

1 **City of Loveland**  
2 **Historic Preservation Commission**  
3 **Meeting Summary**  
4 **January 20, 2014**

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5 A meeting of the Loveland Historic Preservation Commission was held Monday, January 20, 2014 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: David Berglund, Jim Cox and Mike Perry. Bethany Clark of Community &  
8 Strategic Planning, Nikki Garshelis of Development Services and Council Liaison John Fogle were also present.  
9 Stacee Kersley, Matt Newman and Janelle Armentrout were absent.

10 Guest Presenter: Mike Scholl, Business Development Manager, Economic Development Department

13 **CALL TO ORDER**

14 *Commission Vice-Chair Berglund called the meeting to order at 6:00 p.m. and announced that there was not a  
15 quorum for the meeting and, therefore, the agenda, minutes and elections would not be voted upon.*

17 **CITIZEN REPORTS**

18 Jon Mark Patterson introduced himself. He submitted his application for the HPC opening left vacant by Trudi  
19 Manuel's resignation.

21 **CITY COUNCIL UPDATE**

22 Council Liaison John Fogle reported that the City Council had a study session about the 3<sup>rd</sup> Street development  
23 project last week and pledged their resounding support for it.

25 **STAFF UPDATE**

26 The staff report included:

- 27 • A request for HPC volunteers to attend the February 19<sup>th</sup> Priority Based Budgeting meeting.  
28 Commissioners Cox, Perry and Vice-Chair Berglund agreed to attend the meeting.
- 29 • A request for HPC volunteers to participate in the annual Boards & Commission's Summit on February  
30 27th. Commissioners Cox, Perry and Vice-Chair Berglund agreed to attend.
- 31 • The demolition of the grandstand at Fairground's Park is schedule for next week and then the Swartz  
32 Farmstead will be demolished the following week. Demolitions are moving forward due to the recent  
33 flood damage of the structures.

35 **CONSIDERATION OF NEW BUSINESS**

37 **Presentation on Downtown Projects**

38 Mike Scholl, Business Development Manager of the Economic Development Department, gave a presentation  
39 about current and upcoming downtown projects. He reported that over the past several years studies had been  
40 done and plans had been put in place to attract the right development projects to the downtown. Recently, he  
41 said, the Michaels Development Company submitted a RFEI to the City to be the developer for the 3<sup>rd</sup> Street  
42 catalyst project. Michaels is interested in developing a mixed-use project which would include a parking garage,  
43 apartment units and retail space. There is a possibility that a movie theater could be part of the project, he said.  
44 The Larimer County building is also being proposed for the south end of the property.

46 The Michaels Development Company is the development arm of the Michaels Organization, which has been in  
47 existence since 1973, Mike reported. The company has completed successful projects in 33 states. The Loveland  
48 project, if it goes forward, would be the first in Colorado. There was a long discussion following the  
49 presentation.

51 The HPC members expressed interest in the project. They agreed to do research on any historic properties in  
52 the proposed boundaries. They discussed the art deco gas station and said they will look into its history and  
53 significance as a structure.

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55 **Historic Preservation Month Discussion**

56 The HPC will be sponsoring and planning the following events for May is historic Preservation Month:

57 1. May 3<sup>rd</sup> Tour de Pants  
58 2. (No date set) Historic Workshop (content will be discussed after the Saving Places Conference where the  
59 Commissioners will get ideas.)  
60 3. (No date set) Historic Walking Tour

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62 They discussed advertising and suggested that social media and the mailing are the best forms to use.

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

65 • Saving Places Conference Recap  
66 • Historic Preservation Month  
67 • Election of Chair and Vice Chair  
68 • Discussion of Historic Preservation Action Plan

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71 **Meeting adjourned at 8:12p.m.**