

**LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
MONDAY, JANUARY 16, 2017 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**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING MINUTES**
- VI. REPORTS** 6:05-6:20
  - 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. Pulliam Subcommittee (Chair Patterson)
  - d. Staff Update (Nikki Garshelis)
- VII. REGULAR AGENDA**
  - a. Public Hearing for Local Landmark Designation 545 N. Cleveland Pulliam 6:20-6:40
  - b. Boards & Commissions Summit March 9 6:40-6:50
  - c. HPC Retreat/Work Plan 6:50-7:20
  - d. 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.*
- IX. ADJOURN**

**City of Loveland**  
**Historic Preservation Commission**  
**Meeting Summary**  
**November 21, 2016**

A meeting of the Loveland Historic Preservation Commission was held Monday, November 21 2016 at 6:00 P.M. in the City Council Chambers, 500 E 3<sup>rd</sup> Street Loveland, CO. Historic Preservation Commissioners in attendance were: Jim Cox, Stacey Kersley, Jon-Mark Patterson, Morgan Sehi, Paula Sutton and Chris Wertheim. Nikki Garshelis of Development Services was also present.

**CALL TO ORDER**

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

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF PREVIOUS MEETING MINUTES**

*Commissioner Wertheim made a motion to approve the October 2016 Meeting Minutes. The motion was seconded by Commissioner Kersley and it passed unanimously.*

**WELCOME TO NEW COMMISSIONER**

The Commissioners welcomed Morgan Sehi as the second high school student commissioner and said they were excited to have her on the HPC.

**CITIZEN REPORTS**

None

**CITY COUNCIL UPDATE**

None

**PULLIAM BUILDING UPDATE**

*Commission Chair Patterson reported that City staff is pursuing grant funds for the restoration of the Pulliam Community Building. There was a discussion about the increased presence of homeless citizens around the building. The HPC also agreed that it was time to nominate the Pulliam for the local register. The state and National registers would be next steps after it was approved for the local register.*

**STAFF UPDATE**

- Nikki Garshelis reported that she met with property owners of the 444 N Custer Avenue property and the 1049 N Grant property regarding designation.
- Garshelis reported that she was working with Jenni Dobson from the museum on adding a day to the History Days student educational event as a trial to see if the Milner-Schwartz House works as another location. Since Charter School students have not been included in the past year's event, they are looking at the costs involved to transport those students to the Fairgrounds Park location on the additional day. She will report back on their progress.

48 **CONSIDERATION OF NEW BUSINESS**

- 49
- 50 • **RESEARCH FOR LANDMARK DESIGNATION (STUDENT Project)** Nikki Garshelis reported that the
- 51 property owner on 444 Custer requested a student to assist with the research on her house. She
- 52 was unable to put in the time to do it herself. Nikki reported that she contacted instructors at
- 53 Front Range Community College and inquired about assistance. Instructors said that 2017 might
- 54 work for students. She will follow up in 2017. There was a discussion about student projects by
- 55 the HPC.
- 56

57 • **HOLIDAY OUTREACH EVENT**

58 **Progress on the event at the Pulliam Building:**

- 59 ○ Scheduled for Monday Dec 5 from 5-7pm
- 60 ○ HPC will arrive at 4:30 to exchange gifts
- 61 ○ Invitations have been created and sent
- 62 ○ Caterer has been contracted
- 63 ○ Staff will lead tours
- 64 ○ Commissioner Cox has created display on the Lamella Truss roof.

65 The Commission discussed the program details. Chair Patterson agreed to welcome the guests

66 and provide a historical background of the building and the current restoration/renovation plans.

67 Norm Rehme will speak about the foundation fundraising efforts.

68

69 **FRANK LLOYD WRIGHT ARCHITECTURE**

70 Commissioner Cox gave a presentation of the history and architecture of Frank Lloyd Wright.

71

72 **Meeting adjourned at 7:40p.m.**



**Development Services Department  
Community & Strategic Planning**

410 E 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2346 • Fax (970) 962-2945 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

## STAFF UPDATE

**Meeting Date:** January 16, 2017  
**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.*

### HISTORY DAYS (MAY 2017)

Museum staff contacted both Loveland Charter schools regarding taking part in the History Days event. New Vision has confirmed that they would like to participate and Loveland Classical will be letting staff know soon. There is also a possibility that the funding for the additional transportation costs could come from the original funding source. More information will be available soon.



