

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, MARCH 16, 2015 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET**

THE CITY OF LOVELAND IS COMMITTED TO PROVIDING AN EQUAL OPPORTUNITY FOR CITIZENS AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEXUAL ORIENTATION OR GENDER. THE CITY WILL MAKE REASONABLE ACCOMMODATIONS FOR CITIZENS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FOR MORE INFORMATION, PLEASE CONTACT THE CITY'S ADA COORDINATOR AT BETTIE.GREENBERG@CITYOFLOVELAND.ORG OR 970-962-3319.

6:00 PM

I.	CALL TO ORDER	
II.	PLEDGE OF ALLEGIANCE	
III.	ROLL CALL	
IV.	APPROVAL OF THE AGENDA	
V.	APPROVAL OF PREVIOUS MEETING'S MINUTES	
VI.	REPORTS	6:05-6:15
	a. Citizen Reports	
		<i>This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.</i>
	b. Council Update (John Fogle)	
	c. Staff Update (Bethany Clark)	
VII.	AGENDA – CONSIDERATION OF NEW BUSINESS	
	a. Historic Preservation Budget	6:15-6:25
	b. Tour de Pants/Historic Preservation Month	6:25-6:55
	c. 2015 Goals Action Plan	6:55-7:25
	• Update/Revise Walking Tour	
	• Tour de Pants	
	• Increased Outreach through Social Media	
	d. 2015 Saving Places Conference Highlights	7:25-7:40
	e. Set Next Meeting's Agenda/Identify Action Items	7:40-7:45
VIII.	COMMISSIONER COMMENTS	7:45-7:50
	<i>This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.</i>	
VIII.	ADJOURN	

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **February 16, 2015**

5
6 A meeting of the Loveland Historic Preservation Commission was held Monday, February 16, 2015
7 at 6:00 P.M. in the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic
8 Preservation Commissioners in attendance were: David Berglund, Jim Cox, Stacee Kersley, Jon-Mark
9 Patterson, Mike Perry, and Chris Wertheim. Bethany Clark of Community & Strategic Planning and Nikki
10 Garshelis of Development Services were also present.

11
12 Guests: Felicia Harmon, Liaison to ArtSpace Loveland, Andy Carlson from Wattle & Daub Contractors and
13 Amanda Nash

14 **CALL TO ORDER**

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

16 **APPROVAL OF THE AGENDA**

17 *Commissioner Kersley made a motion to approve the agenda; the motion was seconded by Commissioner*
18 *Cox and it passed unanimously.*

19 **APPROVAL OF THE MINUTES**

20 *Commissioner Patterson made a motion to approve the minutes from the January meeting, the motion was*
21 *seconded by Commissioner Cox and it passed unanimously.*

22 **CITIZEN REPORTS**

23 None

24 **CITY COUNCIL UPDATE**

25 *Councilor Fogle was absent*

26 **STAFF UPDATE**

27 *Bethany Clark reported that the voters approved the Downtown Development Authority. Commissioner*
28 *Cox pointed out that the November election may be more difficult because it is on the mill levy. He*
29 *reported that a temporary director will be hired soon for the DDA. He further explained how the DDA*
30 *is separate from the City and there will initially be about 5 to 7 board members. Commissioner Perry*
31 *reported that the Fire & Ice Festival downtown was very successful with a large turnout.*

32 **CONSIDERATION OF NEW BUSINESS**

33 **PUBLIC HEARING – 130 W 4TH STREET LANDMARK ALTERATION CERTIFICATE**

34 **PUBLIC HEARING OPENED AT 7:02P.M. AND CLOSED AT 7:04P.M.**

35 *Bethany Clark gave a presentation of the application to alter the Loveland Feed & Grain building at 130 W.*
36 *3rd Street. She provided a background of the summary of the proposed reconstruction and replacement*
37 *project. Clark reviewed the criteria the Commission uses to determine compatibility and the Secretary of the*
38 *Interior's Standards and Guidelines. The staff recommendation is to move to approve the alteration, she*
39 *explained.*

49 *Felicia Harmon gave a presentation of the Feed & Grain project and explained how the proposed work would*
50 *connect with the next door residential project. Andy Carlson, the contractor from Wattle & Daub Contractors*
51 *reviewed Phase I of the project and explained what materials would be used. He assured the HPC that the work*
52 *would maintain the historical and architectural character of the structure.*

53 Commissioners asked questions about how the work would be done. Commissioner Kersley and Cox cautioned
54 that the Corten material planned for the roof will stain overtime. An example is the KL&A awnings staining the
55 cement underneath. Commissioner Kersley said that some people like the effect of the stain. Andy said he
56 would take that into consideration during their work.

