

1      **City of Loveland**  
2      **Historic Preservation Commission**  
3      **Meeting Summary**  
4      **February 17, 2014**

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5      A meeting of the Loveland Historic Preservation Commission was held Monday, February 17, 2014 at 6:00 P.M.  
6      in the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation  
7      Commissioners in attendance were: Janelle Armentrout, Matt Newman, David Berglund, Jim Cox, Stacee Kersley  
8      and Mike Perry. Bethany Clark of Community & Strategic Planning, Nikki Garshelis of Development Services and  
9      Council Liaison John Fogle were also present.

10     Guests: Nicholas J. Wharton, MPA student at University of Colorado Denver, Jean Grove, Facilities Director  
11     United Way of Larimer County, John Freeman, Architect for United Way, and Jon-Mark Patterson, Attorney.

14     **CALL TO ORDER**

15     *Commission Chair Newman called the meeting to order at 6:01 p.m.*

17     **CITIZEN REPORTS** None

19     **CITY COUNCIL UPDATE** None

21     **STAFF UPDATE**

- 22     • Bethany Clark reviewed the staff report and called attention to the upcoming Downtown Historic District  
23     Open House scheduled for March 6<sup>th</sup> from 3:00pm-6:00pm at the Majestic Gathering Place/Odd Fellows  
24     Lodge on 4<sup>th</sup> Street. A mailing to the property owners in the proposed district is scheduled for February  
25     19<sup>th</sup>. Carl McWilliams, the consultant hired to do the application, representatives from the State and  
26     HPC members will be providing information at the event. Nikki will schedule a planning meeting prior to  
27     the Open House.
- 28     • Bethany introduced Jon-Mark Patterson as the new member of the Historic Preservation Commission  
29     (pending City Council approval on March 4). Patterson is taking Commissioner Manuel's vacated  
30     position.

32     **CONSIDERATION OF NEW BUSINESS**

34     **Elect new Chair and Vice Chair**

36     Commission Chair Newman noted the election was taking place and reviewed the guidelines of the election of  
37     officers. He provided a history when the HPC agreed to elect the vice chair as chair after the current chair  
38     served for one year. Commission Chair Newman nominated Vice Chair Berglund as the new Chair of the HPC  
39     and Commissioner Perry as Vice Chair. Commissioner Perry declined the nomination stating that he would like  
40     to see the position go to someone who would like to add the honor to their professional resume. Commission  
41     Chair Newman then nominated Commissioner Kersley as Vice Chair. Commission Chair Newman made a motion  
42     to elect David Berglund Chairperson of the Historic Preservation Commission and Stacee Kersley as Vice  
43     Chairperson of the Historic Preservation Commission. Commissioner Cox seconded the motion and it passed  
44     unanimously. The Commissioners thanked Commission Chair Newman for his great service over the past year.  
45     He said it was an honor to serve and he planned on serving until the end of his term in June but was not sure if  
46     he would continue after that date.

48     **Presentation of United Way House (Henderson House)**

50 Jean Grove, Facilities Director, United Way of Larimer County, reported on the progress of the restoration of the  
51 Henderson House at 315 E. 7<sup>th</sup> Street in Loveland. The house has been owned and managed by United Way of  
52 Larimer County since 2003, she said. It was designated on the local historic register in 2006 and utilized state  
53 grant funds and a zero interest loan from the City. The roof, foundation and interior have been restored. She  
54 thanked the HPC for all their help with the process. She said that United Way is working on a transfer of the  
55 property to Habitat for Humanity. John Freeman, architect, reported that he has been involved with the house  
56 for many years. He explained that the property received \$80,000 of CDBG funds and, therefore, will be utilized  
57 as a non-profit forever. He said it makes sense to transfer the ownership to Habitat. Jean Grove added that the  
58 house has been a great success story and invited everyone to tour it. The HPC thanked them for their report and  
59 for their commitment to historic preservation.

