

City of Loveland
Historic Preservation Commission
Meeting Summary
January 20, 2014

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

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

CALL TO ORDER

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

CITIZEN REPORTS

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

CITY COUNCIL UPDATE

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

STAFF UPDATE

The staff report included:

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

CONSIDERATION OF NEW BUSINESS

Presentation on Downtown Projects

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

The Michaels Development Company is the development arm of the Michaels Organization, which has been in existence since 1973, Mike reported. The company has completed successful projects in 33 states. The Loveland project, if it goes forward, would be the first in Colorado. There was a long discussion following the 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 3rd 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.**