

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, May 16, 2016 6:00 PM
PULLIAM BUILDING
545 NORTH CLEVELAND AVENUE**

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6:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING MINUTES**
- VI. REPORTS** 6:05-6:15
 - a. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.
 - b. Council Update (John Fogle)
 - c. Staff Update (Phil Kleisler)
- VII. REGULAR AGENDA**
 1. Tour de Pants Feedback from Commission 6:15-6:30
 2. Commission's Role in Pulliam Building, Jon Mark Patterson 6:30-6:40
 3. Tour of Pulliam Building 6:40-7:10
 4. Outreach 7:10-7:20
 - Student Project (Commissioner Kersley)
 - Historic District Plaques (Nikki Garshelis)
 5. Set Next Meeting's Agenda/Identify Action Items 7:20-7:25
- VIII. COMMISSIONER COMMENTS** 7:25-7:30
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.
- VIII. ADJOURN**

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **April 18, 2016**

5 A meeting of the Loveland Historic Preservation Commission was held Monday, April 18, 2016 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: Zachary Askeland, Stacey Kersley, David Berglund, Jim Cox, Jon-Mark
8 Patterson, Amanda Nash, Paula Sutton and Chris Wertheim. Councilor John Fogle, Director of Development
9 Services, Brett Limbaugh, Planner II, Phil Kleisler and Business Services Coordinator, Nikki Garshelis were also
10 present.

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12 **Guest:** Mark Rodman, Preservation Technical Services Manager, History Colorado

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14 **CALL TO ORDER**

15 *Commission Chair Patterson called the meeting to order at 6:03 p.m.*

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17 **APPROVAL OF THE AGENDA**

18 *Commissioner Cox made a motion to approve the agenda. The motion was seconded by Commissioner Nash*
19 *and it passed unanimously.*

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21 **APPROVAL OF THE MINUTES**

22 *Commissioner Sutton made a motion to approve the minutes from the March meeting, the motion was*
23 *seconded by Commissioner Cox and it passed unanimously.*

24
25 **CITIZEN REPORTS**

26 George Hill, a property owner in the 5th Street Historic District, reported that a neighbor is planning to build
27 a four car garage and residence above it adjacent to his home and next to the Hill home. George, his wife,
28 Linda and other property owners are concerned about the new structure's effect on the Historic District.
29 John and Joy Walker, other historic district members also expressed their concerns. They questioned the
30 value of having a historic district if the properties cannot be protected by it. A discussion ensued and staff
31 said they will look into their concerns and keep the Hills updated. Mark Rodman said districts usually show
32 contributing and non-contributing properties not properties that are participating and non-participating as
33 the 5th Street District does. The HPC members agreed to discuss the way the Loveland historic districts have
34 been set up and see if there should be any changes made.

35
36 **CITY COUNCIL UPDATE**

37 Councilor Fogle answered questions about the 3rd Street Catalyst project and the presentation from students
38 about the vaping issue.

39
40 **STAFF UPDATE**

41 *Nikki Garshelis* reported about the ELKs Lodge façade agreement extension, the commissioner terms
42 expiring and asked for an HPC member to attend the May 3rd Council meeting to accept the May is Historic
43 Preservation Month Proclamation. Commission Chair Patterson agreed to attend the meeting.

44
45 **CONSIDERATION OF NEW BUSINESS**

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47 **Mark Rodman, Preservation Technical Services Manager, History Colorado**

48 The HPC welcomed Mark Rodman from History Colorado who reported about the Certified Local Government
49 Program (CLG), a partnership between local governments, the State Historic Preservation Office (SHPO) and
50 the National Park Service (NPS). The City of Loveland has CLG status. Mark provided handouts and
51 information about preservation tax credits, both residential and commercial and encouraged the HPC to
52 promote this benefit. He invited HPC members to attend the CLG seminar in Wellington May 19 & 20th to
53 learn about CLGs, surveys, the Main Street program and more.

