historic Preservation Action Plan

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

Milner-Schwarz House National Register Plaque

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

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

Historic Preservation Month Discussion

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

Next Meeting's Agenda/Action Items

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

Commissioner Comments

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

Meeting adjourned at 8:10p.m.