

**City of Loveland**  
**Historic Preservation Commission**  
**Meeting Summary**  
**February 17, 2014**

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A meeting of the Loveland Historic Preservation Commission was held Monday, February 17, 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, Matt Newman, David Berglund, Jim Cox, Stacey Kersley and Mike Perry. Bethany Clark of Community & Strategic Planning, Nikki Garshelis of Development Services and Council Liaison John Fogle were also present.

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

**CALL TO ORDER**

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

**CITIZEN REPORTS** None

**CITY COUNCIL UPDATE** None

**STAFF UPDATE**

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

**CONSIDERATION OF NEW BUSINESS**

**Elect new Chair and Vice Chair**

Commission Chair Newman noted the election was taking place and reviewed the guidelines of the election of officers. He provided a history when the HPC agreed to elect the vice chair as chair after the current chair served for one year. Commission Chair Newman nominated Vice Chair Berglund as the new Chair of the HPC and Commissioner Perry as Vice Chair. Commissioner Perry declined the nomination stating that he would like to see the position go to someone who would like to add the honor to their professional resume. Commission Chair Newman then nominated Commissioner Kersley as Vice Chair. Commission Chair Newman made a motion to elect David Berglund Chairperson of the Historic Preservation Commission and Stacey Kersley as Vice Chairperson of the Historic Preservation Commission. Commissioner Cox seconded the motion and it passed unanimously. The Commissioners thanked Commission Chair Newman for his great service over the past year. 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 he would continue after that date.

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

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

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

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

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

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

### **Historic Preservation Month Discussion**

The HPC discussed the following events:

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

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**Saving Places Conference Recap**

- Commissioner Perry reported that he was very impressed by the seminar about the Littleton Historic District. Homeowner incentives include \$500 to \$2,000 grants, he said. They also have a strong commitment from their City Manager and City Council, he stated.
- Commissioner Newman said he was pleased to meet people from Wyoming at the conference. He said he liked the idea of having a QR code on historic tours where people can use their smart phones to access the historical information.
- Commissioner Kersley asked if Loveland had looked into the Main Street program? Bethany said that Mike Scholl met with staff last year but it was determined that it wasn't the right fit for Loveland at this time. Kersley also said the online Kickstarter fundraising was an interesting program.
- There was a discussion about mid-century modern architecture. Commissioner Cox said that the HPC should not overlook examples of it in Loveland as it is gaining interest. He cited Palm Springs as a good example of restoring structures from that era.
- Commissioner Cox asked Councilor Fogle to extend the thanks for the HPC for providing them with the opportunity to attend the conference.

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

- Historic Preservation Month
- Capstone Project
- National Historic District

**Commissioner Comments**

- Commissioner Kersley asked for meeting minutes to be sent earlier if a commissioner cannot attend the meeting. That way they can stay up to date on any work needed to be done prior to the next meeting.
- The recent tour of the wastewater plant was discussed. Nikki Garshelis explained that the staff in Risk Management became concerned for the safety of the people who showed up for the tour. They didn't expect so many to come. The facilities manager will clean up the space and secure it and then schedule a new tour, she said.

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