### Pulliam Chair Removal

In order to hold the annual Tour de Pants event in May 2017 at the Pulliam Building auditorium, the theater chairs must be removed. Staff met with Michael Hogan, Facilities Manager, regarding their removal. Hogan had them tested for asbestos on January 4<sup>th</sup> and the test came back negative so they are ready to be removed. Facilities staff will be unbolting the chairs from the floor and stacking them for easier removal. Finance staff will be posting the chairs as an online auction item soon. Updates will be forthcoming.

### Good Neighbors

Staff met in December with three property owners concerned with large apartment buildings being built in the old town neighborhood. The property owners expressed concerns that those structures will decrease the value and integrity of their properties. Development staff are currently working on an update of the Unified Development Code so they will be presenting information at the February 20<sup>th</sup> HPC Meeting regarding what can be done through code revisions to protect specific areas from undesirable growth. The concerned property owners have been invited to the February meeting.

### HPC Retreat

Scheduled for Saturday February 11, 2017 from 9:00a.m to 2:00p.m in the Development Center at 410 East 5<sup>th</sup> Street. Lunch will be provided. Attached is the 2017 Draft Work Plan as a resource for retreat ideas.



Development Services Department  
410 East 5<sup>th</sup> Street, Loveland, CO 80537  
970.962.2346  
[www.cityofloveland/DC.org](http://www.cityofloveland/DC.org)

To: Loveland Historic Preservation Commission  
From: Nikki Garshelis, Development Services Department  
Meeting Date: January 16, 2017  
Re: Application for Local Historic Landmark Property Designation, 545 N. Cleveland Avenue, Loveland, CO 80537

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#### **SITE DATA**

**Address:** 545 N. Cleveland Avenue  
Loveland, CO 80537

**Request:** Application for Historic Landmark Property Designation

**Historic Name:** Pulliam Community Building  
**Architectural Style:** Art Moderne  
**Current**

**Building Sq. Ft.:** 22,268 square feet (Source: Larimer Co. Assessor Property Information)

**Construction**  
**Date:** 1937-1939

**Legal Description:** S 70 FT OF LOTS 1 THRU 8, BLK 11, LOV

**Owner(s):** City of Loveland  
**Applicant(s):** City of Loveland

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#### **Application Summary:**

In 2016, The Loveland Historic Preservation Commissioners strategized on how to provide support for the restoration/renovation of the Pulliam Community Building. In response to the August 2016 BBC Consultant Feasibility Report, City Council approved a \$2 million budget for the first phase of restoration of the Pulliam Community Building. In order to qualify for state and federal grants, the Pulliam Building's listing as a local historic Landmark property is essential and an ideal way for the HPC to assist City Council with moving forward on this important project.

#### **History:**

The Loveland (Pulliam) Community Building was constructed between 1937 and 1939 with labor provided by the Works Progress Administration (WPA), an unemployment relief

program sponsored by the federal government during the Great Depression. Philanthropists David T. and Lillian Pulliam donated the site for the building as well as \$20,000 toward its cost to the City of Loveland in 1936. The Pulliams intended for the building to serve as a community focal point and gathering place, and this idea was combined with requests for a new city hall. Plans were drawn up, and the WPA authorized funding for the \$150,000 edifice. This "New Deal" program, created under the presidency of Franklin D. Roosevelt, created temporary jobs in large construction projects nationwide, including numerous buildings, dams, and a variety of other improvements. The Loveland Community Building was built by 180 laborers hired with WPA funding. The substantial building featured reinforced concrete walls ranging from ten to fourteen inches thick, and its cavernous interior contained a 556-seat auditorium as well as two offices, two meeting rooms, and a community meeting room.