54

55 **NEW STAFF**

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- 57 • The new Director of Development Services, Brett Limbaugh, introduced himself and provided his
58 background information to the Commission.
- 59 • The new Planner II, Phil Kleisler, introduced himself and provided his background information to the
60 Commission.

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62 **PULLIAM BUILDING**

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64 Commission Chair Patterson reported that he would like to form a Pulliam subcommittee to explore how to
65 help facilitate the Pulliam Building's restoration and future use. Commissioners Askeland, Wertheim, Cox,
66 and Nash volunteered for the subcommittee. There was a discussion about parking, the HNS building next
67 door and financing for the project. The HPC agreed to have the May meeting at the Pulliam building to tour
68 and discuss more ideas..

69

70 **OUTREACH**

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- 72 • **Student Art Project:** *Commission Chair Kersley* reported that over 10 students will submit work
73 for the Student Art Project to be displayed in the ArtSpace Gallery for a week beginning with an
74 early reception on Saturday May 7th prior to Tour de Pants. NOVO will sponsor the refreshments
75 for the reception, she added.
- 76 • **Tour de Pants:** *Nikki Garshelis* reviewed the event and task list. She encourage the
77 Commissioners to check the task list and let her know if they would like any changes. She
78 distributed postcard schedules and posters for members to drop off around Loveland businesses
79 as well as the tee shirts for the event.
- 80 • **Walking Tour brochure:** *Commissioner Askeland* reported that he and Nikki met with Christopher
81 McLaughlin from Tenfold collective on the brochure update. They decided to add four pages to
82 the brochure to include the national historic district information, he explained. The 4th Street
83 clock will also be included and he wrote a narrative about it for the brochure.
- 84 • **Historic District Plaque Location:** *Nikki Garshelis* thanked Councilor Fogle for suggesting she ask
85 the Loveland Downtown Partnership board for funding for a third plaque. She presented the
86 request to the LDP last week and they approved the funding for the plaque. After some discussion
87 the HPC voted on the locations for the three plaques.

88

89 *Commissioner Sutton made the motion to install the plaques at the recommended locations*
90 *on the map. Commissioner Berglund amended the motion to change the southeastern*
91 *location from the front of the church to a northeastern location in front of the cupcake shop.*
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The motion as amended was seconded by Commissioner Askeland and it passed with a unanimous vote.

NEXT MEETING AGENDA ITEMS

1. Pulliam Building support plan
2. Tour de Pants event planning/Historic Preservation Month Recap
3. Student Project Recap
4. Walking Tour brochure
5. Update on 5th Street Historic District

Meeting adjourned at 7:55p.m.

DRAFT



**Development Services Department
Community & Strategic Planning**

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(970) 962-2346 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

STAFF UPDATE

Meeting Date: May 16, 2016
To: Loveland Historic Preservation Commission
From: Phil Kleisler, Development Services

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:

Upcoming CLG Training (May 19-20, Wellington)

Commissioners Sutton and Wertheim are attending with Kleisler and Garshelis. Please let staff know if you would like to attend. The program flyer and agenda are attached to this report.

Letter from History Colorado

As you will recall, Mark Rodman visited with the Commission in April and in the attached letter commended the Commission's thoughtfulness and engagement. Mr. Rodman's letter (attached) did bring up two issues that the Commission may wish to discuss. First, the letter suggests that Section 15.56.030.D.6 of the Historic Preservation Ordinance should be clarified to provide a clear standard for district nominations. Staff can share this comment with the City Attorney's Office and report back at a future meeting. This section of the ordinance states:

6. Owner Consent Required for Further Processing of Landmark Nominations. For applications for designation as a landmark that have gone to a public hearing before the Commission without the owner's consent, such consent shall be required, in writing, prior to review by the City Council of the application. If the owner(s) do not consent to the proposed designation, the application will not move forward.

