

**LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
MONDAY, NOVEMBER 21, 2016 6:00 PM  
CITY COUNCIL CHAMBERS  
500 E. THIRD STREET**

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“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en [bettie.greenberg@cityofloveland.org](mailto:bettie.greenberg@cityofloveland.org) o al 970-962-3319”.

**6:00 PM**

<b>I. CALL TO ORDER</b>	
<b>II. PLEDGE OF ALLEGIANCE</b>	
<b>III. ROLL CALL</b>	
<b>IV. APPROVAL OF THE AGENDA</b>	
<b>V. APPROVAL OF PREVIOUS MEETING MINUTES</b>	
<b>VI. REPORTS</b>	6:05-6:30
a. <b>Welcome to Morgan Sehi, newest commissioner</b>	
b. 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>	
c. Council Update (John Fogle)	
d. Pulliam Subcommittee (Chair Patterson)	
i. Pulliam Landmark Nomination	
e. Staff Update (Nikki Garshelis)	
<b>VII. REGULAR AGENDA</b>	
a. Research for Landmark Designation (Student project)	6:30-6:40
b. Holiday Outreach Event	6:40-6:50
c. Frank Lloyd Wright Architecture (Commissioner Cox)	6:50-7:35
<b>VIII. COMMISSIONER COMMENTS</b>	7:35-7:40
<i>This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.</i>	
<b>IX. ADJOURN</b>	

1   **City of Loveland**  
2   **Historic Preservation Commission**  
3   **Meeting Summary**  
4   **October 21, 2016**

5  
6   A meeting of the Loveland Historic Preservation Commission was held Monday, October 21, 2016 at 6:00  
7   P.M. in the City Council Chambers, 500 E 3<sup>rd</sup> Street Loveland, CO. Historic Preservation Commissioners in  
8   attendance were: Jim Cox, Stacee Kersley, Jon-Mark Patterson, Amanda Nash and Chris Wertheim. Council  
9   Liaison, John Fogle and Nikki Garshelis of Development Services were also present.

10   **CALL TO ORDER**

11   *Commission Chair Patterson called the meeting to order at 6:02 p.m.*

14   **APPROVAL OF THE AGENDA**

15   *Commissioner Cox made a motion to approve the agenda. The motion was seconded by Commissioner Kersley*  
16   *and it passed unanimously.*

18   **APPROVAL OF THE MINUTES**

19   *Commissioner Cox made a motion to approve the minutes from the September 19<sup>th</sup> meeting with the change*  
20   *in line 34 to correct the date of the Holiday Outreach event to Monday December 5<sup>th</sup>. The motion was*  
21   *seconded by Commissioner Wertheim and it passed unanimously.*

23   **CITIZEN REPORTS**

24   None

26   **CITY COUNCIL UPDATE**

27   *Councilor Fogle gave an update of the Foundry Project, the upcoming City Council meeting agenda and the*  
28   *election process.*

30   **PULLIAM BUILDING UPDATE**

31   *Commission Chair Patterson reported that the study session on October 11<sup>th</sup> featured a presentation by the*  
32   *consultant (BBC Consulting) and Mike Scholl, Manager of Economic Development. To renovate the building*  
33   *and equip it properly the cost could be 7 million dollars, he reported. The best option for its use would be a*  
34   *music venue, he said. There was a discussion about the Pulliam Foundation's fundraising efforts and other*  
35   *sources of funding for the building.*

37   **STAFF UPDATE**

- 38   • *Nikki Garshelis reminded the HPC to register for the February 1-4 Saving Places Conference. There is a*  
39   *discount if registered before December 23<sup>rd</sup>, she said.*
- 40   • *The HPC Meeting scheduled for December 19<sup>th</sup> has been cancelled due to the Holiday Outreach event on*  
41   *December 5<sup>th</sup>.*
- 42   • *Due to the resignation of Staff Liaison, Phil Kleisler, the retreat will be rescheduled to some future date in*  
43   *2017.*

44   **CONSIDERATION OF NEW BUSINESS**

46   **435 W 4<sup>th</sup> Street**

47   *Nikki Garshelis reported that the owners of the property at 435 W 4<sup>th</sup> Street are interested in applying for the*  
48   *historic register. Some of the historical research has been done but they are unable at this time to do the rest of*

50 the research on the property that is necessary. After checking, a consultant would charge between \$750 and  
51 \$1,000 to complete the research. The owners would not be able to hire a consultant to complete the research.  
52 A discussion about having the HPC fund the research ensued and members asked staff to put the item on the  
53 agenda for next month so they can discuss the following:

54 • Setting up a fund for interested property owners to apply for a matching grant (i.e. owner pays 50%  
55 of consultant cost).  
56 • Another option: Students doing the research as a school project.

57

## 58 **HOLIDAY OUTREACH EVENT**

59 • The Holiday Outreach event is scheduled for Monday December 5<sup>th</sup> from 5-7pm.  
60 • HPC Members will meet at 4:30pm to exchange fun gifts, no more than \$10.  
61 • Commissioner Cox will provide Nikki with information and pictures of interior fixtures in the  
62 Pulliam.  
63 • A program has yet to be created.  
64 • The caterer has been hired.  
65 • Where the event will take place within the Pulliam Building has not been decided.  
66 • Invitation was approved and will go out to organizations and people connected with preservation

67

## 68 **ZERO LOAN PROGRAM RENEWAL TO DECEMBER 31, 2016**

69 *Nikki Garshelis* reviewed The Landmark Rehabilitation Loan Program which currently has a \$5,000 balance. The  
70 application deadline is October 18<sup>th</sup> no applications have been received so she suggested extending the  
71 application deadline to the end of the year. There was a short discussion about the program.