Upon completion (1939), the municipal government moved into the new building from its former City Hall at 226 E. Fifth Street (no longer existent). In addition to its governmental function, the Loveland Community Building was used for a wide variety of meetings, shows, and community events. In the late 1960s some governmental offices were relocated, however, the building continued to house the Loveland City Dining Room as well as the municipal Human Relations and Recreation Departments through the mid-1980s. More recently, the building was used as the home of the Loveland Community Theater. In 1988 it was officially renamed the Pulliam Community Building in honor of its benefactors, D.T. and Lillian Pulliam. The Pulliams settled in Loveland in 1901, and achieved great success in agriculture and irrigation development. Mr. Pulliam served as president of the First National Bank for many years, and was involved in real estate and insurance endeavors. The Pulliam's philanthropy also included gifts to three colleges, several mission hospitals, and the First Baptist Church in Loveland. The Community Building stands as a monument to their generosity.

### **Architectural Description:**

The architectural style was originally identified as Art Deco, and it does possess some Art Deco elements, it is recognized as Art Moderne in style. Art Moderne is a late type Art Deco architecture and design style that emerged in the 1930s. Projects of the Works Progress Administration (WPA) were simplified and streamlined to reduce the ornamentation of the Art Deco style. The primary goal of the WPA, one of many 1930s New Deal relief and recovery programs, was to put people to work. Most projects were designed to spend a majority of the funds on labor, not materials.

Located on the west side on North Cleveland Avenue between Fifth and Sixth Streets in downtown Loveland, the Pulliam Community Building is a monumental edifice whose unpainted concrete walls and massing present an appearance of stark beauty. The two-story building has a rectangular plan, and measures approximately 60 feet wide by 135 feet long. It consists of two major parts, including a flat-roofed front section containing the foyer and basement stairwells; the much larger rear portion on the building contains a large auditorium and stage covered by a vaulted roof.

The building's facade is symmetrically arranged, and consists of a wide recessed central bay containing three sets of double doors accessed by a wide set of concrete steps, flanked on both sides by narrower projecting masses fenestrated on both floors by pairs of large 12 light windows. The facade's central bay is taller than the projecting north

and south side bays, and culminates in a flat parapet. The cornice of the central bay is embellished by a repeated pattern of impressed corrugated elements. Below the parapet is a huge clock faced with dark painted wooden hands that point to tubular aluminum or stainless steel Roman numerals arrayed radially. Below the clock are three identical small windows each with a central hopper sash. The main entry doors are glazed metal frame doors. Directly above the entries is a sign constructed of tubular aluminum or stainless steel letters affixed to parallel metal strips that proclaims "COMMUNITY BUILDING." The projecting north and south bays are of lower height than the central bay, and feature stepped parapets and indented comers.

The sides of the building are distinguished by full-height square-sided piers or buttresses placed at intervals, as well as by numerous rectangular window openings containing multi-light steel sash casement windows. Another building obscures the north elevation. The south elevation, which faces the alley, is clearly visible. The south side of the front (foyer) portion features a stepped parapet, and is fenestrated with distinctive sets of paired windows on both floors; there is a side entry equipped with glazed metal frame double doors. The auditorium portion is divided by the vertical concrete piers into five identical bays, each containing pairs of steel sash casement windows, most of which have been painted over to darken the auditorium. The rear (stage) portion on the building is windowless. The stage area has an entry with a solid painted wooden door, near the building's southwest corner. Attached to the rear (west) end of the building is a substantial exterior chimney made of concrete.

**Reference:** *Inventory #5LR\_5064* 1999; Jason Marmor and Carl McWilliams, Cultural Resource Historians, 1607 Dogwood Court, Fort Collins, CO 80525.

---

**Significance:**

The Pulliam Community Building embodies considerable architectural and historical significance, and qualifies individually for inclusion on the Local Loveland Landmark Register under the Architectural, Social/Cultural and Geographical/Environmental criteria. The building is important as a noteworthy product of the New Deal federal relief programs created during by the Great Depression. The Community Building was perhaps the most important and visible of several WPA projects completed in Loveland during the 1930s, and tangibly represents the optimism of the New Deal. Additionally, it is considered important for its association with W.T. and Lillian Pulliam, prominent citizens who contributed significantly to the development of Loveland in the early 20th century. The building is an outstanding local example of PWA Art Moderne architecture, a unique, monumental, and austere style produced by New Deal construction projects nationwide. The style incorporates stylized Art Deco elements, and the building is architecturally significant, as are many other examples of the PWA Moderne style, for its use of reinforced concrete as a structural material.