Secondly, the letter encourages the Commission and staff to generate ideas of how potential preservation tools, such as the new State Historic Preservation Tax Credit, may be shared with the public. Staff can work with a subcommittee of the Commission on outreach ideas or bring some options to the full group at a future meeting (e.g. news articles, meetings with homeowner associations, incorporation into the 2017 Historic Preservation Month).

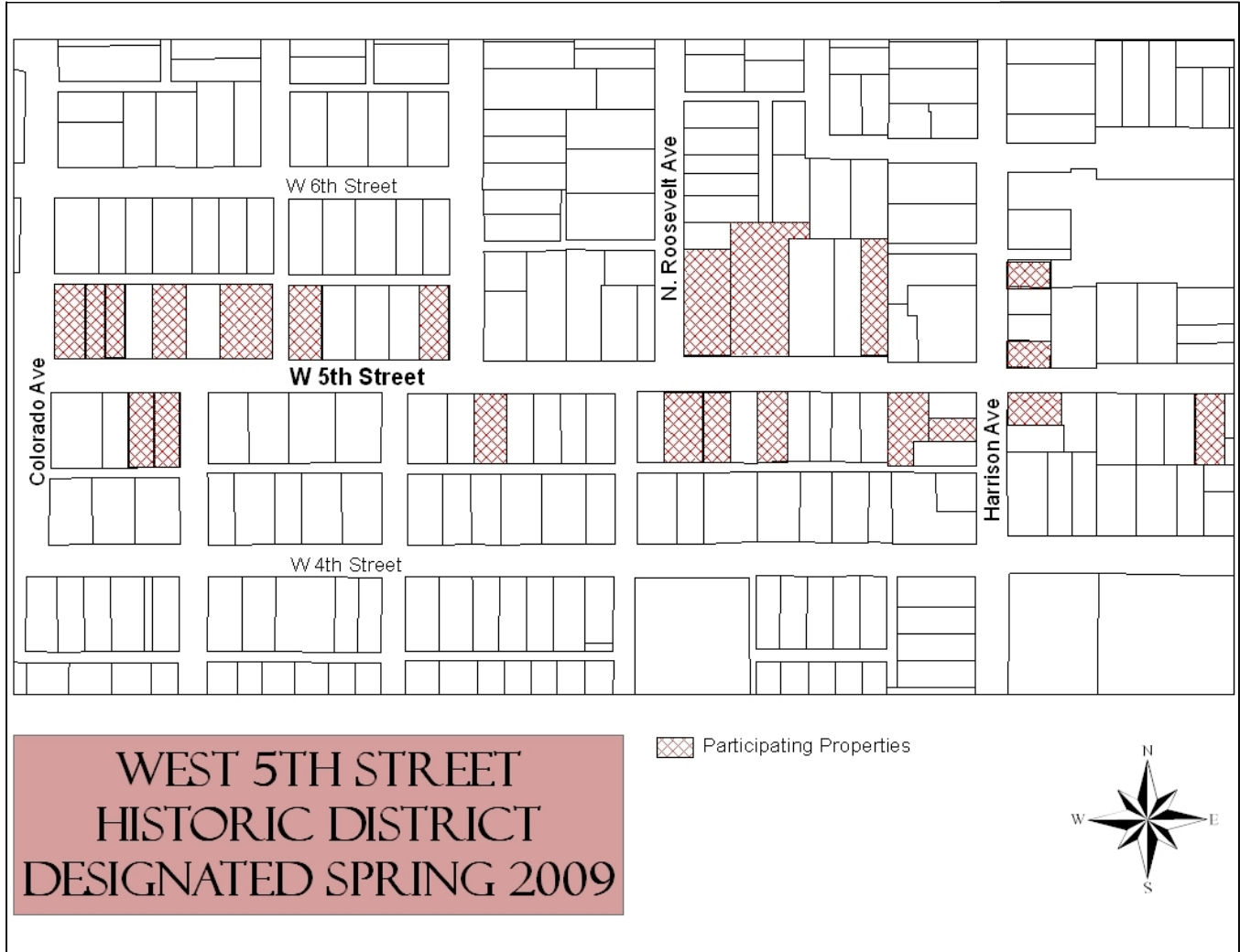
April Public Comment Follow-Up

During your April meeting, the Commission received public comments from several residents of the West 5th Street Historic District. The residents expressed concerns over the potential construction of a four-car garage and the subsequent impacts that would have on the historic character of the district. Following the Commission's meeting staff researched the property and reached out to the owner about his potential plan for development. Staff recommended to the property owner that he meet with City staff prior to finalizing plans and submitting a building permit. As of Wednesday, May 11, the owner has not initiated this meeting nor submitted a building permit.

As background, the West 5th Street Historic District Ordinance (#5406) was adopted by the City on April 21, 2009. Fifty one (51) homes were intensely surveyed in preparation of the historic district and of those, forty nine (49) were deemed eligible to individually participate or be a contributing property within the district. Following a public outreach process by City staff and Historic Preservation Commission members, twenty two (22) individual

properties petitioned to be included in the district (Figure 1). While the individuals in attendance at your April meeting do reside in participating properties of the historic district, the neighboring owner considering the garage addition does not. Because of this staff must rely on general development standards that apply to all properties in the city.