57 *Commissioner Wertheim moved to make the findings listed in Section VI of the Historic Preservation Commission*
58 *staff report dated February 16, 2015 and, based on those findings, approved the landmark alteration certificate*
59 *for 130 W 3rd Street for the work described in the application. The motion was seconded by Commissioner*
60 *Kersley and it passed unanimously.*

61 **MODIFICATION TO THE LANDMARK REHABILITATION LOAN PROGRAM**

62 *Bethany Clark reported that the Rehabilitation Loan Program was established in 2002 as part of the Historic*
63 *Preservation Ordinance to encourage exterior preservation and rehabilitation, and maintenance of basic systems*
64 *of structures designated to the Loveland Historic Register. A match of 100% of the loan is required, she said.*
65 *The program was seeded with \$20,000 of funding in 2002 and was meant to be a revolving loan program. The loan*
66 *terms require it to be repaid upon sale or transfer of the property, she reported. However, nearly all of the loans*
67 *went to organizations that rarely sell and none of the funds have been repaid.*

68 Clark explained in October 2007, City Council adopted an Ordinance to revise the program to ensure that future
69 loans would revolve. Changes that were made to the program include:

- 70 • Applicant must demonstrate an effort or intent to seek tax credits or state grants for which they are
71 eligible
- 72 • Loan is due upon sale or transfer of the property, or after five years, whichever occurs earlier
- 73 • Loan not repaid after due date will accrue interest at prime rate plus 3.5%

74 The Ordinance was adopted but the amended loan program language was never written into Title 15. Then, in
75 2011 City staff brought forward another code amendment at the direction of the HPC that resulted in a repeal
76 and re-enactment of Chapter 15.56 carrying forward the prior Code language and effectively invalidating the 2007
77 amended loan program language. Clark explained that one of the Rehabilitation Loan Program borrowers will be
78 transferring its property to another organization, which will cause the loan to be repaid. To make the program
79 more resilient and allow property owners the opportunity to apply for loan funds more often, the 2007 language
80 should be readopted into Title 15.

81 After questions and discussion by the Commissioners a motion was made.

82 *Commissioner Wertheim moved to recommend that the Loveland City Council adopt the Ordinance as presented*
83 *in Exhibit B, Amending Title 15 of the Loveland Municipal Code by Repeal and Re-Enactment of Section 15.56.180*
84 *Regarding the Rehabilitation Loan Program. The motion was seconded by Commissioner Perry and it passed*
85 *unanimously.*

86 **HISTORIC PRESERVATION MONTH EVENTS**

87 *Nikki Garshelis reported that the Tour de Pants event is on track and she will be requesting funding at the*
88 *March HPC meeting. She also will be asking the Economic Development Department to provide some of the*
89 *funding. Relatives of Peak will be attending the event from Washington, she added. There are various*
90 *vendors who are being approached by the event committee to participate. There was a discussion about*

97 some of the details of the event. *Bethany Clark* reported that the request for Historic Preservation events
98 went out to the community to enable the *May is Historic Preservation Month* calendar to be created and
99 distributed.

100

101 **CHAIR AND VICE-CHAIR ELECTIONS**

102 *Commission Chair Berglund* reported that the Chair of the HPC traditionally served one year and then the
103 Vice-Chair moved into the position in the election. This was an informal tradition according to Commissioner
104 Cox who instituted the practice to allow all Commissioners to have the chance to serve as Chair. A discussion
105 ensued and it was agreed that the members continue the tradition.

106

107 *Commissioner Cox moved to nominate Stacee Kersley as the new Chair of the HPC. It was seconded by
108 Commissioner Wertheim and it passed unanimously.*

109

110 *Commissioner Cox moved to nominate Jon-Mark Patterson as the new Vice-Chair of the HPC. The motion was
111 seconded by Commissioner Perry and it passed unanimously.*

112

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

114

- Tour de Pants budget and fund request
- Saving Places Conference Reports
- Discussion and plan for three goals in 2015

115

116

117 **Commissioner Comments**

- *Commissioner Kersley* expressed her concern over the strategic plan and goal setting. She said she
119 would like to have a retreat to re-visit these issues. She also felt that action items should be created
120 at each meeting.
- HPC members thanked David Berglund for his great service as chair of the HPC

121

122

123 **Meeting adjourned at 8:02p.m.**



Community & Strategic Planning

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STAFF UPDATE

Meeting Date: March 16, 2015

To: Loveland Historic Preservation Commission

From: **Bethany Clark, Community & Strategic Planning**

Format:

If a more in-depth discussion or extensive questions on a specific item is desired, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion. Staff will be happy to answer questions on any item with individual commissioners after the meeting.

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

Staff Update Items:

Historic Survey Properties within Sprouts Redevelopment Area

City staff has notified the Sprouts developer that there are 3 homes on the site of the future Sprouts development that have been identified as being potentially significant on the Loveland Historic Preservation Survey. These 3 properties will require a demolition review by 2 members from the HPC once a demolition application has been submitted. Sprouts is estimating to break ground by August.

2015 YTD Historic Preservation Budget

	Budget	YTD Expenditure
Annual mailing to Survey properties	\$ 1,000.00	
HP Month Outreach, Advertising	\$ 1,500.00	
Workshops/Lectures	\$ 500.00	
Saving Places Conference Registration	\$ 1,400.00	\$ 577.65
Walking Tour Brochures (2 printings/year of 1,500 brochures/printing)	\$ 4,500.00	
	\$ 8,900.00	\$ 577.65
Additional Funds Available from 2011 Donation to Historic Preservation Commission		\$1,497
Total	\$ 10,397.00	\$ 577.65

YTD Available: \$9,819.35