**Reference:** *Inventory #5LR\_5064* 1999; Jason Marmor and Carl McWilliams, Cultural Resource Historians, 1607 Dogwood Court, Fort Collins, CO 80525.

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**Staff Recommendation**

To be considered eligible for designation as a local historic landmark on the Loveland Historic  
Staff Report\_Pulliam Community Building

Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Pulliam Community Building satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

a.) Architectural

1. Exemplifies specific elements of an architectural style or period.
2. Demonstrates superior craftsmanship or high artistic value.
3. Represents an innovation in construction, materials, or design.
4. Represents a built environment of a group of people in an era of history.

b.) Social/Cultural

1. Exemplifies the cultural, political, economic or social heritage of the community.
2. Is a site of an historic event that had an effect upon society.

c.) Geographic/Environmental

1. Enhances sense of identity of the community.
2. Is an established and familiar natural setting or visual feature of the community.

d.) Physical Integrity

1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
2. Retains original design features, materials, and/or character.
3. Retains its original location.

Given available information for the property at 545 N Cleveland Avenue, staff has determined that the Pulliam Community Building exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Local Loveland historic landmark. This determination is based on the Colorado Historical Society's recommended framework for determining landmark eligibility. Staff recommends the Historic Preservation Commission recommend approval of this request for designation of the Pulliam Community Building, located at 545 N Cleveland Avenue, as a Loveland Historic Register landmark property.

Exhibit A. Nomination Application submitted by applicant and Location Map



**LOVELAND HISTORIC LANDMARK NOMINATION –Application****1. NAME OF PROPERTY**Historic Name: Loveland Community Building/Pulliam Community BuildingCurrent Name: Pulliam Community Building**2. LOCATION**Address: 545 N Cleveland AvenueLegal Description: S 70 FT OF LOTS 1 THRU 8, BLK 11, LOV**3. OWNER INFORMATION**Name: CITY OF LOVELANDStreet Address: 410 East 5<sup>th</sup> StreetCity: LovelandState: COZip: 80537Phone: 970-962-2346**4. APPLICANT**☒ Property Owner☐ City Council (attach meeting minutes initiating action)☐ Commission Designees (pursuant to 15.56.170)☐ Historic Preservation Commission (attach meeting minutes initiating action)**5. PROPOSED LANDMARK INFORMATION**Construction Date: 1937-1939Source of Information: Larimer County Property ReportArchitect: UnknownBuilder/Contractor: Unknown: Works Progress Administration (WPA) ProjectSource of Information: WPA Loveland Reporter Herald 05/02/95; The Living New Deal livingnewdeal.orgOriginal Owner: City of LovelandSource of Information: Larimer County Property ReportBuilding Materials: Board formed cast in place concrete.Is the structure on its original site? ☒ Yes ☐ No If No, Date moved: \_\_\_\_\_410 East 5th Street  
Loveland, CO 80537  
970-962-2346[www.cityofloveland.org/historicpreservation](http://www.cityofloveland.org/historicpreservation)

Original Use: Community Building/City OfficesPresent Use: Community BuildingArchitectural Style: Art Moderne**6. SIGNIFICANCE**

To qualify as a Loveland Historic Landmark, a property must be at least 50 years old and meet at least one criterion below. The property must also have historic and physical integrity. Please identify which criterion you believe the property qualifies under. ***You must provide a statement explaining how the structure meets the criterion and therefore qualifies as a Loveland Historic Landmark.***

**Architectural**

- ☒ Exemplifies specific elements of an architectural style or period.
- ☒ Demonstrates superior craftsmanship or high artistic value.
- ☒ Represents an innovation in construction, materials, or design.
- ☒ Represents a built environment of a group of people in an era of history.
- ☒ Exhibits a pattern or grouping of elements representing at least one of the above criteria.