Figure 1: West 5th Street Historic District Site Map



Pulliam Building

Staff would like to share a summary of the Pulliam Building in preparation for Monday’s meeting.

The Pulliam Building, historically known as the Loveland Community Building, is a notable product of the federal relief programs created during the Great Depression. The building was constructed between 1937 and 1939 under the Works Progress Administration program on a site donated by Loveland philanthropists David T. and Lillian Pulliam. The Pulliams also contributed \$20,000 toward the cost of construction and intended the building to serve as a community focal point and events space.

This substantial building, constructed in the WPA art deco movement style features thick reinforced concrete walls ranging from ten to fourteen inches thick. It is also unique in that it boasts one of the only lamella truss roofs in Colorado. The diamond pattern of the lamella structure has been repeated on the terrazzo lobby entrance floor. At the time, this approximately 20,000 square foot

building boasted the largest auditorium in Northern Colorado and provided a venue for community activities such as dances, club meetings, civic meetings, classes, and many other events.

Upon its completion in 1939, the Loveland Community Building became home to the municipal government in addition to being used for a variety of shows, meetings, and community events. In the late 1960s, some of the governmental offices were relocated, but the building continued to house the Human Relations and Recreation Departments until the mid-1980s. The building also housed the Loveland City Dining Room, and more recently has been used as the primary home of the Loveland Community Theater. In 1988, the building was officially renamed the Pulliam Community Building in honor of David and Lillian Pulliam.

Figure 2: Pulliam Building Under Construction. View from West.