72  
73 *Commissioner Cox made the motion to extend the deadline to December 31<sup>st</sup>, 2016, it was seconded by  
74 Commissioner Wertheim and it passed unanimously.*  
75  
76

77 **Meeting adjourned at 7:28p.m.**



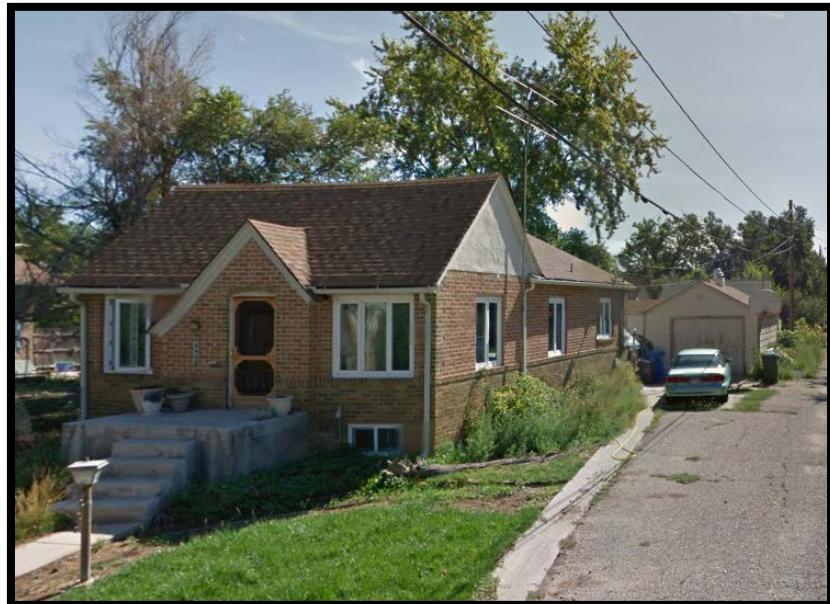
## STAFF UPDATE

**Meeting Date:** November 21, 2016  
**To:** Loveland Historic Preservation Commission  
**From:** Nikki Garshelis, 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.*

### 444 N Custer Avenue

Property Owner Marty Maslen met with City Staff regarding the landmark register application. The house, a 1926 Tudor Revival house is listed on the survey as having good integrity. Initial historical research does not reveal anyone notable as living in the house. Ms. Maslen did mention she knew of a Mayor living there in the 1970s, however. It is listed as Not eligible to be listed Individually but it is listed as eligible for Multiple designation. There is an outbuilding once used for coal storage that could be included in the designation. The property owner expressed concerns over not having enough time to do the research and asked if our student commissioner would like to take the research on as a project. Another idea she had was asking Front Range Design and/or architecture students to compile the research. Maslen said she may attend the November meeting to discuss her property with the HPC.



Southwest Elevation



East Elevation

### 1049 N. Grant

Referred by Commissioner Kersley, staff met with property owner, Jason Rohlf, regarding the landmark register application. The house is a 1915 Bungalow with excellent integrity and is eligible for individual listing on the register. Rohlf has plans to move the house to renovate the basement/foundation and build an addition on the rear of the house. His intention is to preserve its architectural integrity. He will begin the research and reach out for assistance if he needs it but would like to apply as soon as possible to take advantage of building permit fee waivers and tax credits.

## 435 West 4<sup>th</sup> Street

Staff contacted the one of the property owners, Laura Aeling, to provide and update on the HPC members concerns over the funding request to hire a consultant to prepare the register application. Issues like setting a precedent and, if funding was approved, would a match from the owner be reasonable. Aeling extended her appreciation to the Commission and reported that she is planning to make time to do her own research. Staff will stay in touch and provide as much assistance as possible.



## HISTORY DAYS (MAY 2017)

Museum and Development Services staff met to discuss scheduling one day of History Days for Charter School students at the Fairgrounds Park/Milner House if funding for buses could come from the HPC budget. Loveland Historical Society requested that the Milner House be included in the annual educational event. This would be in addition to the History Days already scheduled for all second graders in the Thompson School District. The donation funds for History Days currently exclude Charter schools in Loveland. Museum staff is checking on costs and the Charter School's schedules and will send a report. If the additional location of Fairgrounds Park and the inclusion of the Charter Schools is successful in 2017, museum staff may add it to the schedule for all schools in 2018. Staff will keep the HPC update and schedule an agenda item if decision about funding is necessary.

## HPC Holiday Outreach Event Progress

- 1. Monday, December 5<sup>th</sup> from 5:00pm-7:00pm (HPC members to arrive by 4:30pm for fun gift exchange.)
- 2. Pulliam Building Scheduled
- 3. Invitations sent
- 4. Catering by James Scheduled
- 5. Commissioner Cox will produce display
- 6. Program TBD (Paul Bennett will be available to give Tours)

## 2017 Saving Places Conference

Scheduled for February 1-4, 2017 at the Colorado Convention Center. Celebrating the 20<sup>th</sup> anniversary of the conference. Highlights include the release of the 2016/2017 update and expansion to the *Economic Benefits of Historic Preservation in Colorado* study, the 20th Anniversary of CPI's Most Endangered Places Program, the return of the 2016 keynote, Kimber Lanning, leading a half-day workshop.

- **Please register before December 23, 2016 to receive the reduced pricing.** The CLG basic registration cost is \$200 and the City of Loveland will reimburse you for that amount. Any costs above the basic cost will be your responsibility. Email your registration receipt to Nikki to get reimbursed.