**Social/Cultural**

- ☒ Is a site of an historic event that had an effect upon society.
- ☒ Exemplifies the cultural, political, economic, or social heritage of the community.
- ☒ Is associated with a notable person(s) or the work of a notable person(s).

**Geographic/Environmental**

- ☒ Enhances sense of identity of the community.
- ☒ Is an established and familiar natural setting or visual feature of the community.

**Statement of Significance:**

The Pulliam Community Building embodies considerable architectural and historical significance, and qualifies individually for inclusion on the Loveland Landmark Register. The building is important as a noteworthy product of the New Deal federal relief programs created during by the Great Depression. The Community Building was perhaps the most important and visible of several WPA projects completed in Loveland during the 1930s, and tangibly represents the optimism of the New Deal. It is deemed important for its association with D.T. and Lillian Pulliam, prominent citizens who contributed significantly to the development of Loveland in the early 20th century. Moreover, the building is an outstanding local example of PWA Art Moderne architecture, a unique, monumental, and austere style produced by New Deal construction projects nationwide. The style incorporates stylized Art Deco elements, and the building is also architecturally significant, as are many other examples of the PWA Moderne style, for its use of reinforced concrete as a structural material.



410 East 5th Street  
Loveland, CO 80537  
970-962-2346

[www.cityofloveland.org/historicpreservation](http://www.cityofloveland.org/historicpreservation)

**7. ARCHITECTURAL DESCRIPTION**

The architectural style was originally thought to be Art Deco, and it does possess some Art Deco elements, it is considered to be Art Moderne in style. Art Moderne is a late type of the Art Deco architecture and design that emerged in the 1930s. Projects of the Works Progress Administration (WPA) were simplified and streamlined to reduce the ornamentation of the Art Deco style. The primary goal of the WPA, one of many 1930s New Deal relief and recovery programs, was to put people to work. Most projects were designed to spend a majority of the funds on labor, not materials.

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The sides of the building are distinguished by full-height square-sided piers or buttresses placed at intervals, as well as by numerous rectangular window openings containing multi-light steel sash casement windows. The north elevation is obscured by another building. The south elevation, which faces the alley, is clearly visible. The south side of the front (foyer) portion features a stepped parapet, and is fenestrated with distinctive sets of paired windows on both floors; it is also penetrated by a side entry equipped with glazed metal frame double doors. The auditorium portion is divided by the vertical concrete piers into five identical bays, each containing pairs of steel sash casement windows, most of which have been painted over to darken the auditorium. The rear (stage) portion on the building is windowless. An entry with a solid painted wooden door is near the building's southwest corner of the stage area. Attached to the rear (west) end of the building is a substantial exterior chimney made of concrete.

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**8. HISTORICAL DESCRIPTION**

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Upon completion (1939), the municipal government moved into the new building from its former City Hall at 226 E. Fifth Street (no longer exists). In addition to its governmental function, the Loveland Community Building was used for a wide variety of meetings, shows, and community events. In the late 1960s some governmental offices were relocated, however, the building continued to house the Loveland City Dining Room as well as the municipal Human Relations and Recreation Departments through the mid-1980s. More recently the building was used as the home of the Loveland Community Theater. In 1988 it was officially renamed the Pulliam Community Building in honor of its benefactors, D.T. and Lillian Pulliam. The Pulliams settled in Loveland in 1901, and achieved great success in agriculture and irrigation development. Mr. Pulliam served as president of the First National Bank for many years, and was also involved in real estate and insurance endeavors. The Pulliam's philanthropy also included gifts to three colleges, several mission hospitals, and the First Baptist Church in Loveland. The Community Building stands as a monument to their generosity.