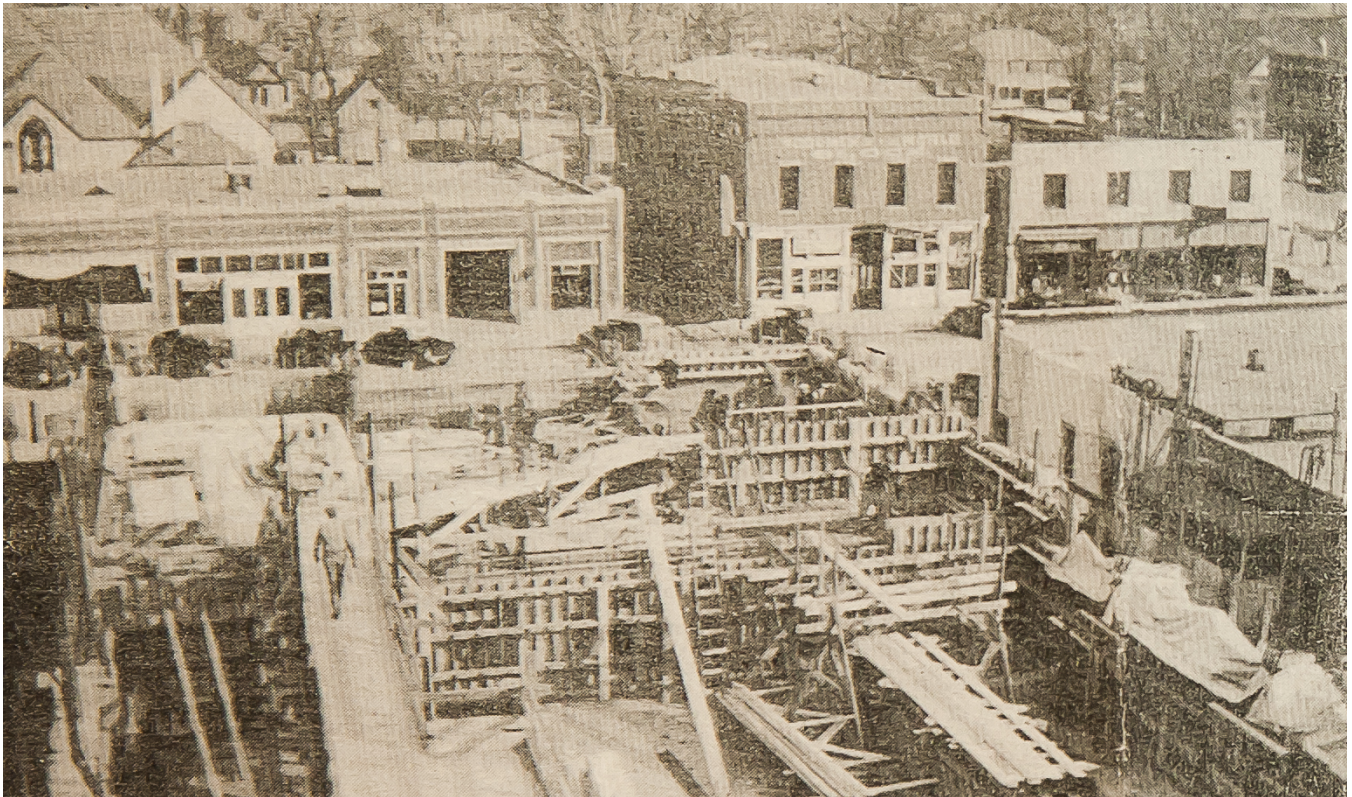


Figure 3: Pulliam Building Under Construction.