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### 61 **Updating Historic Preservation Action Plan**

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63 Bethany Clark introduced Nicholas Wharton, MPA student at University of Colorado Denver. Nick reported that  
64 he committed to doing his Capstone project on the Loveland Historic Preservation Plan. He would be working  
65 with the HPC over the next few months on the plan, he explained. His project would accomplish the following:

66 • Update Chapter 13 of the Historic Preservation Plan, "Preservation Action Plan," which constitutes a 5-  
67 year strategic plan, with a focus on developing a strategic historic preservation outreach program.  
68 Ultimately, the entire Historic Preservation Plan would be updated with new information and the  
69 updated plan would be endorsed by the Historic Preservation Commission and brought to Council for  
70 adoption. The update process could include public meetings as well as a retreat involving not just the  
71 Preservation Commission but also key stakeholders in the community, such as the Loveland Historical  
72 Society. The Public benefit would be a clear articulation of priorities would lead to progress on priority  
73 projects.

74 Nick discussed how he would manage the program with surveys, stakeholder meetings and regular updates. He  
75 also said he would reduce the plan so it was simplified and more manageable than the previous plan. The  
76 Commissioners discussed how they were fortunate to have Nick take this project on and agreed to provide him  
77 with any assistance they could.

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### 79 **Historic Preservation Month Discussion**

80 The HPC discussed the following events:

81 1. May 3<sup>rd</sup> Tour de Pants. The committee met and is in the process of working out the details.  
82 2. (No date set) Historic Workshop: Commissioners discussed the workshops. Commissioner Kersley will  
83 be contacting local salvage artisans and work with Nikki to confirm dates and find locations.  
84 Commissioner Perry suggested Scott Waterhouse could do a chimney repair workshop. There was an  
85 idea to combine two workshops into one day at the same location.  
86 3. Historic Walking Tour. Commissioner Perry will take the lead on the tour but is working to change the  
87 format of the tour.  
88 4. Presentation. Commissioner Cox talked about contacting a company/realtor to do a presentation of  
89 architectural styles. Commissioner Newman said he will contact Andy from Wattle & Daub too and  
90 report back. No dates/times or locations have been set.  
91 5. Commissioner Cox reported that he was contacted by Barb Englehart about an event on May 9<sup>th</sup> at the  
92 First Presbyterian Church called "The Roaring 20s Jazz Concert." There is an organ concert scheduled for  
93 March 30<sup>th</sup>. The church has a pipe organ that is over 100 years old he said. He will forward the details  
94 after the meeting. Nikki will put the May event onto the main schedule.

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97 **Saving Places Conference Recap**

98 • Commissioner Perry reported that he was very impressed by the seminar about the Littleton Historic  
99 District. Homeowner incentives include \$500 to \$2,000 grants, he said. They also have a strong  
100 commitment from their City Manager and City Council, he stated.

101 • Commissioner Newman said he was pleased to meet people from Wyoming at the conference. He said  
102 he liked the idea of having a QR code on historic tours where people can use their smart phones to  
103 access the historical information.

104 • Commissioner Kersley asked if Loveland had looked into the Main Street program? Bethany said that  
105 Mike Scholl met with staff last year but it was determined that it wasn't the right fit for Loveland at this  
106 time. Kersley also said the online Kickstarter fundraising was an interesting program.

107 • There was a discussion about mid-century modern architecture. Commissioner Cox said that the HPC  
108 should not overlook examples of it in Loveland as it is gaining interest. He cited Palm Springs as a good  
109 example of restoring structures from that era.

110 • Commissioner Cox asked Councilor Fogle to extend the thanks for the HPC for providing them with the  
111 opportunity to attend the conference.

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

114 • Historic Preservation Month  
115 • Capstone Project  
116 • National Historic District

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118 **Commissioner Comments**

119 • Commissioner Kersley asked for meeting minutes to be sent earlier if a commissioner cannot attend the  
120 meeting. That way they can stay up to date on any work needed to be done prior to the next meeting.

121 • The recent tour of the wastewater plant was discussed. Nikki Garshelis explained that the staff in Risk  
122 Management became concerned for the safety of the people who showed up for the tour. They didn't  
123 expect so many to come. The facilities manager will clean up the space and secure it and then schedule  
124 a new tour, she said.

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128 **Meeting adjourned at 7:40p.m.**