### 9. PHOTOGRAPHS

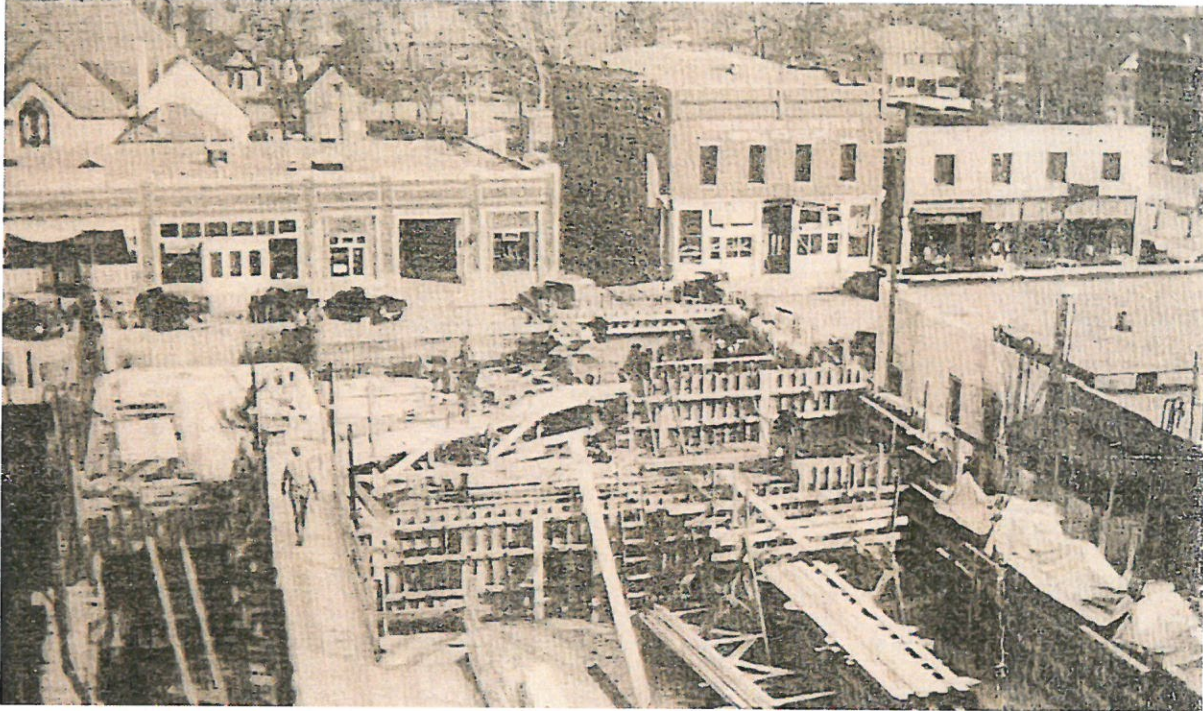


Figure 1. Pulliam Building Under Construction. View from West.