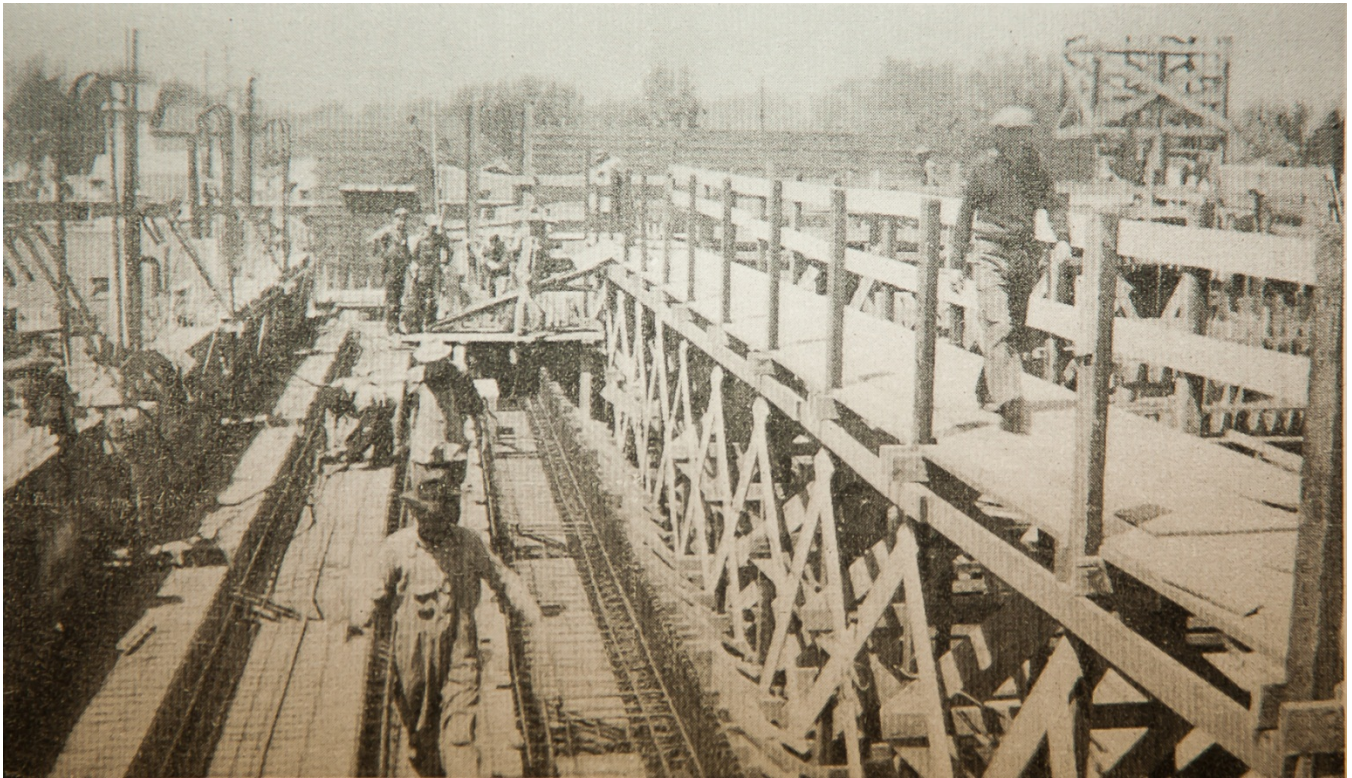


Figure 4: Pulliam Building (circa ?).



Figure 5: Pulliam Building Present Day. East (front) Elevation.



Figure 6: View from South-East.



Figure 7: The Pulliam Auditorium with the Lamella Truss Roof.



Figure 8: Entrance to the Pulliam Auditorium. Lamella Truss Pattern is Repeated on the Floor.





HISTORY Colorado

April 19, 2016

Jon Mark Patterson, Chair, Historic Preservation Commission
Nikki Garshelis, Business Development Coordinator
City of Loveland
500 East 3rd Street
Loveland, CO 80537

Dear Mr. Patterson and Ms. Garshelis:

Thank you to the Commission and staff for their time on the evening of April 18, 2016. I appreciated the opportunity to meet with everyone.

As you are aware, the National Park Service and History Colorado monitor the work and operations of each Certified Local Government on an ongoing basis with a formal review quadrennially. Overall, the Loveland Historic Preservation Commission is doing great work and performing in an effective manner.

I visited the offices of the staff. As the staff is preparing to move the office, files were packed. However, we were able to look at your electronic files. These are stored in a logical fashion and are easily obtained by the staff and Commission as needed and by request from the public. Information on your website is also incredibly helpful with information on all listed properties, the designation & design review processes and surveys. Information on the Colorado State Historic Preservation Tax Credits needs to be updated on the comparison chart and the link should direct to <http://www.historycolorado.org/oahp/preservation-tax-credits> instead of the pdf that is no longer current.

As you are aware, I also attended the Commission meeting that evening. The particular agenda included discussion of the rehab/reuse of a historic city building and a number of outreach initiatives, including plaques identifying a historic district, a historic preservation month event, updated walking tour and student project. The agenda item allowing for general public comment led to an in-depth discussion of an earlier designated historic district with an "opt in" feature. The speakers were given ample opportunity to present their concerns and the Commission asked pertinent questions and engaged in thoughtful discussion.