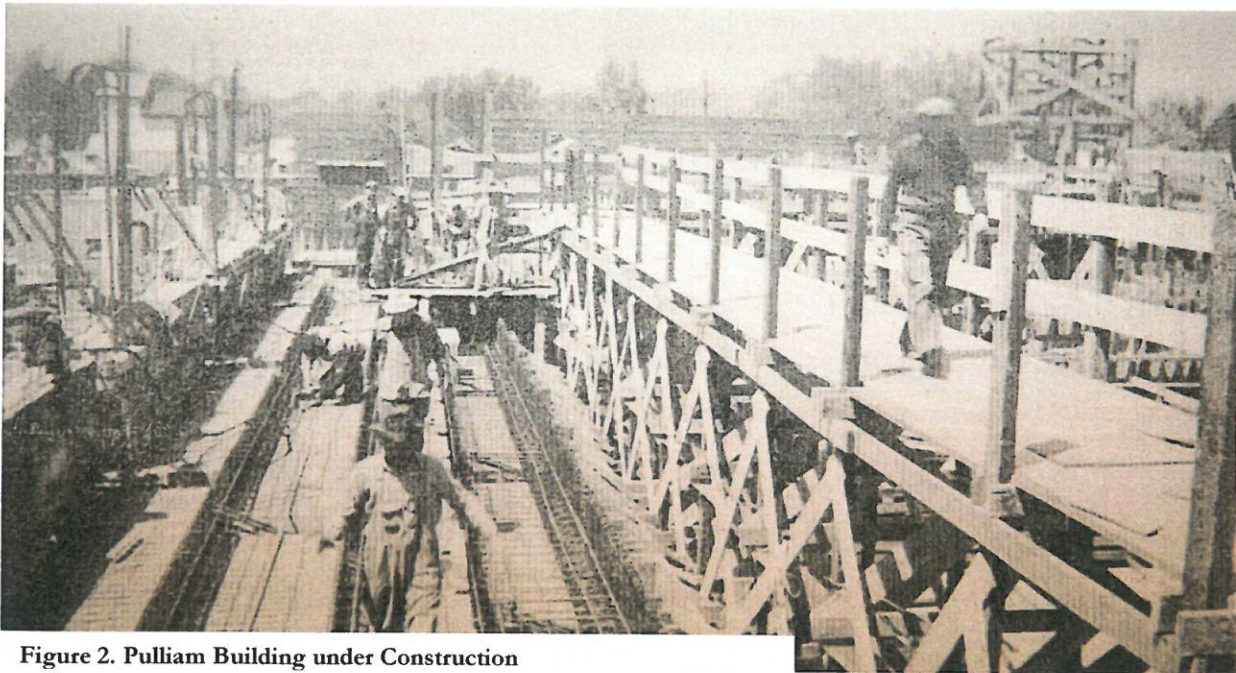


Figure 2. Pulliam Building under Construction





Figure 3. Pulliam Building circa 1940



Figure 4. Pulliam Building Present Day. East (front) Elevation.





Figure 5. View from South-East



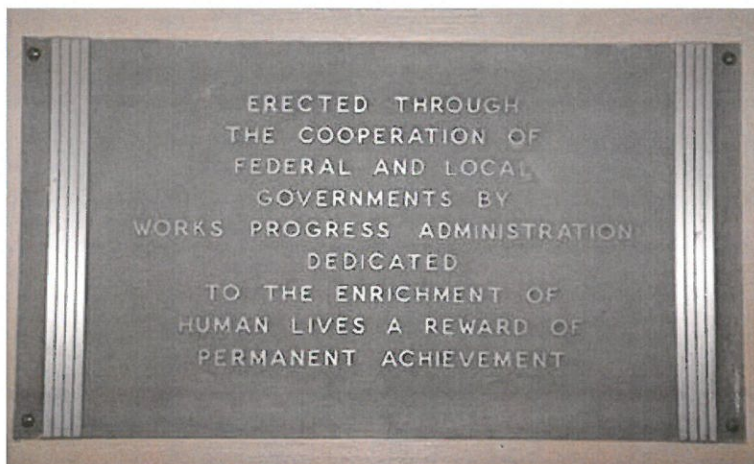


Figure 6. The Pulliam Auditorium with the Lamella Truss Roof





Figure 7. Entrance to the Pulliam Auditorium. Lamella Truss Pattern is Repeated on the Floor.



**10. RESOURCES:**

*Inventory #5LR\_5064* 1999; Jason Marmor and Carl McWilliams, Cultural Resource Historians, 1607 Dogwood Court, Fort Collins, CO 80525.

*Sanborn Fire Insurance Maps of Loveland*, dated June 1886, December 1890, September 1893, November 1900, March 1906, May 1911, April 1918, August 1927, and August 1937.

**LOCATION MAP**

City of Loveland

**Pulliam Community Building  
Location Map**

East 5th Street  
Loveland, CO 80537  
970-962-2346  
historicpreservation



**11. AGREEMENT**

The Property Owner, by signature below and submittal of this application, acknowledges and agrees that if the Property is designated as a historic landmark, the Property will be subject to the provisions of Chapter 15.56 of the Loveland Municipal Code, as they may be amended from time to time by action of the Loveland City Council. The provisions of Chapter 15.56 of the Loveland Municipal Code are available to the Property Owner at <http://www.cityofloveland.org/historicpreservation> and currently include, among other provisions:

- Requirements for maintenance of a historic landmark as set forth in Code Section 15.56.150; and
- Requirements that any proposed alteration, relocation or demolition of a designated historic landmark is subject to approval, which may include application, public notice and hearing, and decision by the Historic Preservation Commission and/or City Council, prior to undertaking such actions, as more fully set forth in Code Sections 15.56.60-.80, 15.56.110-.140 and 15.56.170; and
- Remedies for violation as set forth in Code Section 15.56.090, including but not limited to provisions that moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location, and that altering a designated landmark without an approved landmark alteration certificate will result in a one year moratorium on all building permits for the property.

Further, the Property Owner authorizes the recording of any Ordinance designating the Property as a historic landmark in the real property records of the Larimer County Clerk and Recorder and agrees to disclose to any purchaser of the Property the designation of the Property as a historic landmark subject to the benefits and obligations of Chapter 15.56 of the Loveland Municipal Code.

Signature of Property/Site Owner(s):



Date:




The Property Owner has read and agrees with all that is contained in Section 15.56.090 of the Loveland Municipal Code and understands all the benefits and obligations of said code. The Property owner specifically understands and agrees that once the property is a designated landmark, any proposed alterations must receive an approved Landmark Alteration Certificate prior to construction. The Property owner also understands and agrees that unauthorized alterations will result in a one-year moratorium on all permits for the property and may result in rescission of the landmark designation, and moving or demolishing a designated landmark or a structure without an approved landmark alteration certificate will result in a five-year moratorium on all moving, demolition, or building permits for the structure and for the property at the structure's original location. Additionally, the Property owner will disclose to future owners of the property all the benefits and obligations of Section 15.56.090 of the Loveland Municipal Code.

Signature of Property/Site Owner(s):



Date:





**City of Loveland Historic Preservation Commission  
2017 Work Plan  
DRAFT**

## Regulatory Duties

*The following lists the special projects outside the scope of day-to-day regulatory duties such as reviewing Landmark nominations and Alteration Certificates.*

Objective	Activities	People Responsible	Target Date
Identify and advise the City Council regarding the implementation of economic incentives for historic properties (§15.56.160.B).	Zero Interest Loan Program: Following 2016 loan application cycle, determine if ongoing annual funding is necessary for the program and if so, provide such request to City Council.	Staff HPC	Q1 2017
	Review best practices for preservation incentives and determine if any should be locally adopted.	Staff HPC	Q2 2017
Maintain status as a Certified Local Government.	Code Amendment: Per the suggestion of History Colorado, consider an amendment to the Historic Preservation Ordinance to include minimum percentage of properties owner consent for future historic districts.	Staff HPC	Q2 2017
	Attend and participate in preservation related educational conferences/seminars	Staff HPC	Q1



**City of Loveland Historic Preservation Commission**  
**2017 Work Plan**  
**DRAFT**

**Non-Regulatory Duties**

<b>Objective</b>	<b>Activities</b>	<b>People Responsible</b>	<b>Target Date</b>
Develop and assist in public education programs including, but not limited to, walking tours, brochures, a marker program for historic properties, lectures, exhibits and conferences (\$2.60.130.B.6)	Offer nomination assistance for properties eligible for local register.	HPC Staff	Ongoing
	Create historic preservation materials for distribution.	Staff HPC	Q2 2017
	Revise walking tour brochure to include Downtown Historic District.	HPC Staff	Q2 2017
	Coordinate May Historic Preservation Month including annual Signature Event	HPC Staff	Q2 2014
Actively pursue financial assistance and incentive programs for preservation-related programs (\$2.60.130.B.8)	Pulliam Building: Pending City Council direction, assist the City in nominating building to local register and application for state grant funding.	Staff HPC	Q3 2017
	Odd Fellows Building: Serve as grant recipient and manager for restoration work.	Staff HPC	Q1 2017
Evaluate historic resources 50 years of age or more that are experiencing redevelopment activity, demolition, neglect, or sudden growth pressure (Historic Preservation Plan, pg. 85)	Assist with the update to the Unified Development Code to address new building in historic neighborhoods.	Staff HPC	Q2 2017