In examining Loveland's Historic Preservation Ordinance, Section 15.56.030 D. 6. states "Owner Consent Required for Further Processing of Landmark Nominations." However, no direction is provided for "historic district nominations," which are clearly delineated as different from "landmark nominations" throughout the ordinance. Without a definitive declaration, the interpretation of owner consent in the nomination of a "historic district" is ambiguous and can be interpreted that owner consent is implied for all designations or by omission, not required by owners in a district. The Loveland Historic Preservation Commission may wish to consider and offer an amendment to the ordinance to clear this ambiguity and provide a clear standard for future historic district nominations.

I'd also like to encourage the Commission and Staff to generate ideas of how potential preservation tools, such as the new State Historic Preservation Tax Credit, may be shared with the public. Knowing these tools are available may encourage additional and/or better projects within the historic districts and with individual landmarks.

Loveland continues to meet all requirements of the Certified Local Government program as listed below and the care and diligence it demonstrates in these efforts is evident throughout the City.

- **The local government must enforce appropriate state and local legislation for the designation and protection of historic properties.**
- **The local government must establish an adequate and qualified historic preservation commission established by local ordinance.**
- **The local government must maintain a system for survey and inventory of historic properties.**
- **The local government shall provide for adequate public participation in local historic preservation programs (including the process of recommending properties for nomination to the National Register).**

Thanks again for your time and dedication.

Sincerely,



Mark A. Rodman
Preservation Technical Services Manager

cc: Megan Brown, Chief - State, Tribal, Local Plans and Grants Division, National Park Service

Certified Local Government Winter Workshop

May 19 -20, 2016

First National Bank, 4100 Harrison, Wellington, CO 80549

Thursday, May 19

1pm - Welcome & Introductions

1:20pm - Working with Main Street – Shay Coburn

2:10pm - History of Historic Preservation in the United States - Mark Rodman

3:10pm - Who's Who in Preservation & Role of Preservation Commissions - Mark Rodman

4:10pm - Survey - Importance & Best Practices - Amy Unger

5:00pm – Tour – Wellington Main Street

6:00pm - Dinner – Corndoggies at Old Colorado Brewing Company

Friday, March 20

9am - Conducting Meetings & Design Review - Mark Rodman

9:50am - Rehabilitation Tax Credits & Role of CLG's - Joseph Saldibar

10:30am - State Historical Fund – Stefanie Baltzell/ Caitlyn Ruggeri

11:20am- - Section 106 & Role of CLG's - Joseph Saldibar

12:10pm - Heritage Tourism – TBA

12:50 - CLG Grants & Wrap Up

Speakers

Stefanie Baltzell, Historic Preservation Outreach & Technology Specialist, History Colorado

Shay Coburn, Main Street Coordinator, DOLA

Mark Rodman, Preservation Technical Services Manager, History Colorado

Caitlin Ruggeri, Historic Preservation Outreach & Technology Specialist, History Colorado

Joseph Saldibar, Architectural Services Manager

Amy Unger, Survey and Education Grant Coordinator, History Colorado

Presented by



Hosted by

Wellington Colorado Main Streets Program

Nuts & Bolts of a CLG

Where:

Wellington, CO

When:

1:00 pm to 5:00 pm, Thursday, May 19, 2016
9:00 am to 1:00 pm, Friday, May 20, 2016

Topics:

CLG Responsibilities
Historic Surveys
Tax Credits
State Historical Fund
Section 106
Main Street Program
Heritage Tourism

Speakers:

Stefanie Baltzell, History Colorado
Shay Coburn, Colorado Mainstreet - DOLA
Mark Rodman, History Colorado
Caitlin Ruggeri, History Colorado
Joe Saldibar, History Colorado
Amy Unger, History Colorado

For further information or to register, contact:

Shane Armstrong
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(970) 568-4985



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